

# Monthly Indicators



## June 2025

U.S. existing-home sales edged up 0.8% month-over-month to a seasonally adjusted annual rate of 4.03 million units, exceeding economists' expectations, although sales were down 0.7% year-over-year, according to the National Association of REALTORS® (NAR). On a monthly basis, sales increased in the Midwest, Northeast, and South but decreased in the West.

- Single Family Closed Sales were up 11.8 percent to 908.
- Townhouse-Condo Closed Sales were up 6.4 percent to 251.
- Adult Communities Closed Sales were up 18.8 percent to 114.
- Single Family Median Sales Price increased 5.8 percent to \$455,000.
- Townhouse-Condo Median Sales Price increased 12.3 percent to \$308,750.
- Adult Communities Median Sales Price increased 7.0 percent to \$398,500.

Heading into June, there were 1.54 million units for sale across the country, a 6.2% increase from the previous month and a 20.3% improvement over the same period last year, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the additional supply, home prices have continued to rise nationwide, albeit at a slower pace than during the pandemic, climbing 1.3% year-over-year to \$422,800 as of last measure.

## Monthly Snapshot

**+ 11.2%**    **+ 13.3%**    **+ 6.5%**

One-Year Change in Closed Sales All Properties	One-Year Change in Homes for Sale All Properties	One-Year Change in Median Sales Price All Properties
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For residential real estate activity in Burlington, Camden, and Ocean Counties. Percent changes are calculated using rounded figures.

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# Single Family Market Overview

Key metrics for **Single Family Properties Only**, excluding Manufactured Housing, for the report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparklines	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		1,027	1,057	+ 2.9%	5,735	5,830	+ 1.7%
Pending Sales		803	714	- 11.1%	4,508	4,431	- 1.7%
Closed Sales		812	908	+ 11.8%	4,055	4,162	+ 2.6%
Median Sales Price		\$430,000	\$455,000	+ 5.8%	\$391,000	\$422,750	+ 8.1%
Average Sales Price		\$525,254	\$571,700	+ 8.8%	\$509,211	\$550,075	+ 8.0%
Pct. of List Price Received		102.9%	101.8%	- 1.1%	101.8%	101.4%	- 0.4%
Days on Market Until Sale		23	28	+ 21.7%	31	34	+ 9.7%
Housing Affordability Index		94	89	- 5.3%	103	96	- 6.8%
Inventory of Homes for Sale		1,663	1,768	+ 6.3%	--	--	--
Months Supply of Inventory		2.3	2.4	+ 4.3%	--	--	--

# Townhouse-Condo Market Overview

Key metrics for **Townhouses and Condominiums Only** for the report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparklines	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		297	263	- 11.4%	1,669	1,734	+ 3.9%
Pending Sales		223	215	- 3.6%	1,396	1,319	- 5.5%
Closed Sales		236	251	+ 6.4%	1,282	1,230	- 4.1%
Median Sales Price		\$275,000	\$308,750	+ 12.3%	\$260,000	\$290,000	+ 11.5%
Average Sales Price		\$300,935	\$345,513	+ 14.8%	\$285,049	\$318,230	+ 11.6%
Pct. of List Price Received		102.3%	101.4%	- 0.9%	102.3%	100.5%	- 1.8%
Days on Market Until Sale		24	25	+ 4.2%	26	32	+ 23.1%
Housing Affordability Index		146	131	- 10.3%	155	140	- 9.7%
Inventory of Homes for Sale		409	477	+ 16.6%	--	--	--
Months Supply of Inventory		1.9	2.3	+ 21.1%	--	--	--

# Adult Community Market Overview

Key metrics for properties in **Adult Communities Only** for the report month and for year-to-date (YTD) starting from the first of the year.



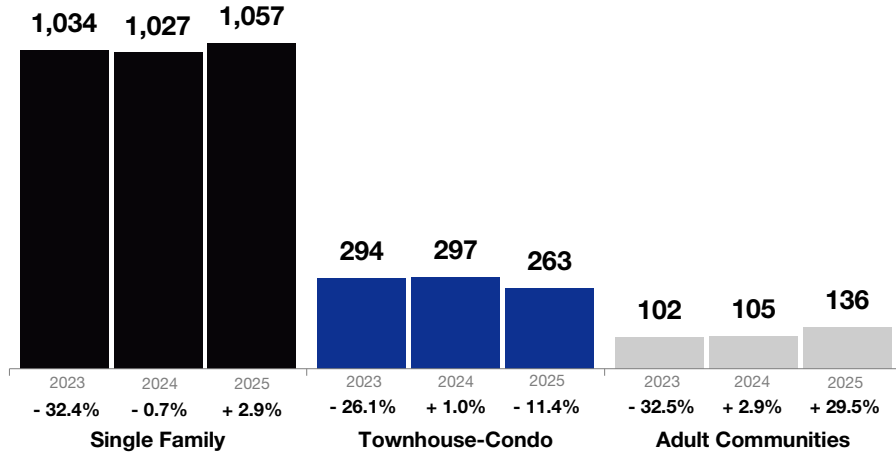
Key Metrics	Historical Sparklines	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		105	136	+ 29.5%	608	731	+ 20.2%
Pending Sales		102	98	- 3.9%	521	549	+ 5.4%
Closed Sales		96	114	+ 18.8%	474	506	+ 6.8%
Median Sales Price		\$372,450	\$398,500	+ 7.0%	\$360,000	\$379,000	+ 5.3%
Average Sales Price		\$365,330	\$414,638	+ 13.5%	\$364,001	\$388,409	+ 6.7%
Pct. of List Price Received		99.2%	99.7%	+ 0.5%	99.8%	99.5%	- 0.3%
Days on Market Until Sale		33	29	- 12.1%	39	39	0.0%
Housing Affordability Index		108	102	- 5.6%	112	107	- 4.5%
Inventory of Homes for Sale		134	235	+ 75.4%	--	--	--
Months Supply of Inventory		1.5	2.7	+ 80.0%	--	--	--

# New Listings

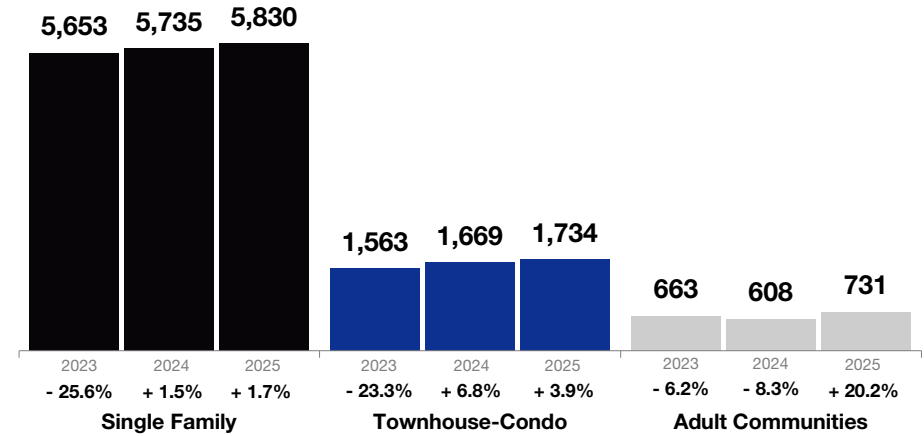
A count of the properties that have been newly listed on the market in a given month.



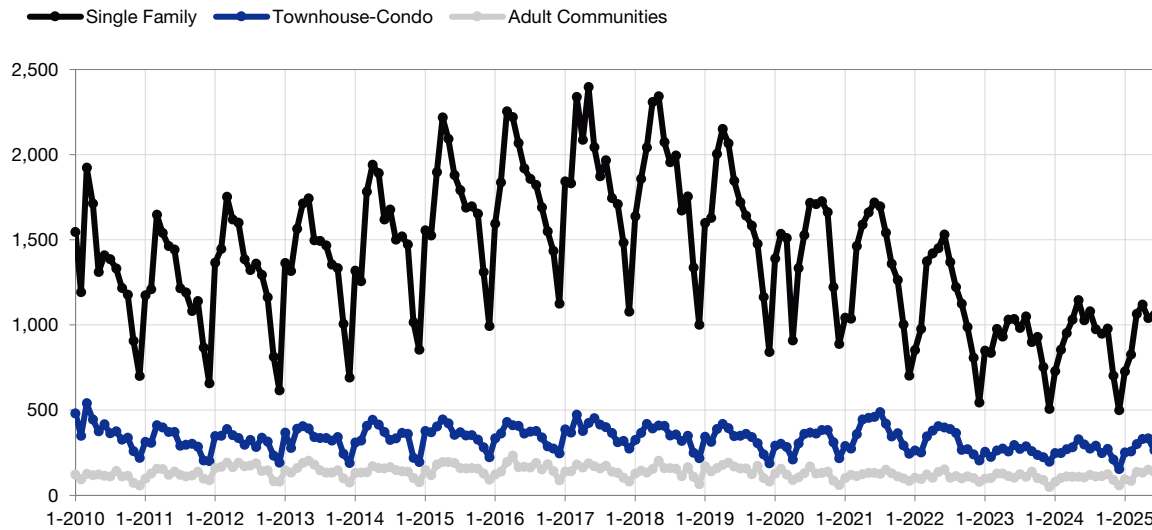
## June



## Year to Date



## Historical New Listings by Month



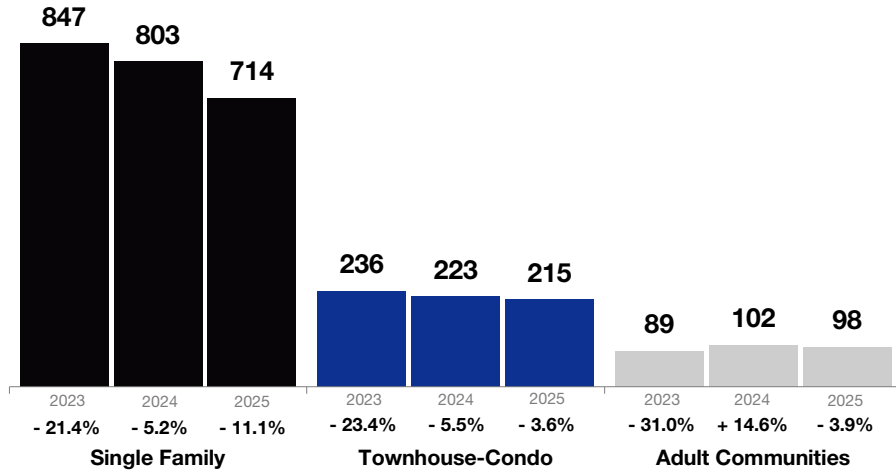
	Single Family	Townhouse-Condo	Adult Communities
July 2024	1,080	274	119
August 2024	974	290	109
September 2024	948	247	111
October 2024	978	271	122
November 2024	701	209	90
December 2024	498	152	57
January 2025	726	251	93
February 2025	825	257	83
March 2025	1,064	300	136
April 2025	1,119	329	133
May 2025	1,039	334	150
<b>June 2025</b>	<b>1,057</b>	<b>263</b>	<b>136</b>
12-Month Avg.	917	265	112

# Pending Sales

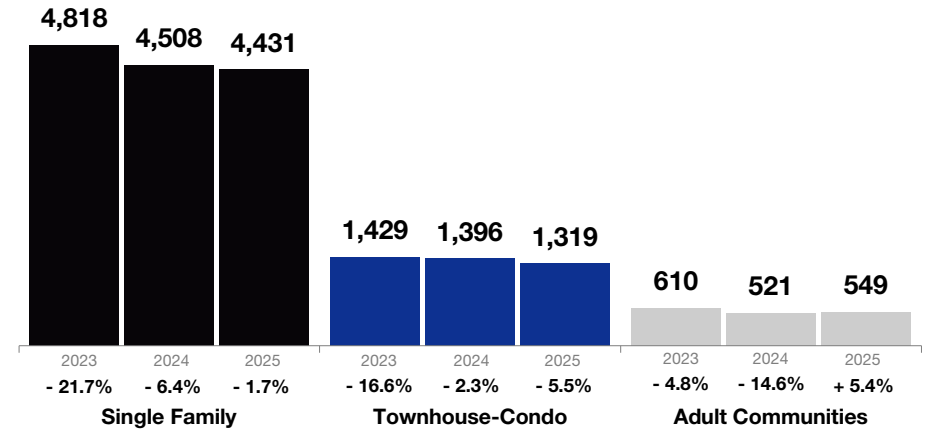
A count of the properties on which offers have been accepted in a given month.



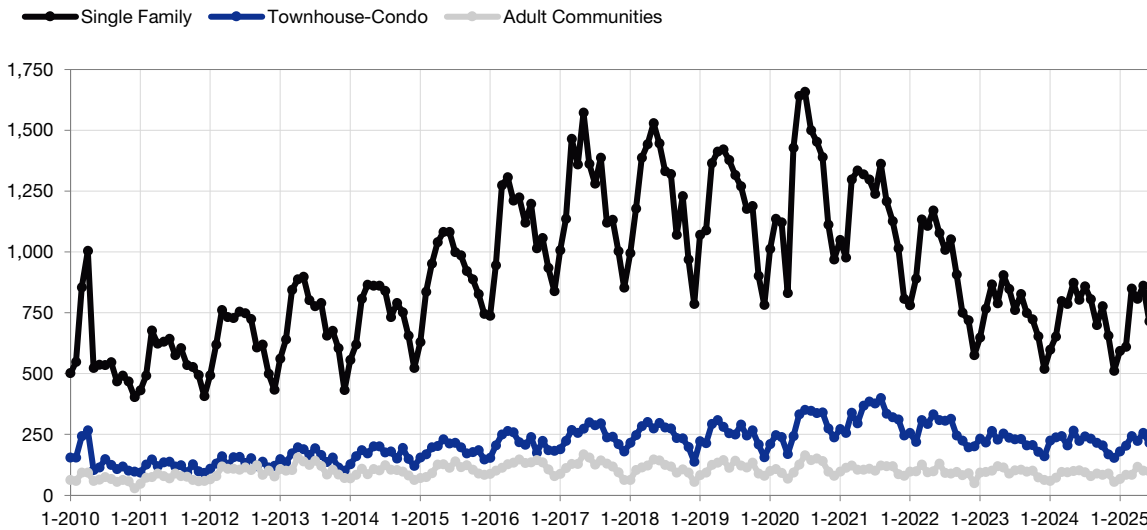
## June



## Year to Date



## Historical Pending Sales by Month



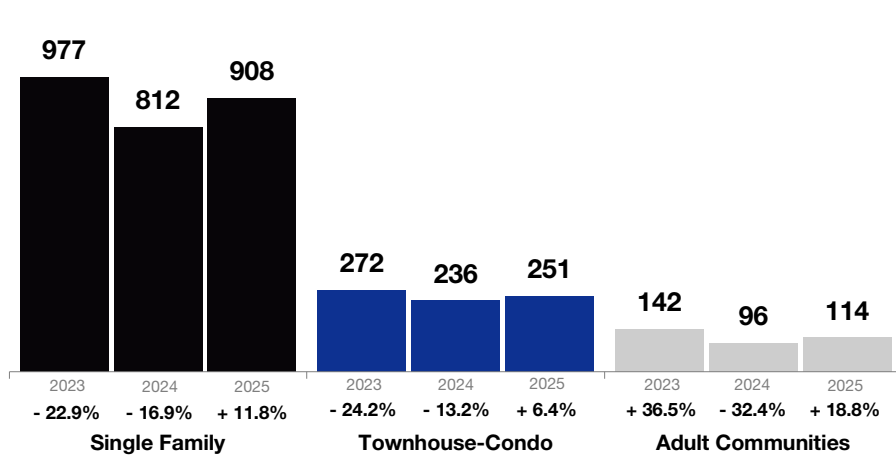
	Single Family	Townhouse-Condo	Adult Communities
July 2024	858	241	94
August 2024	805	232	78
September 2024	699	215	89
October 2024	777	204	83
November 2024	656	167	88
December 2024	511	153	55
January 2025	592	180	66
February 2025	609	203	84
March 2025	849	243	84
April 2025	807	223	116
May 2025	860	255	101
<b>June 2025</b>	<b>714</b>	<b>215</b>	<b>98</b>
12-Month Avg.	728	211	86

# Closed Sales

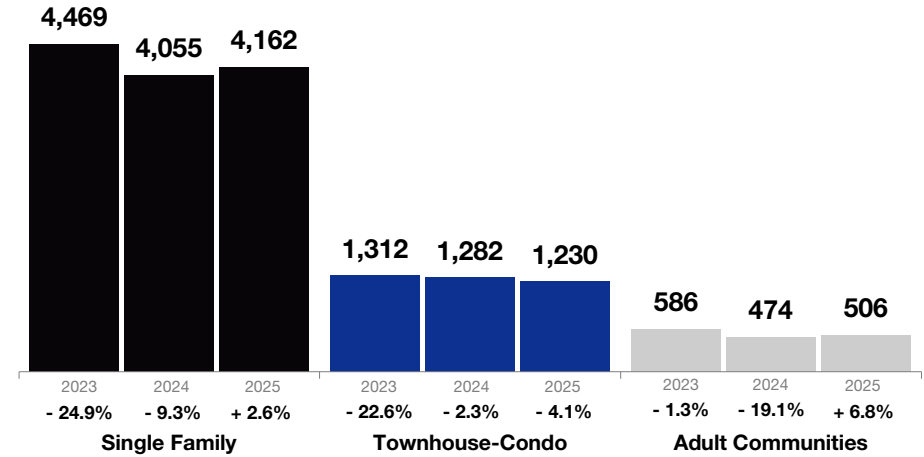
A count of the actual sales that closed in a given month.



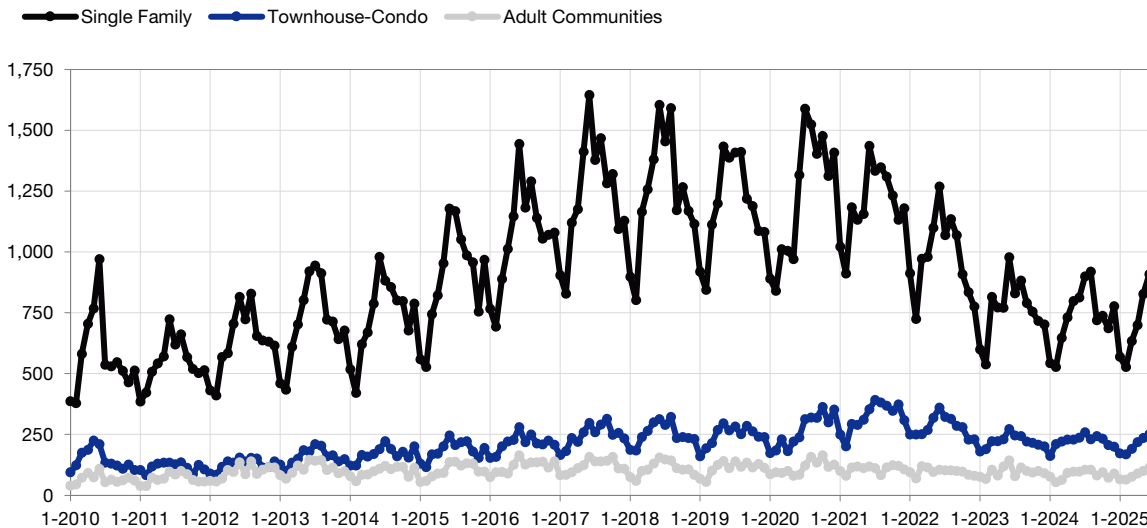
## June



## Year to Date



## Historical Closed Sales by Month



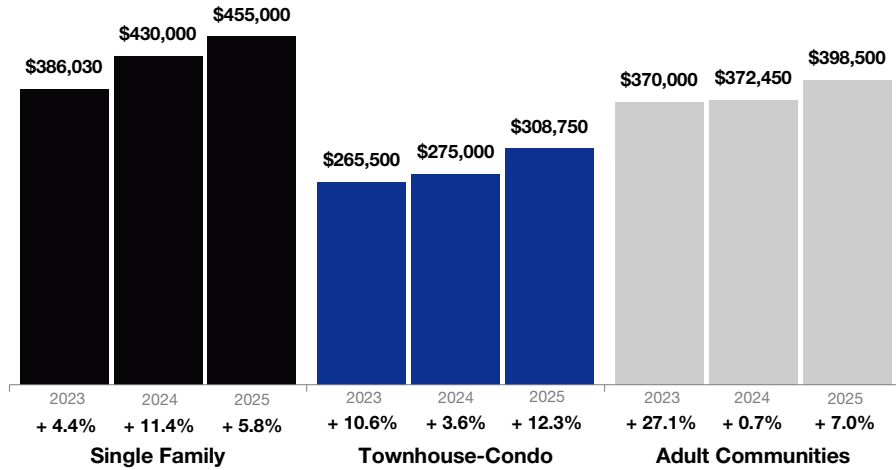
	Single Family	Townhouse-Condo	Adult Communities
July 2024	899	258	104
August 2024	918	230	104
September 2024	719	242	81
October 2024	737	232	94
November 2024	686	206	72
December 2024	777	199	88
January 2025	569	171	65
February 2025	526	167	64
March 2025	633	190	76
April 2025	699	217	88
May 2025	827	234	99
<b>June 2025</b>	<b>908</b>	<b>251</b>	<b>114</b>
12-Month Avg.	742	216	87

# Median Sales Price

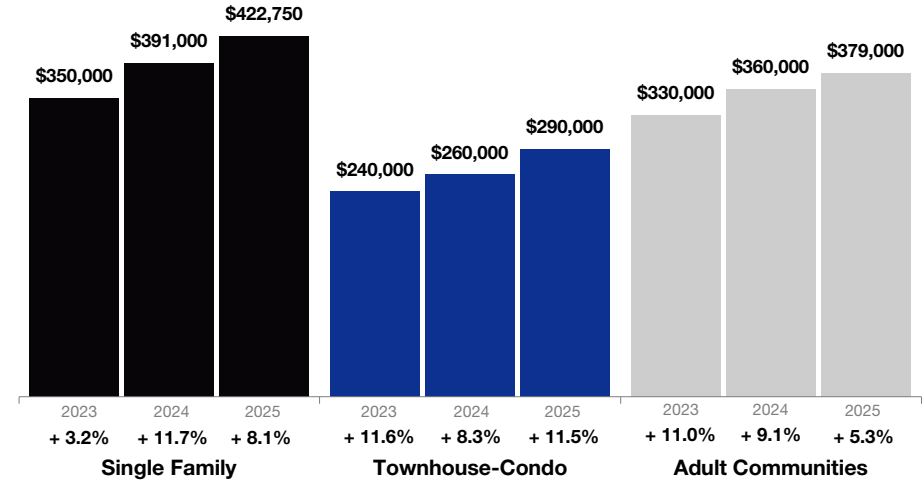
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



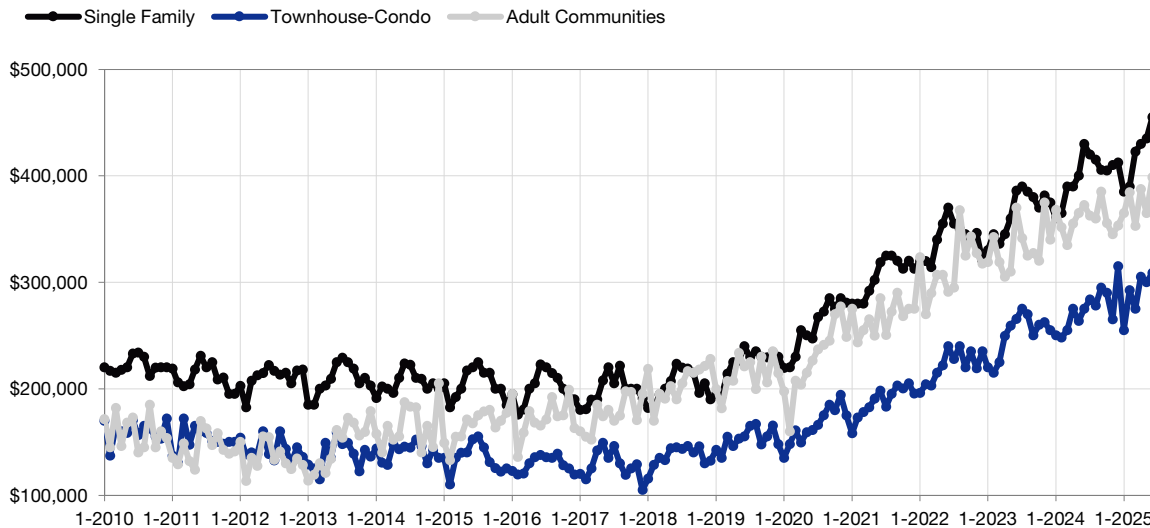
## June



## Year to Date



## Historical Median Sales Price by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
July 2024	\$420,000	\$283,850	\$362,500
August 2024	\$415,000	\$278,000	\$359,750
September 2024	\$405,500	\$295,000	\$385,000
October 2024	\$405,000	\$290,000	\$355,750
November 2024	\$410,000	\$265,000	\$345,000
December 2024	\$412,500	\$315,000	\$353,250
January 2025	\$385,000	\$255,000	\$365,000
February 2025	\$390,000	\$292,500	\$384,500
March 2025	\$422,500	\$275,000	\$353,000
April 2025	\$430,000	\$305,000	\$387,500
May 2025	\$434,900	\$300,000	\$365,000
June 2025	\$455,000	\$308,750	\$398,500
12-Month Med.*	\$416,750	\$289,000	\$369,900

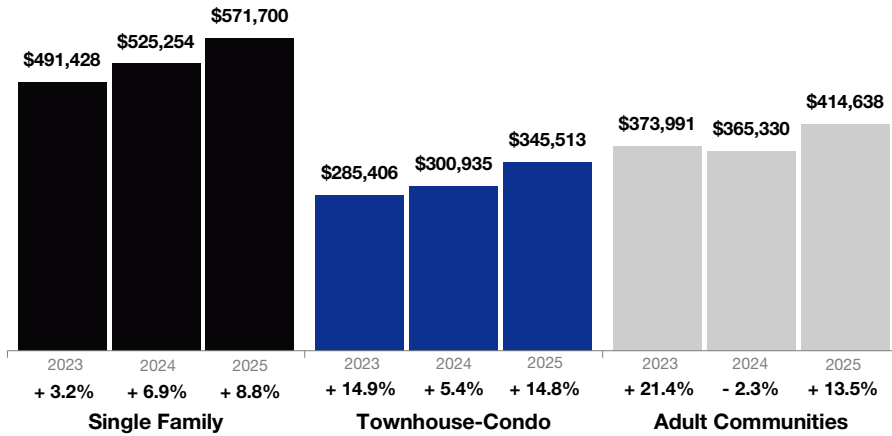
\* Median Sales Price for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

# Average Sales Price

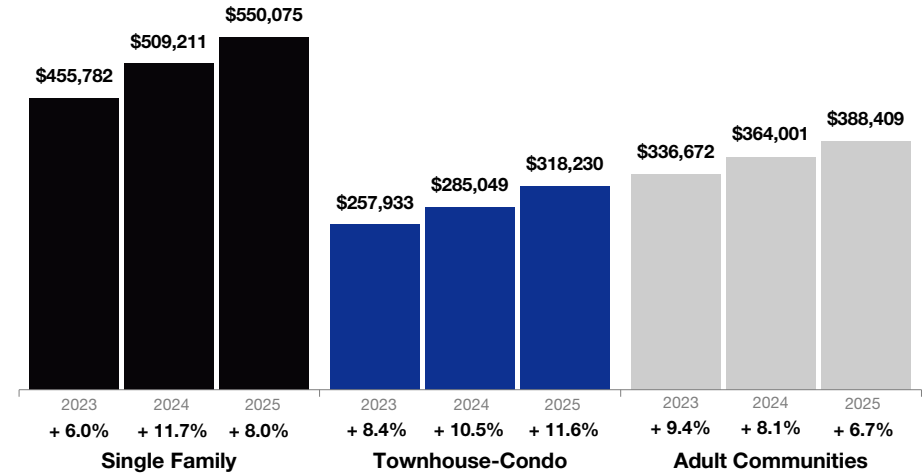
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## June

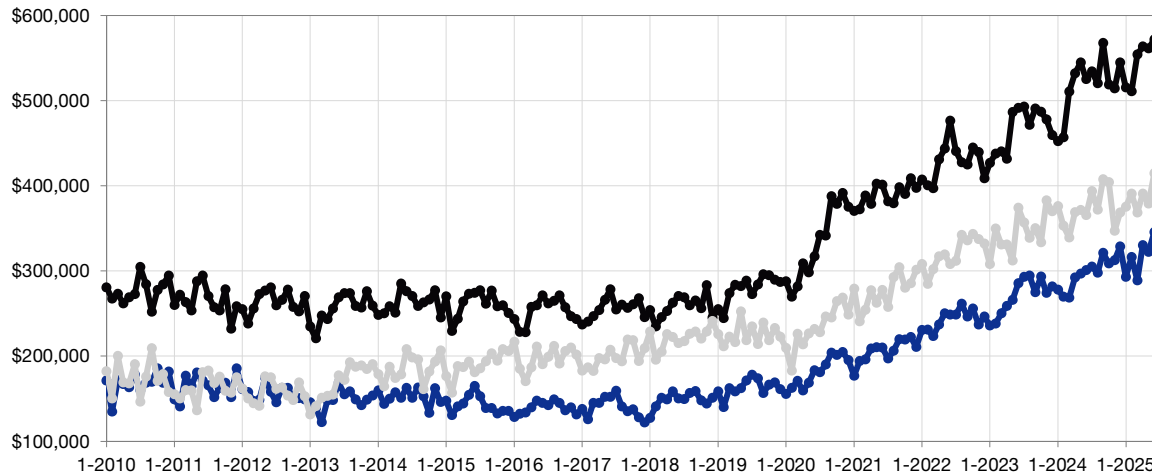


## Year to Date



## Historical Average Sales Price by Month

— Single Family — Townhouse-Condo — Adult Communities



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
July 2024	\$533,982	\$304,824	\$393,601
August 2024	\$520,348	\$297,831	\$371,917
September 2024	\$567,409	\$321,063	\$407,599
October 2024	\$518,853	\$308,846	\$404,055
November 2024	\$514,357	\$312,362	\$346,869
December 2024	\$544,741	\$328,612	\$368,361
January 2025	\$515,244	\$293,054	\$375,279
February 2025	\$510,727	\$316,297	\$390,494
March 2025	\$553,887	\$288,636	\$368,405
April 2025	\$563,445	\$329,922	\$390,638
May 2025	\$561,126	\$322,046	\$378,855
June 2025	\$571,700	\$345,513	\$414,638
12-Month Avg.*	\$540,970	\$314,853	\$385,640

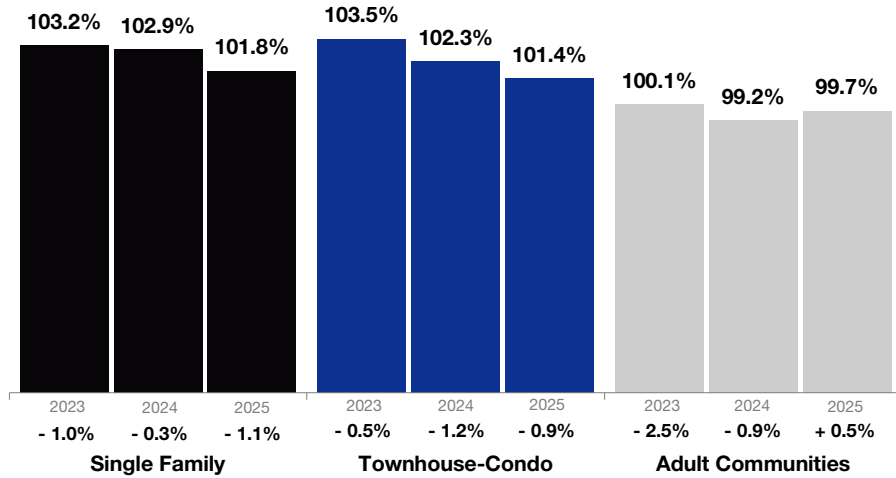
\* Avg. Sales Price for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

# Percent of List Price Received

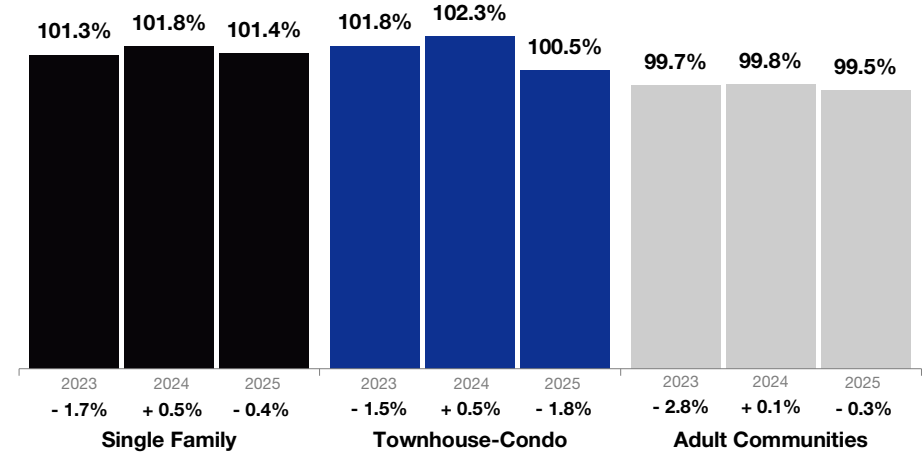


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

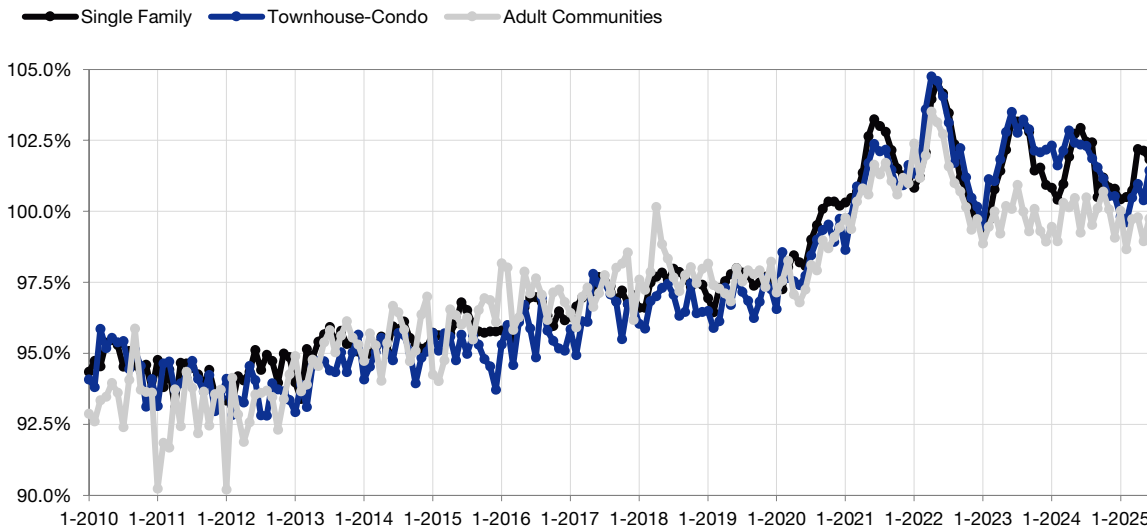
## June



## Year to Date



## Historical Percent of List Price Received by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
July 2024	102.5%	102.3%	100.5%
August 2024	102.4%	101.9%	99.5%
September 2024	100.5%	101.5%	100.1%
October 2024	101.2%	101.2%	100.7%
November 2024	100.8%	100.5%	100.1%
December 2024	100.8%	100.5%	99.1%
January 2025	100.4%	99.8%	100.0%
February 2025	100.5%	99.6%	98.7%
March 2025	100.7%	100.5%	99.7%
April 2025	102.2%	101.0%	99.8%
May 2025	102.1%	100.4%	98.9%
<b>June 2025</b>	<b>101.8%</b>	<b>101.4%</b>	<b>99.7%</b>
12-Month Avg.*	101.4%	101.0%	99.8%

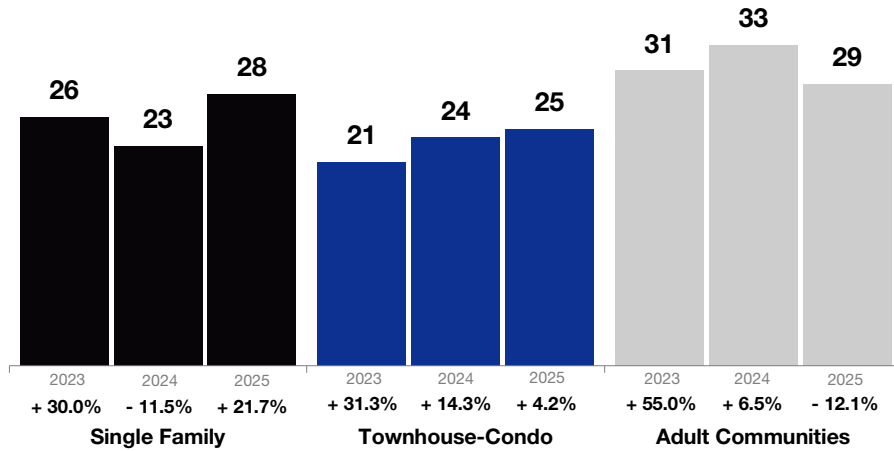
\* Pct. of List Price Received for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

# Days on Market Until Sale

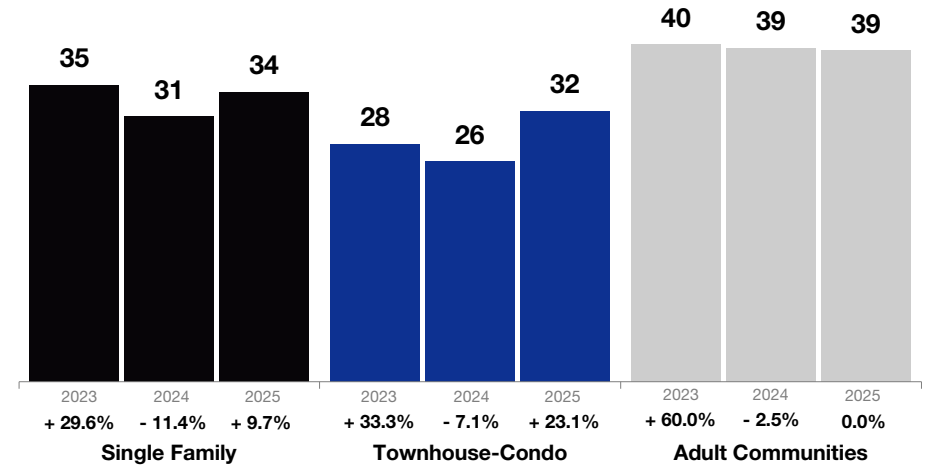
Average number of days between when a property is listed and when an offer is accepted in a given month.



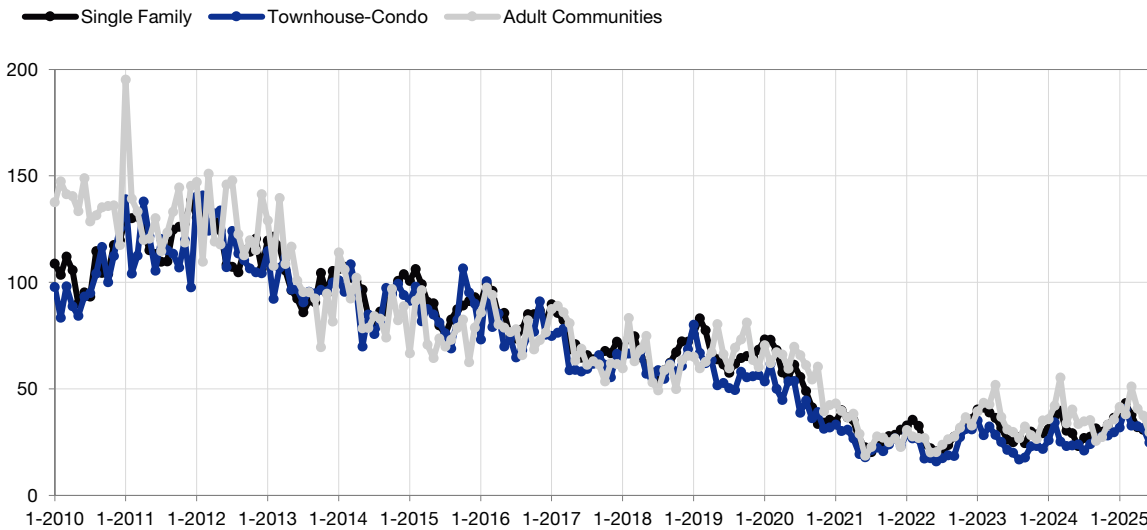
## June



## Year to Date



## Historical Days on Market Until Sale by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
July 2024	27	21	35
August 2024	27	24	35
September 2024	31	26	25
October 2024	30	28	27
November 2024	33	28	33
December 2024	36	30	36
January 2025	37	32	41
February 2025	43	40	38
March 2025	38	33	51
April 2025	32	32	41
May 2025	31	31	37
<b>June 2025</b>	<b>28</b>	<b>25</b>	<b>29</b>
12-Month Avg.*	32	29	35

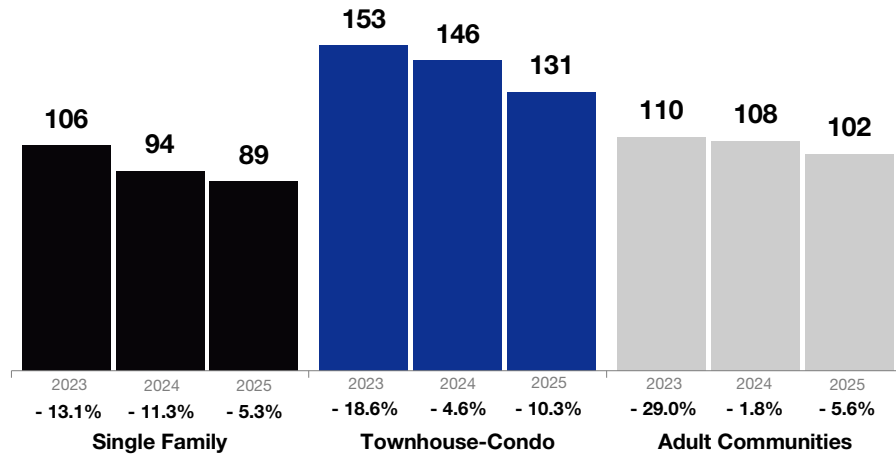
\* Days on Market for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

# Housing Affordability Index

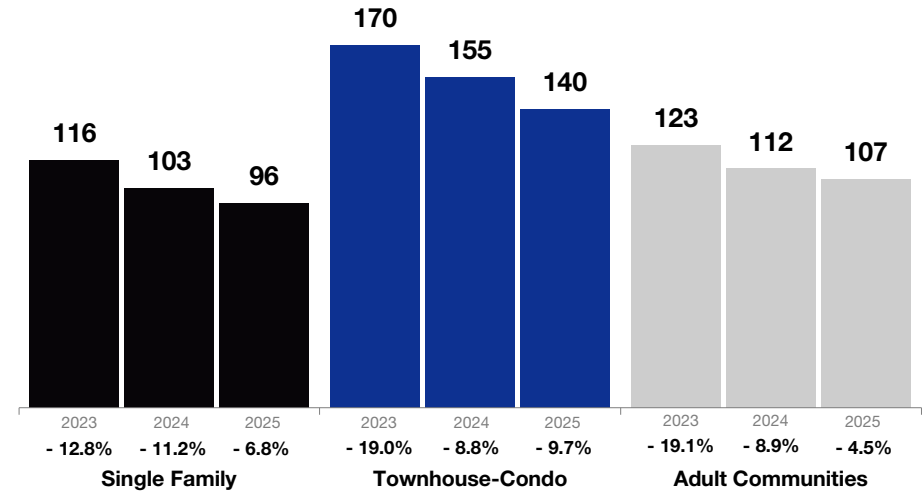


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

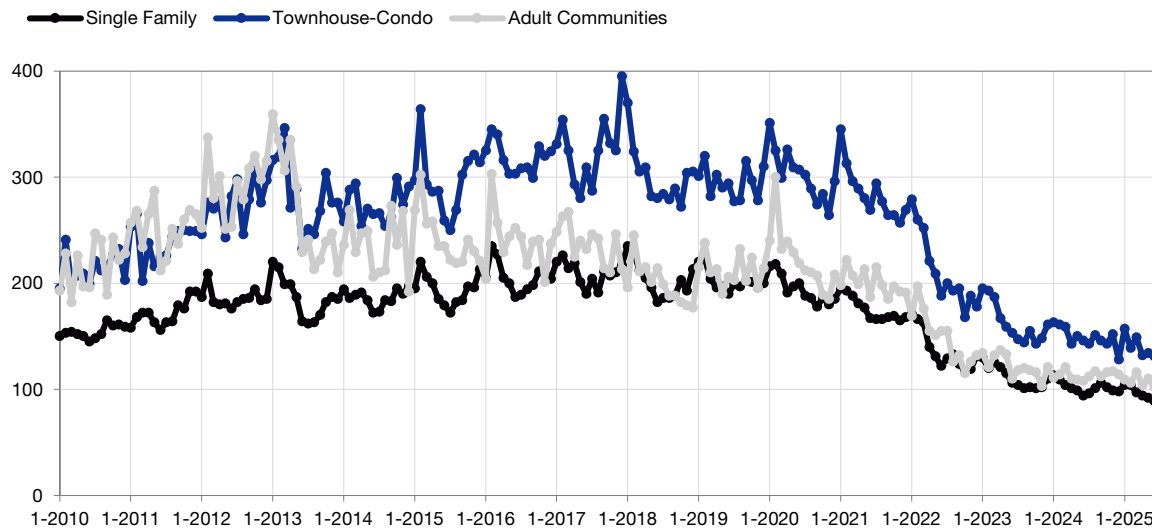
## June



## Year to Date



## Historical Housing Affordability Index by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
July 2024	96	143	112
August 2024	101	151	117
September 2024	106	146	112
October 2024	102	143	116
November 2024	99	152	117
December 2024	98	128	114
January 2025	104	157	109
February 2025	104	139	106
March 2025	97	149	116
April 2025	94	132	104
May 2025	92	134	110
<b>June 2025</b>	<b>89</b>	<b>131</b>	<b>102</b>
12-Month Avg.*	99	142	111

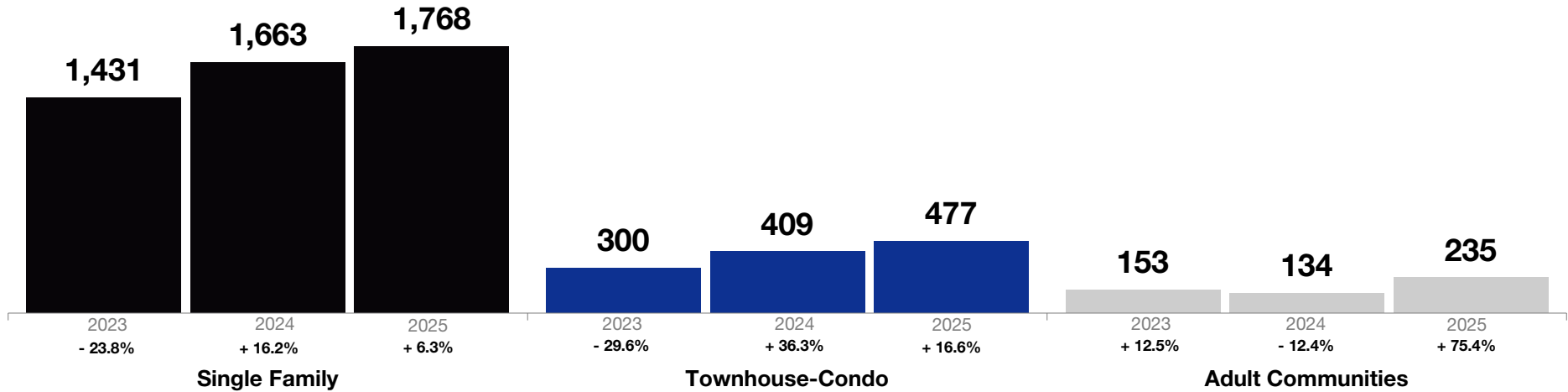
\* Affordability Index for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

# Inventory of Homes for Sale

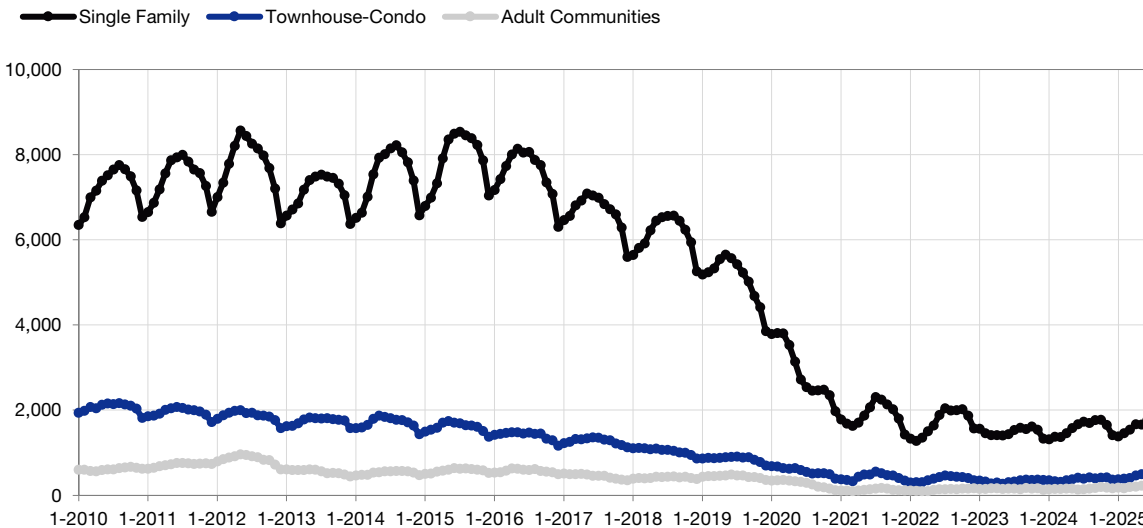
The number of properties available for sale in active status at the end of a given month.



June



## Historical Inventory of Homes for Sale by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

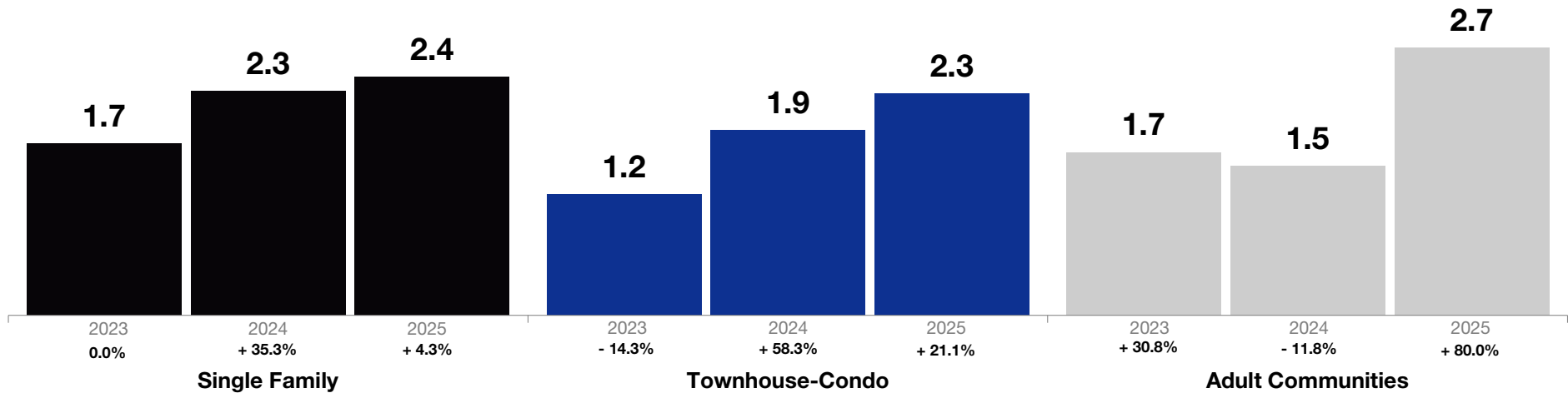
	Single Family	Townhouse-Condo	Adult Communities
July 2024	1,725	390	140
August 2024	1,694	415	156
September 2024	1,764	393	166
October 2024	1,769	409	191
November 2024	1,651	419	178
December 2024	1,405	364	164
January 2025	1,380	374	174
February 2025	1,454	390	159
March 2025	1,538	402	188
April 2025	1,663	462	195
May 2025	1,658	492	219
<b>June 2025</b>	<b>1,768</b>	<b>477</b>	<b>235</b>
12-Month Avg.	1,622	416	180

# Months Supply of Inventory

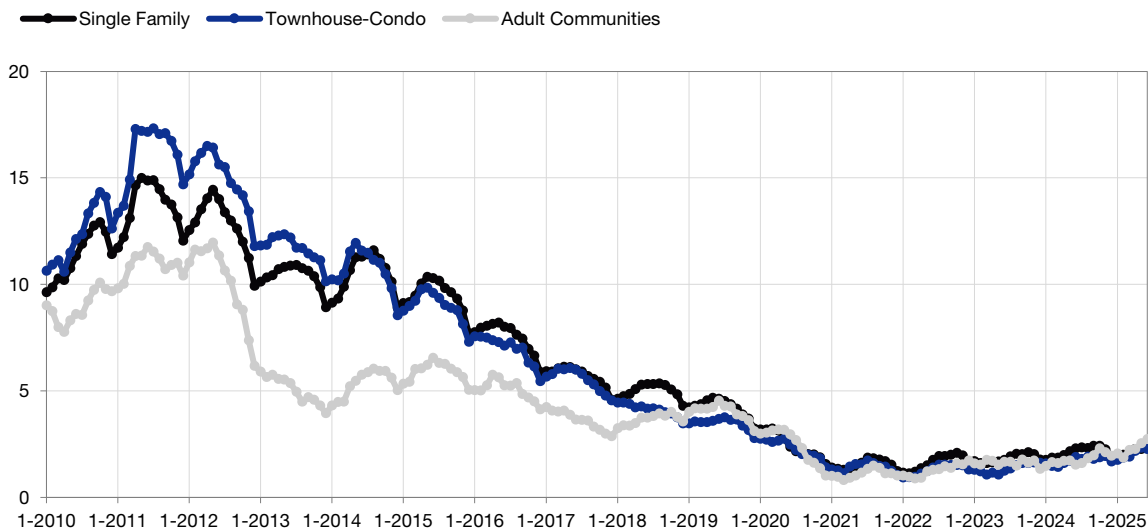
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



## June



## Historical Months Supply of Inventory by Month



	Single Family	Townhouse-Condo	Adult Communities
July 2024	2.3	1.8	1.6
August 2024	2.3	1.9	1.8
September 2024	2.4	1.8	2.0
October 2024	2.4	1.9	2.3
November 2024	2.2	1.9	2.1
December 2024	1.9	1.7	2.0
January 2025	1.9	1.8	2.1
February 2025	2.0	1.8	1.9
March 2025	2.1	1.9	2.2
April 2025	2.3	2.2	2.3
May 2025	2.3	2.3	2.5
June 2025	2.4	2.3	2.7
12-Month Avg.*	2.2	1.9	2.1

\* Months Supply for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

# Total Market Overview

Key metrics for single-family properties, townhouses, condominiums and properties in adult communities combined, for the report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparklines	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		1,452	1,482	+ 2.1%	8,116	8,425	+ 3.8%
Pending Sales		1,142	1,043	- 8.7%	6,506	6,373	- 2.0%
Closed Sales		1,158	1,288	+ 11.2%	5,886	5,960	+ 1.3%
Median Sales Price		\$385,000	\$410,000	+ 6.5%	\$360,000	\$385,000	+ 6.9%
Average Sales Price		\$463,677	\$510,024	+ 10.0%	\$445,665	\$485,443	+ 8.9%
Pct. of List Price Received		102.4%	101.5%	- 0.9%	101.7%	101.0%	- 0.7%
Days on Market Until Sale		24	28	+ 16.7%	31	34	+ 9.7%
Housing Affordability Index		104	99	- 4.8%	112	105	- 6.3%
Inventory of Homes for Sale		2,244	2,542	+ 13.3%	--	--	--
Months Supply of Inventory		2.1	2.4	+ 14.3%	--	--	--