

Monthly Indicators



July 2025

U.S. existing-home sales fell 2.7% from the previous month to a seasonally adjusted annual rate of 3.93 million, according to the National Association of REALTORS® (NAR). Sales were unchanged from one year earlier. Regionally, monthly sales declined in the Midwest, Northeast, and South but rose in the West. Year-over-year, sales decreased in the Northeast and West but increased in the South and Midwest.

- Single Family Closed Sales were down 12.5 percent to 787.
- Townhouse-Condo Closed Sales were down 5.0 percent to 245.
- Adult Communities Closed Sales were down 3.8 percent to 100.
- Single Family Median Sales Price increased 6.1 percent to \$445,555.
- Townhouse-Condo Median Sales Price increased 12.7 percent to \$320,000.
- Adult Communities Median Sales Price decreased 4.6 percent to \$346,000.

Nationally, the median existing-home sales price rose 2.0% year-over-year to \$435,300, a new monthly high and the 24th consecutive month of annual price gains, according to NAR. Slower sales activity has contributed to rising inventory this year, with 1.53 million properties listed for sale heading into July, a 15.9% increase from the same time last year and equivalent to a 4.7-month supply at the current sales pace.

Monthly Snapshot

- 9.9% **+ 18.0%** **+ 5.2%**

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.

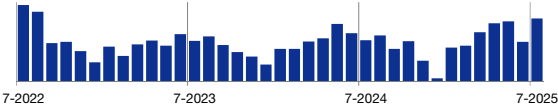











Key Metrics	Historical Sparklines	7-2024	7-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		1,080	1,152	+ 6.7%	6,815	7,028	+ 3.1%
Pending Sales		858	788	- 8.2%	5,366	5,299	- 1.2%
Closed Sales		899	787	- 12.5%	4,954	4,972	+ 0.4%
Median Sales Price		\$420,000	\$445,555	+ 6.1%	\$400,000	\$425,000	+ 6.3%
Average Sales Price		\$533,982	\$554,407	+ 3.8%	\$513,710	\$551,000	+ 7.3%
Pct. of List Price Received		102.5%	101.4%	- 1.1%	101.9%	101.4%	- 0.5%
Days on Market Until Sale		27	31	+ 14.8%	30	33	+ 10.0%
Housing Affordability Index		96	91	- 5.2%	101	96	- 5.0%
Inventory of Homes for Sale		1,728	1,892	+ 9.5%	--	--	--
Months Supply of Inventory		2.3	2.6	+ 13.0%	--	--	--

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	7-2024	7-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		274	344	+ 25.5%	1,943	2,085	+ 7.3%
Pending Sales		241	222	- 7.9%	1,637	1,557	- 4.9%
Closed Sales		258	245	- 5.0%	1,540	1,484	- 3.6%
Median Sales Price		\$283,850	\$320,000	+ 12.7%	\$265,000	\$295,000	+ 11.3%
Average Sales Price		\$304,824	\$329,697	+ 8.2%	\$288,364	\$319,648	+ 10.8%
Pct. of List Price Received		102.3%	101.1%	- 1.2%	102.3%	100.6%	- 1.7%
Days on Market Until Sale		21	27	+ 28.6%	25	31	+ 24.0%
Housing Affordability Index		143	127	- 11.2%	153	138	- 9.8%
Inventory of Homes for Sale		391	525	+ 34.3%	--	--	--
Months Supply of Inventory		1.8	2.5	+ 38.9%	--	--	--

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.



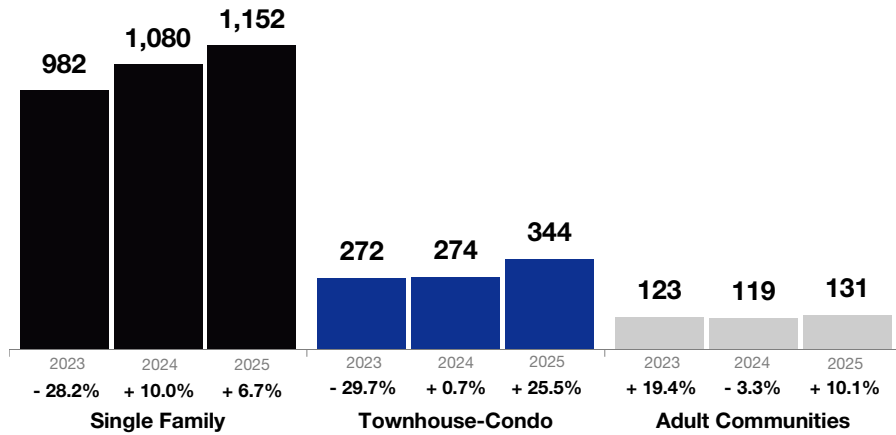
Key Metrics	Historical Sparklines	7-2024	7-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		119	131	+ 10.1%	727	866	+ 19.1%
Pending Sales		94	104	+ 10.6%	615	659	+ 7.2%
Closed Sales		104	100	- 3.8%	578	606	+ 4.8%
Median Sales Price		\$362,500	\$346,000	- 4.6%	\$360,000	\$371,250	+ 3.1%
Average Sales Price		\$393,601	\$368,174	- 6.5%	\$369,327	\$385,070	+ 4.3%
Pct. of List Price Received		100.5%	100.1%	- 0.4%	99.9%	99.6%	- 0.3%
Days on Market Until Sale		35	28	- 20.0%	38	37	- 2.6%
Housing Affordability Index		112	117	+ 4.5%	113	109	- 3.5%
Inventory of Homes for Sale		140	244	+ 74.3%	--	--	--
Months Supply of Inventory		1.6	2.8	+ 75.0%	--	--	--

New Listings

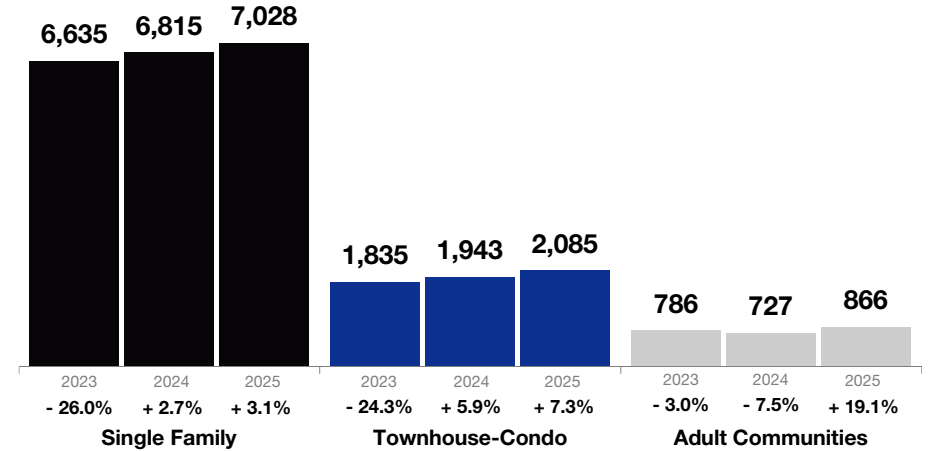
A count of the properties that have been newly listed on the market in a given month.



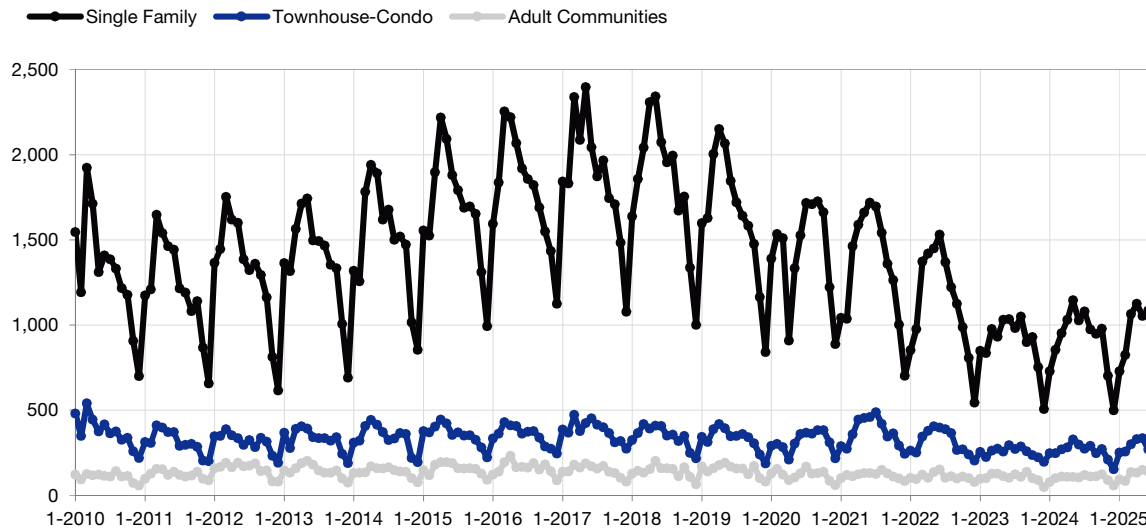
July



Year to Date



Historical New Listings by Month



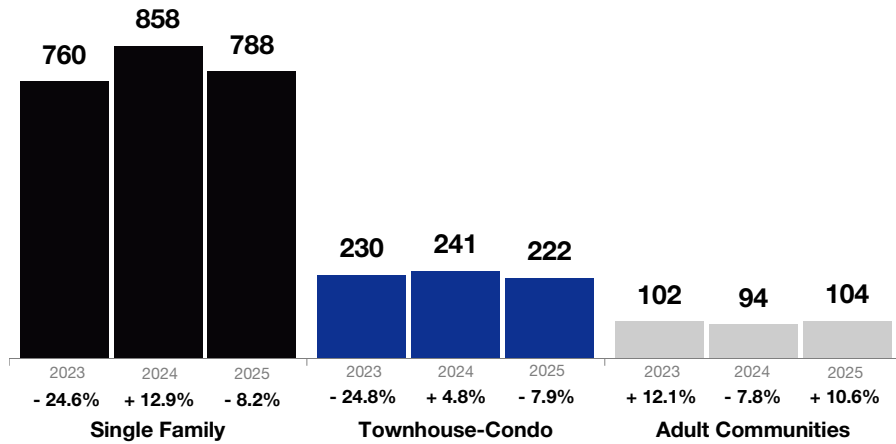
	Single Family	Townhouse-Condo	Adult Communities
August 2024	974	290	109
September 2024	948	247	111
October 2024	978	271	122
November 2024	702	209	90
December 2024	498	152	57
January 2025	727	251	93
February 2025	824	257	84
March 2025	1,065	300	136
April 2025	1,124	329	133
May 2025	1,052	335	150
June 2025	1,084	269	139
July 2025	1,152	344	131
12-Month Avg.	927	271	113

Pending Sales

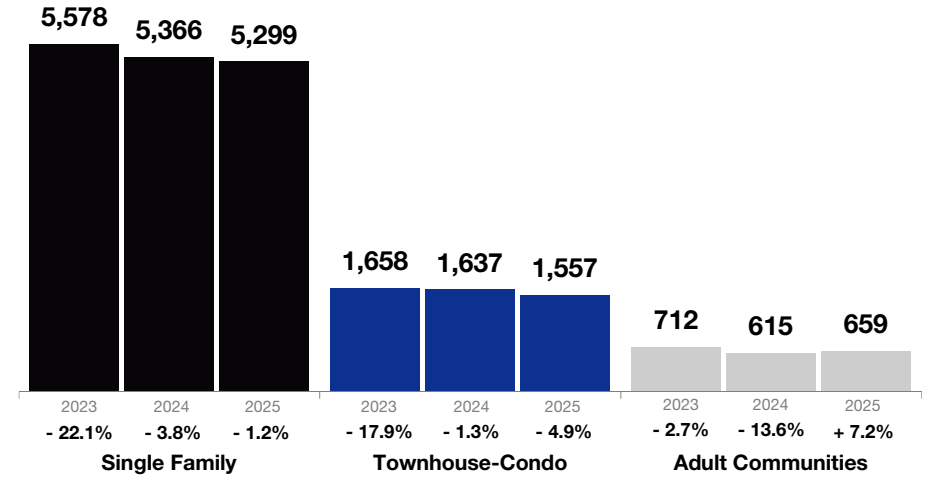
A count of the properties on which offers have been accepted in a given month.



July

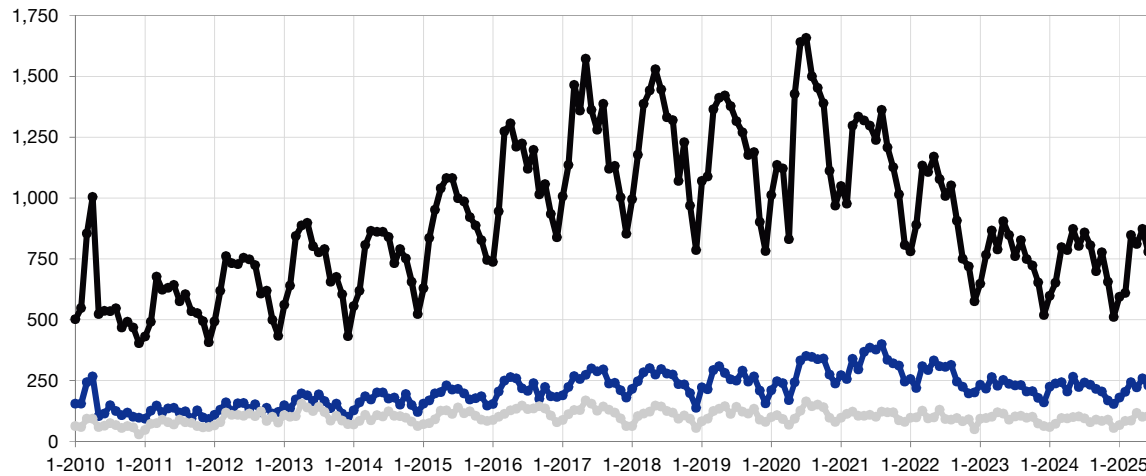


Year to Date



Historical Pending Sales 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.

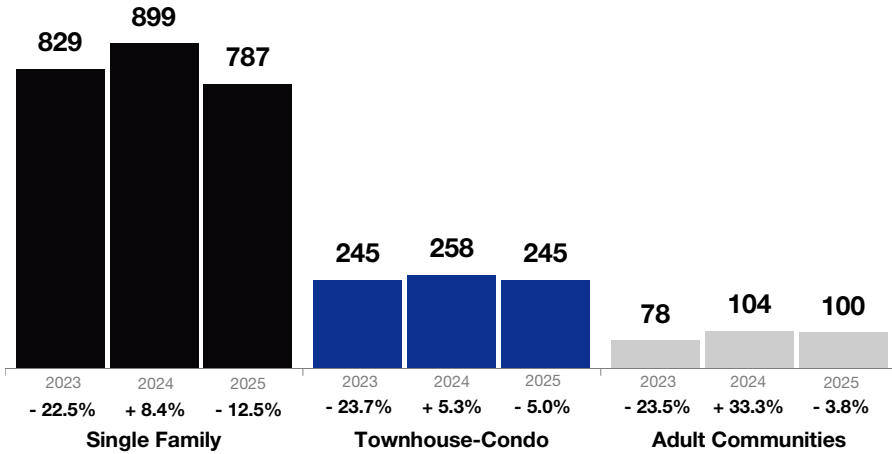
	Single Family	Townhouse-Condo	Adult Communities
August 2024	805	232	78
September 2024	699	215	89
October 2024	777	204	83
November 2024	656	167	88
December 2024	511	153	55
January 2025	593	180	66
February 2025	609	203	84
March 2025	848	243	85
April 2025	810	222	116
May 2025	872	258	101
June 2025	779	229	103
July 2025	788	222	104
12-Month Avg.	729	211	88

Closed Sales

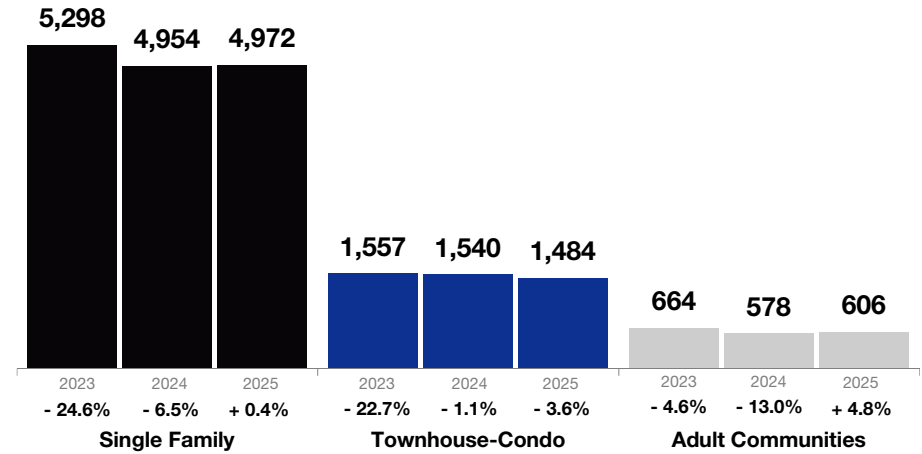
A count of the actual sales that closed in a given month.



July

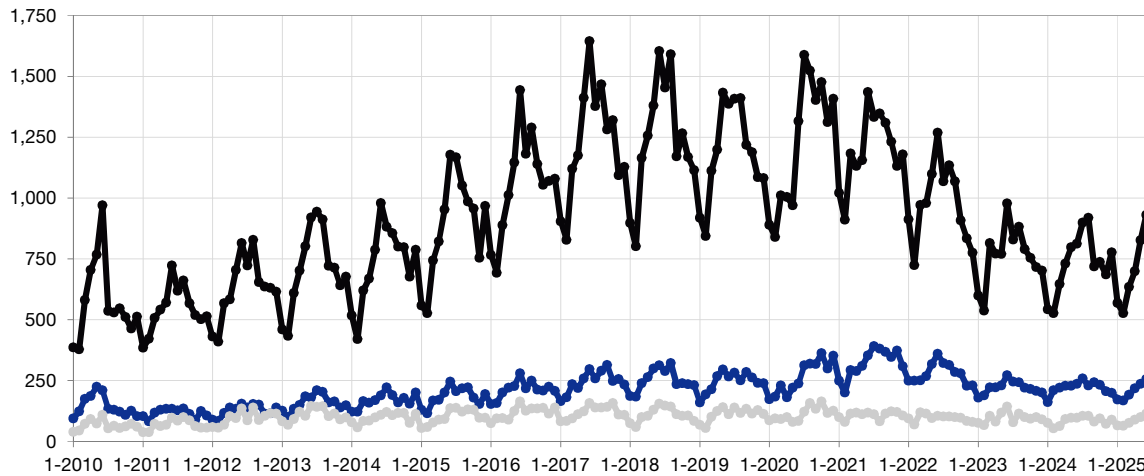


Year to Date



Historical Closed Sales 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.

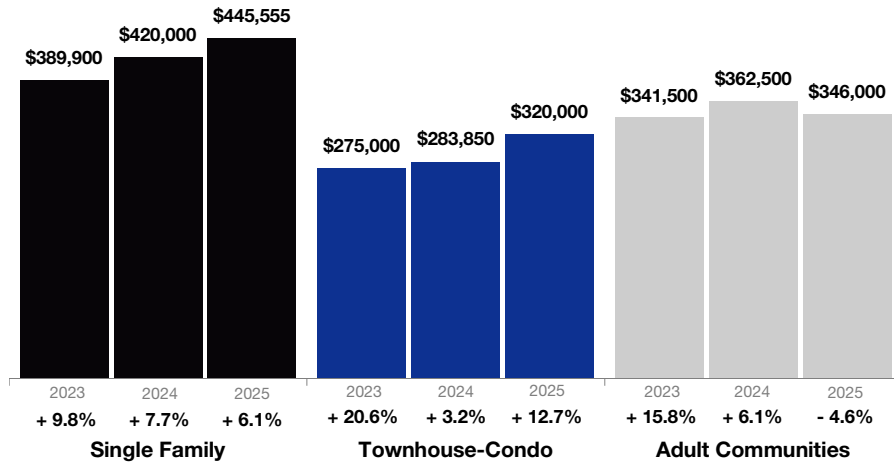
	Single Family	Townhouse-Condo	Adult Communities
August 2024	918	230	104
September 2024	719	242	81
October 2024	737	232	94
November 2024	686	206	72
December 2024	777	199	88
January 2025	569	171	65
February 2025	526	167	64
March 2025	634	191	76
April 2025	699	218	88
May 2025	827	236	99
June 2025	930	256	114
July 2025	787	245	100
12-Month Avg.	734	216	87

Median Sales Price

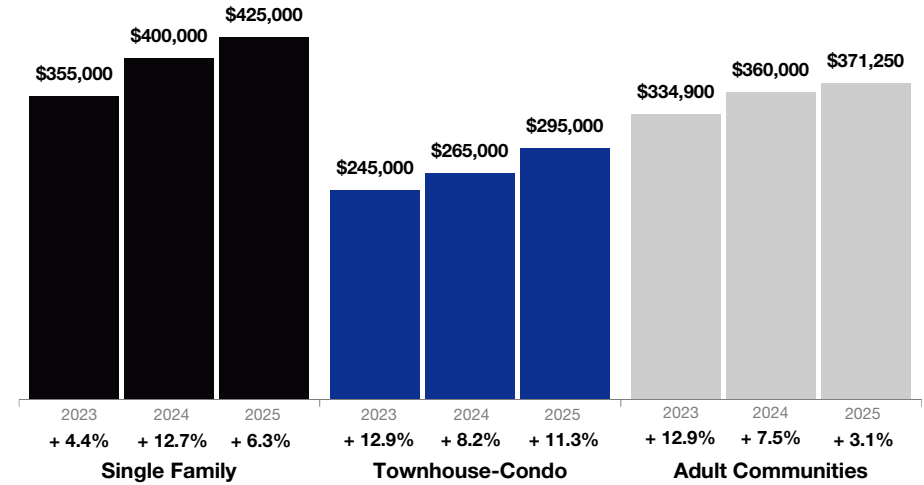
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



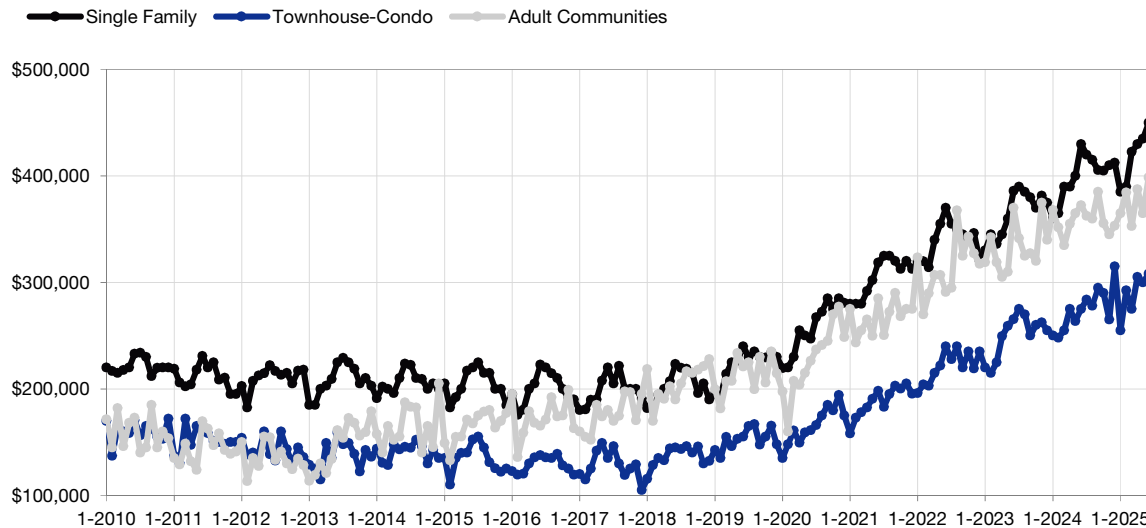
July



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
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	\$422,750	\$275,000	\$353,000
April 2025	\$430,000	\$305,000	\$387,500
May 2025	\$434,900	\$300,000	\$365,000
June 2025	\$450,000	\$308,000	\$398,500
July 2025	\$445,555	\$320,000	\$346,000
12-Month Med.*	\$420,000	\$292,000	\$367,500

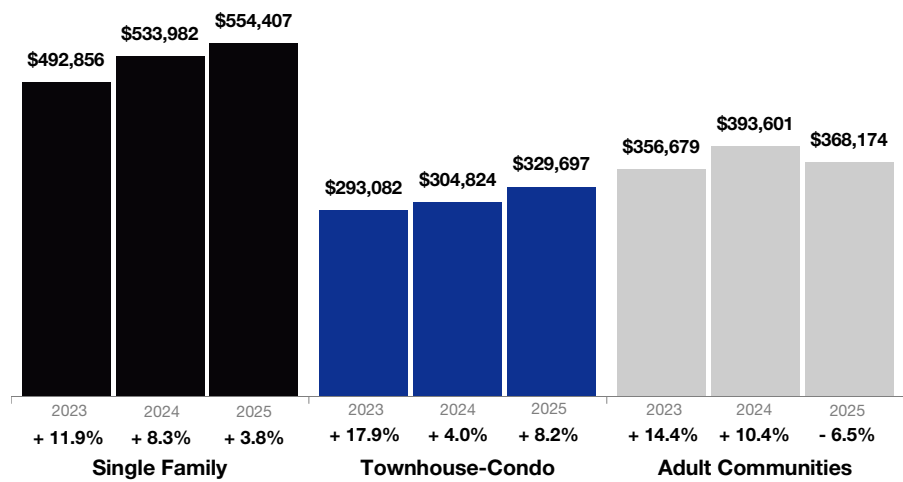
* Median Sales Price for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

Average Sales Price

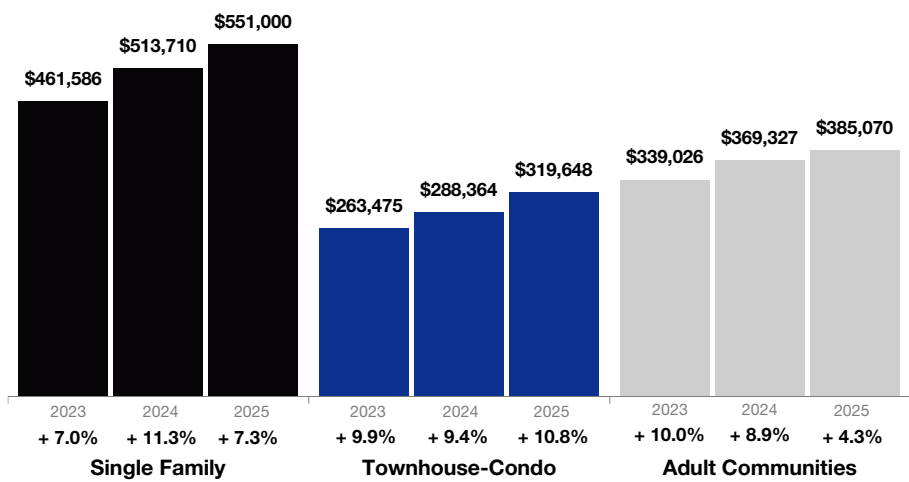
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



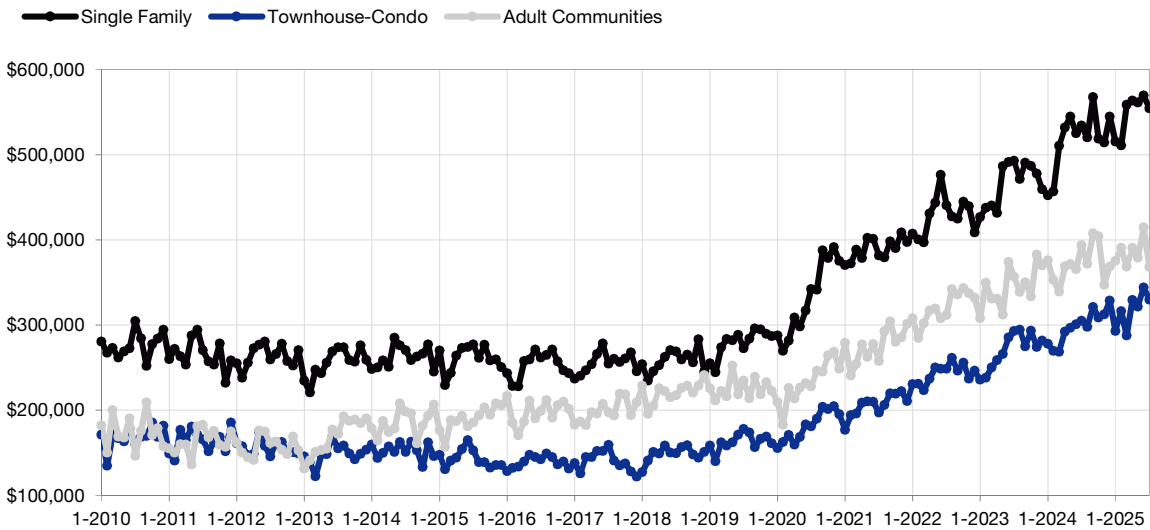
July



Year to Date



Historical Average 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
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	\$558,534	\$287,779	\$368,405
April 2025	\$563,433	\$329,450	\$390,638
May 2025	\$561,126	\$321,309	\$378,855
June 2025	\$569,300	\$344,016	\$414,638
July 2025	\$554,407	\$329,697	\$368,174
12-Month Avg.*	\$543,044	\$316,993	\$383,176

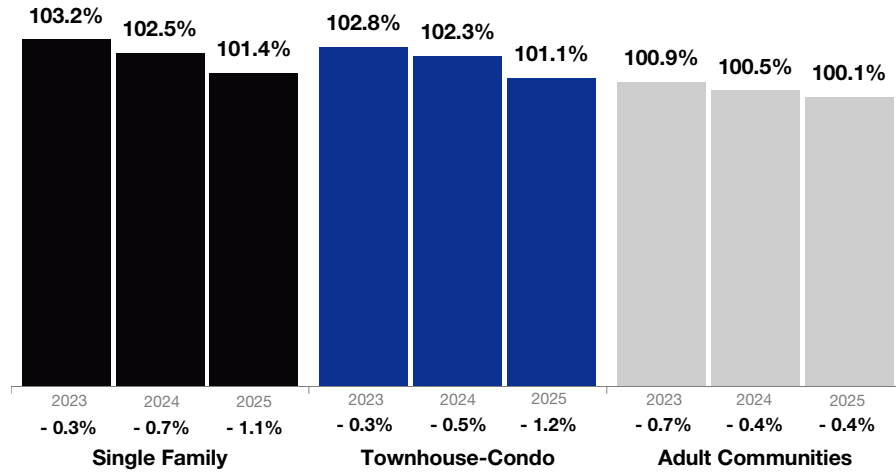
* Avg. Sales Price for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

Percent of List Price Received

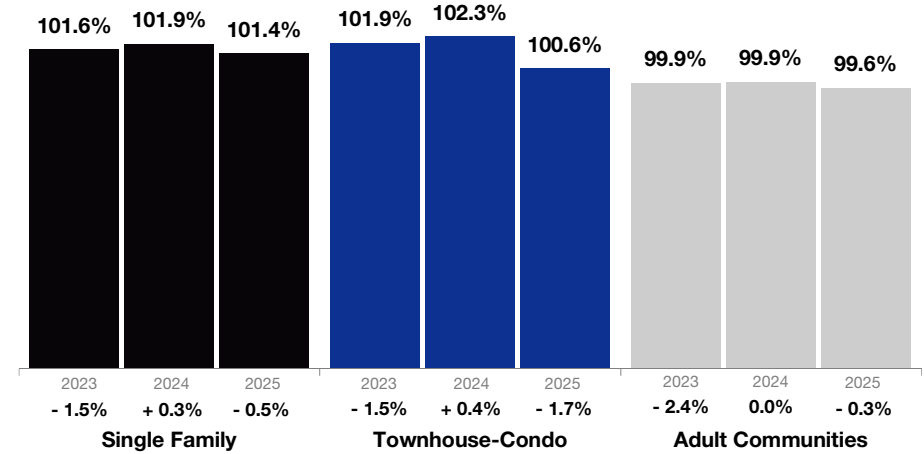
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



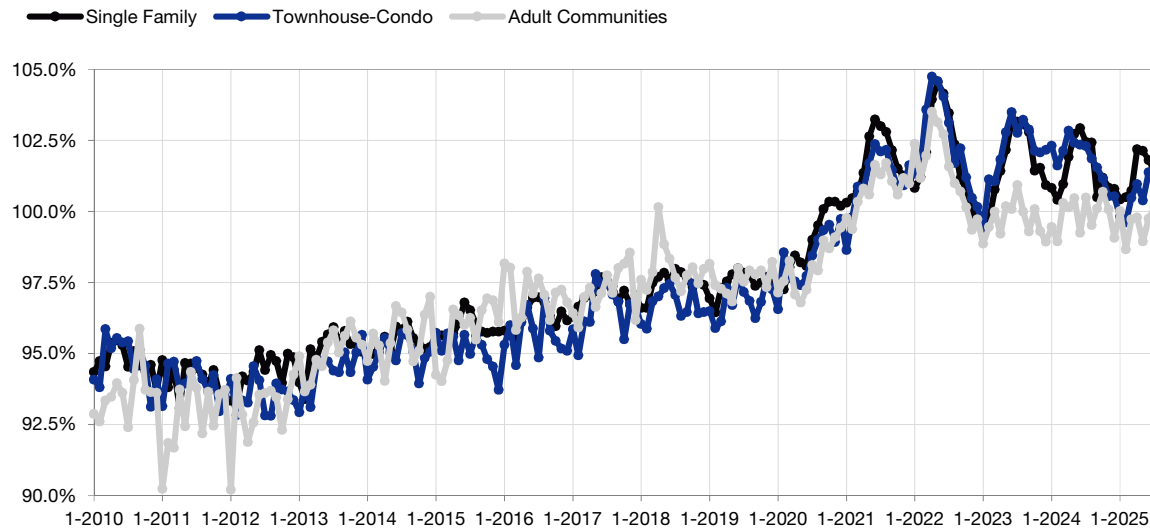
July



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
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%
June 2025	101.8%	101.4%	99.7%
July 2025	101.4%	101.1%	100.1%
12-Month Avg.*	101.3%	100.9%	99.7%

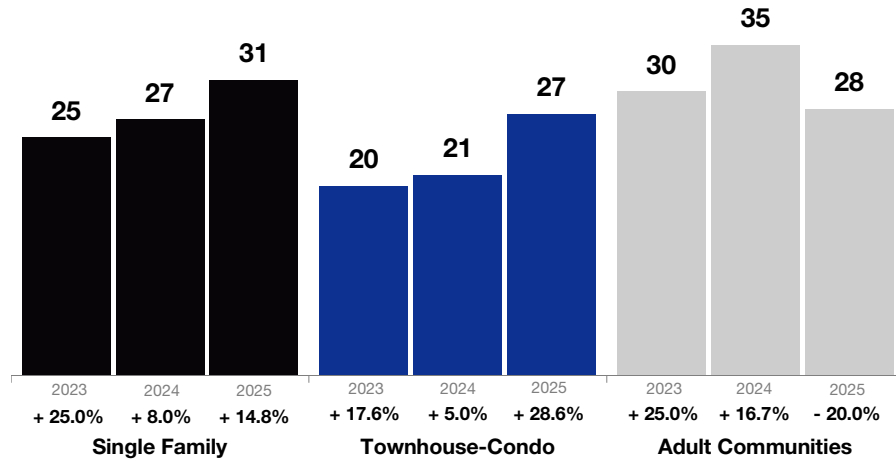
* Pct. of List Price Received for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

Days on Market Until Sale

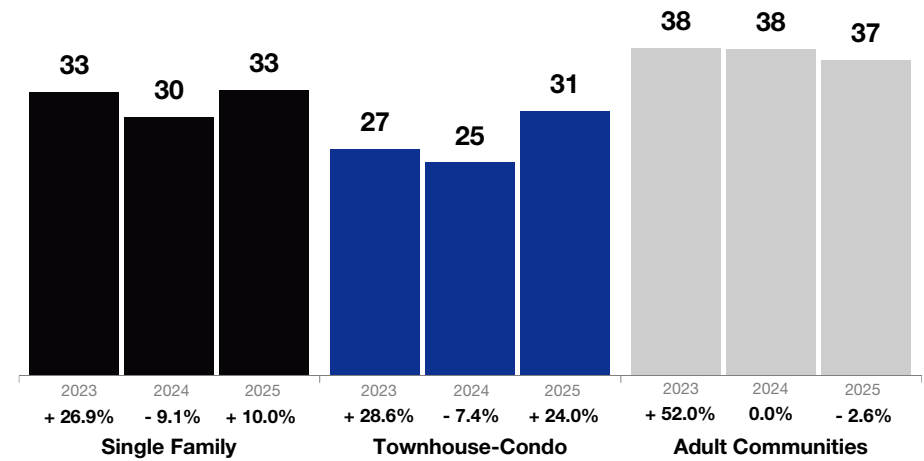
Average number of days between when a property is listed and when an offer is accepted in a given month.



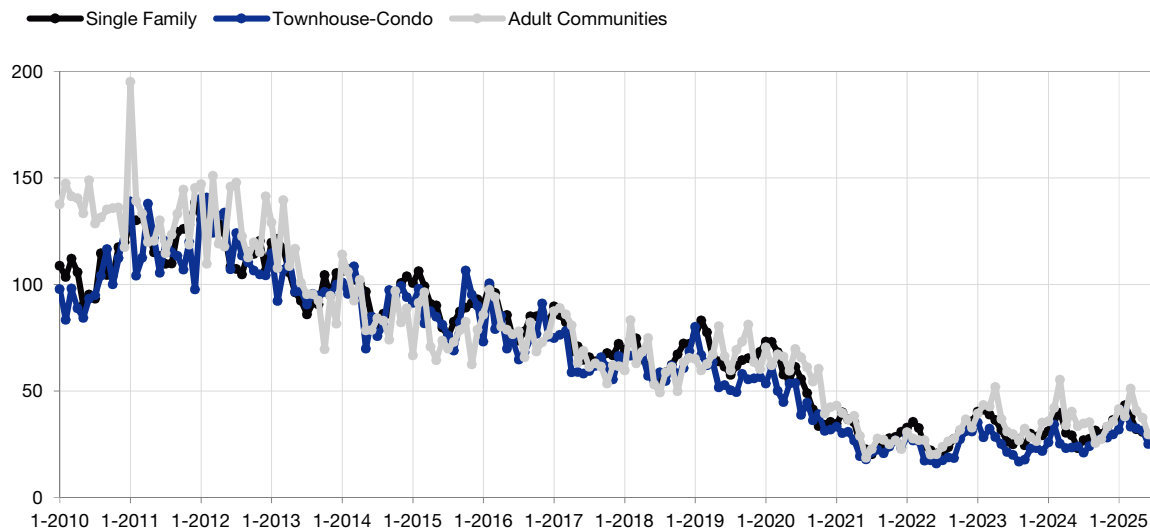
July



Year to Date



Historical Days on Market Until Sale by Month



	Single Family	Townhouse-Condo	Adult Communities
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
June 2025	28	25	29
July 2025	31	27	28
12-Month Avg.*	33	29	35

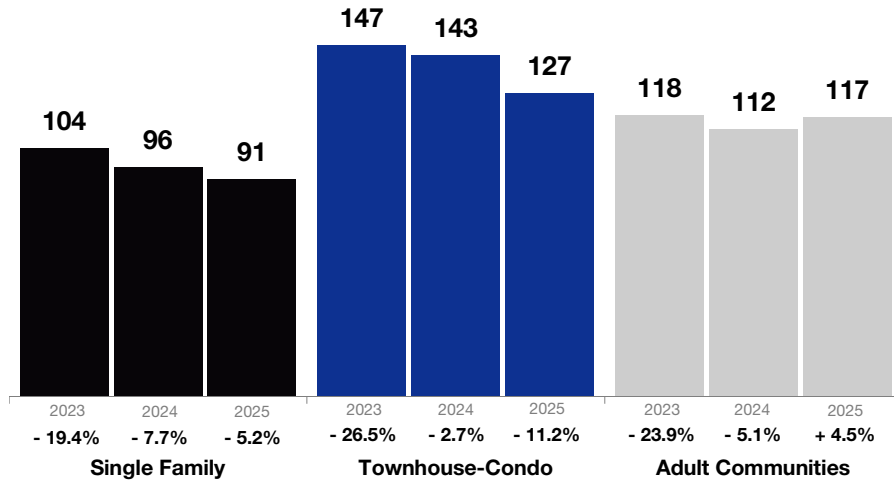
* Days on Market for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

Housing Affordability Index

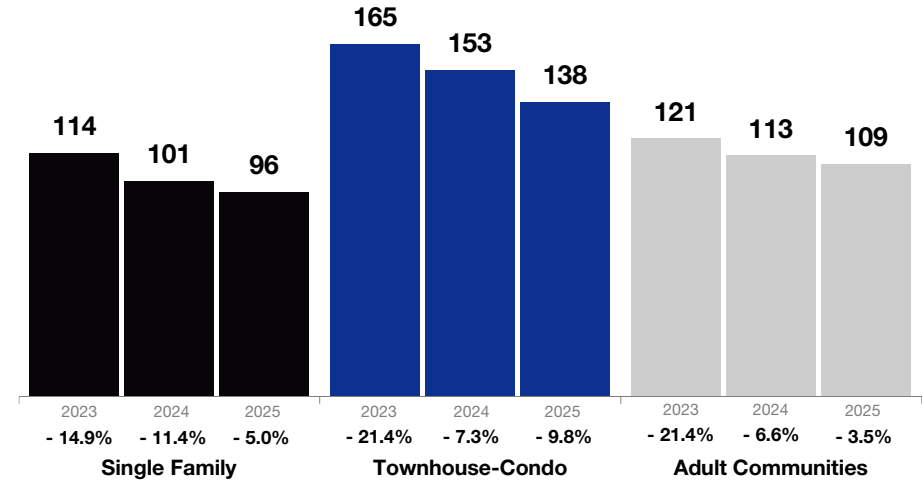


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

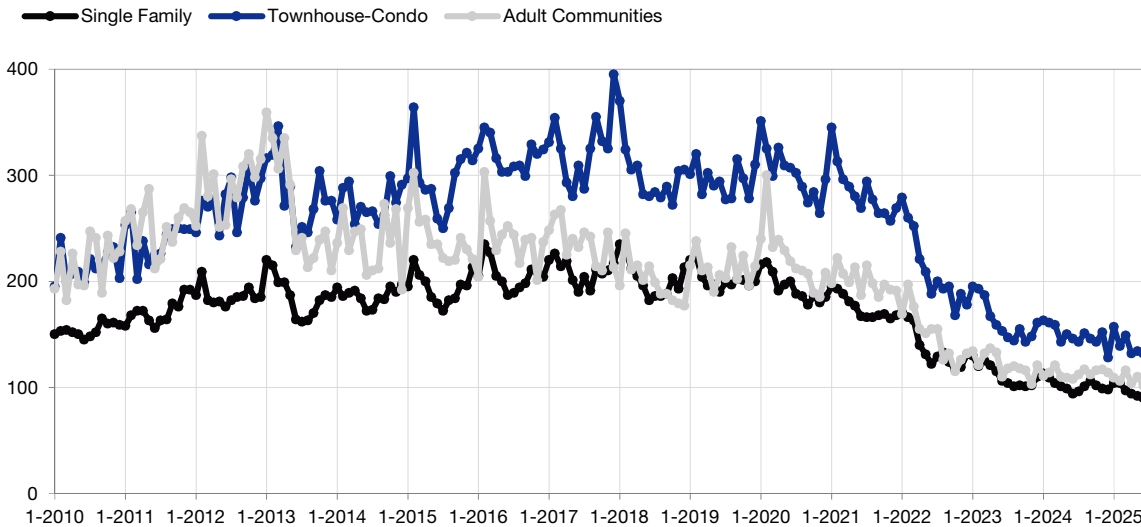
July



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
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
June 2025	90	132	102
July 2025	91	127	117
12-Month Avg.*	98	141	112

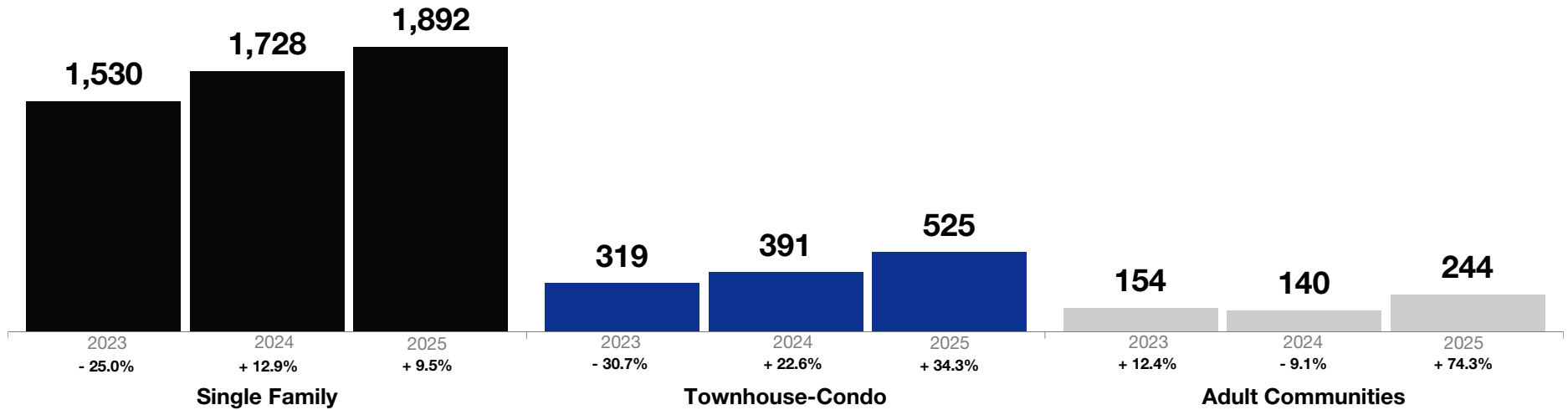
* Affordability Index for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

Inventory of Homes for Sale

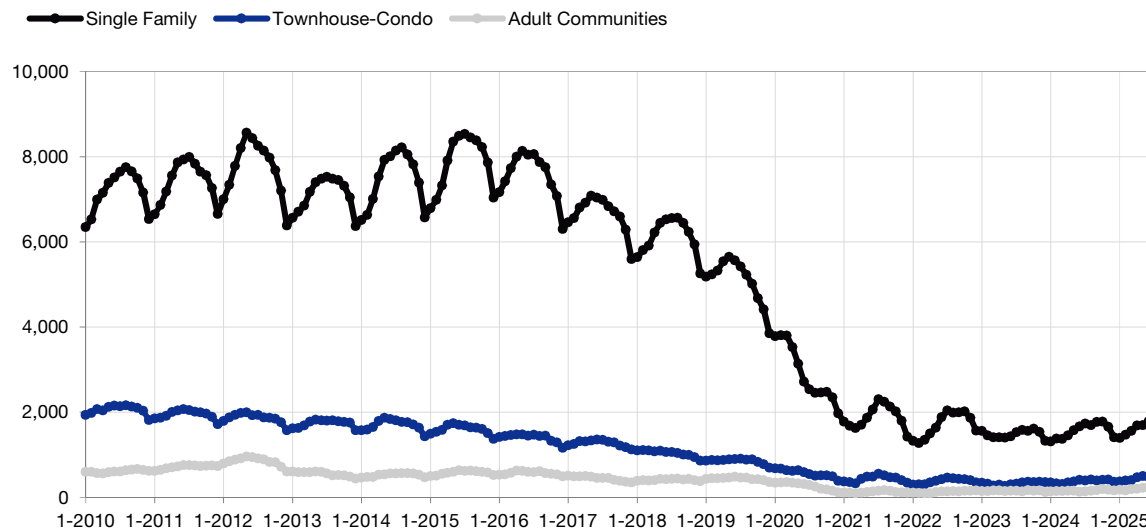
The number of properties available for sale in active status at the end of a given month.



July



Historical Inventory of Homes for Sale by Month



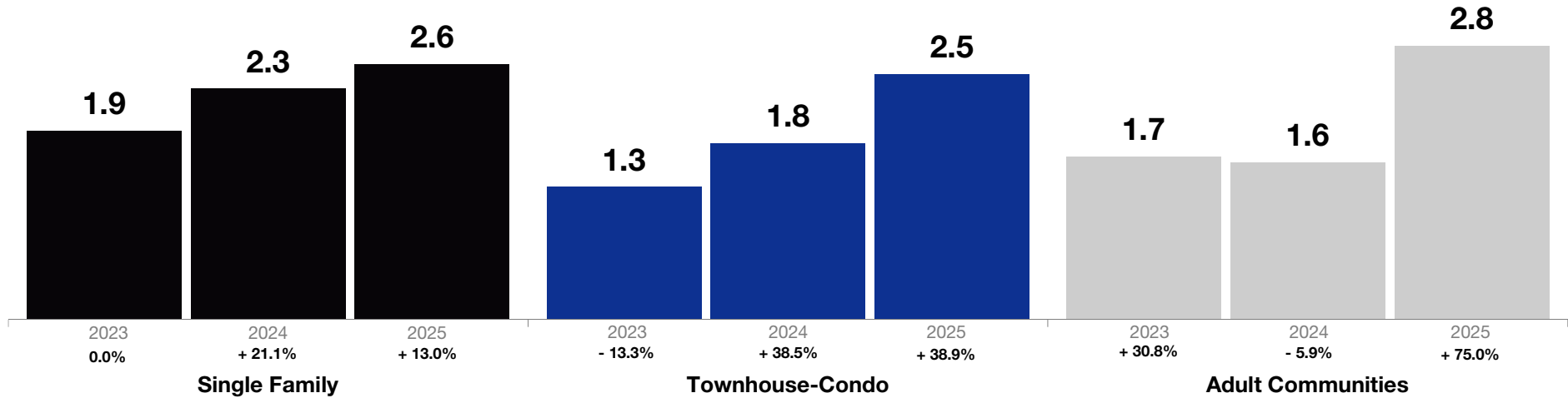
	Single Family	Townhouse-Condo	Adult Communities
August 2024	1,697	416	156
September 2024	1,767	394	166
October 2024	1,773	410	191
November 2024	1,656	420	178
December 2024	1,410	365	164
January 2025	1,390	375	174
February 2025	1,467	392	160
March 2025	1,558	405	188
April 2025	1,689	470	197
May 2025	1,691	500	221
June 2025	1,782	478	239
July 2025	1,892	525	244
12-Month Avg.	1,648	429	190

Months Supply of Inventory

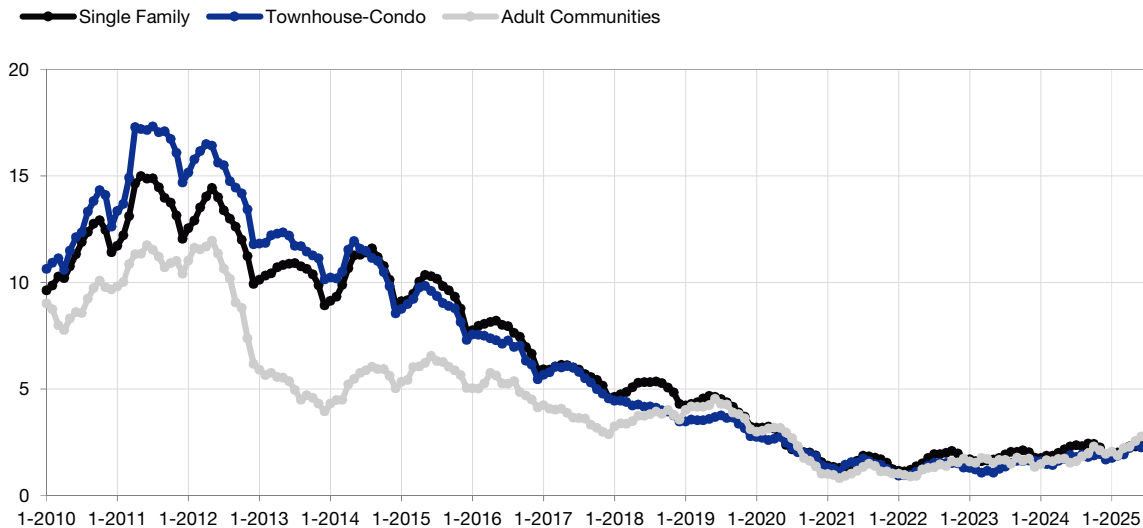
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



July



Historical Months Supply of Inventory by Month













	Single Family	Townhouse-Condo	Adult Communities
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	2.3	1.9	2.1
December 2024	1.9	1.7	2.0
January 2025	1.9	1.8	2.1
February 2025	2.0	1.9	1.9
March 2025	2.1	1.9	2.2
April 2025	2.3	2.2	2.3
May 2025	2.3	2.4	2.5
June 2025	2.4	2.3	2.8
July 2025	2.6	2.5	2.8
12-Month Avg.*	2.2	2.0	2.2

* Months Supply for all properties from August 2024 through July 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	7-2024	7-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		1,501	1,651	+ 10.0%	9,617	10,137	+ 5.4%
Pending Sales		1,202	1,131	- 5.9%	7,708	7,607	- 1.3%
Closed Sales		1,274	1,148	- 9.9%	7,160	7,141	- 0.3%
Median Sales Price		\$385,000	\$405,000	+ 5.2%	\$365,000	\$390,000	+ 6.8%
Average Sales Price		\$474,650	\$487,172	+ 2.6%	\$450,826	\$485,817	+ 7.8%
Pct. of List Price Received		102.2%	101.2%	- 1.0%	101.8%	101.1%	- 0.7%
Days on Market Until Sale		26	30	+ 15.4%	30	34	+ 13.3%
Housing Affordability Index		105	100	- 4.8%	111	104	- 6.3%
Inventory of Homes for Sale		2,311	2,728	+ 18.0%	--	--	--
Months Supply of Inventory		2.2	2.6	+ 18.2%	--	--	--