

# Monthly Indicators



## August 2025

U.S. existing-home sales rose 2.0% month-over-month and 0.8% year-over-year to a seasonally adjusted annual rate of 4.01 million units, according to the National Association of REALTORS® (NAR). Economists polled by Reuters had forecast a rate of 3.92 million units. Regionally, sales increased on a monthly basis in the West, South, and Northeast, but declined in the Midwest.

- Single Family Closed Sales were down 10.0 percent to 826.
- Townhouse-Condo Closed Sales were up 3.5 percent to 238.
- Adult Communities Closed Sales were down 7.7 percent to 96.
- Single Family Median Sales Price increased 8.4 percent to \$450,000.
- Townhouse-Condo Median Sales Price increased 9.7 percent to \$305,000.
- Adult Communities Median Sales Price increased 9.1 percent to \$392,500.

Nationally, 1.55 million units were listed for sale heading into August, up 0.6% from the previous month and 15.7% higher than the same time last year, representing a 4.6-month supply at the current sales pace, according to NAR. Inventory is now at its highest level since May 2020, a shift that has helped slow price growth in many markets. As a result, the national median existing-home sales price edged up just 0.2% year-over-year to \$422,400.

## Monthly Snapshot

**- 6.5%**      **+ 17.7%**      **+ 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.

Single Family Market Overview	2
Townhouse-Condo Market Overview	3
Adult Community Market Overview	4
New Listings	5
Pending Sales	6
Closed Sales	7
Median Sales Price	8
Average Sales Price	9
Percent of List Price Received	10
Days on Market Until Sale	11
Housing Affordability Index	12
Inventory of Homes for Sale	13
Months Supply of Inventory	14
Total Market Overview	15

# 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.

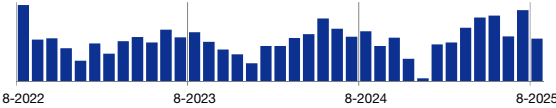


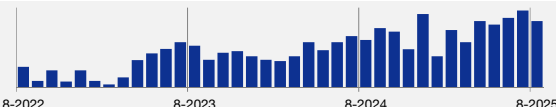





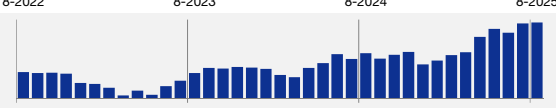


Key Metrics	Historical Sparklines	8-2024	8-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		974	910	- 6.6%	7,789	7,988	+ 2.6%
Pending Sales		805	709	- 11.9%	6,171	6,083	- 1.4%
Closed Sales		918	826	- 10.0%	5,872	5,816	- 1.0%
Median Sales Price		\$415,000	\$450,000	+ 8.4%	\$400,000	\$430,000	+ 7.5%
Average Sales Price		\$520,348	\$559,189	+ 7.5%	\$514,748	\$552,149	+ 7.3%
Pct. of List Price Received		102.4%	101.3%	- 1.1%	102.0%	101.4%	- 0.6%
Days on Market Until Sale		27	30	+ 11.1%	30	33	+ 10.0%
Housing Affordability Index		101	92	- 8.9%	105	96	- 8.6%
Inventory of Homes for Sale		1,699	1,898	+ 11.7%	--	--	--
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	8-2024	8-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		290	268	- 7.6%	2,233	2,367	+ 6.0%
Pending Sales		232	203	- 12.5%	1,869	1,779	- 4.8%
Closed Sales		230	238	+ 3.5%	1,770	1,724	- 2.6%
Median Sales Price		\$278,000	\$305,000	+ 9.7%	\$266,000	\$299,450	+ 12.6%
Average Sales Price		\$297,831	\$326,746	+ 9.7%	\$289,590	\$320,791	+ 10.8%
Pct. of List Price Received		101.9%	100.5%	- 1.4%	102.2%	100.6%	- 1.6%
Days on Market Until Sale		24	32	+ 33.3%	25	31	+ 24.0%
Housing Affordability Index		151	135	- 10.6%	158	138	- 12.7%
Inventory of Homes for Sale		416	531	+ 27.6%	--	--	--
Months Supply of Inventory		1.9	2.5	+ 31.6%	--	--	--

# 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.



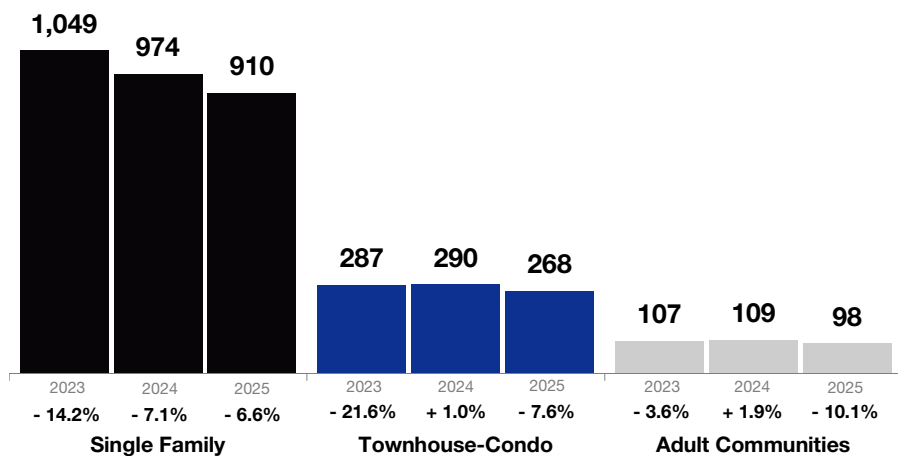
Key Metrics	Historical Sparklines	8-2024	8-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		109	98	- 10.1%	836	969	+ 15.9%
Pending Sales		78	92	+ 17.9%	693	758	+ 9.4%
Closed Sales		104	96	- 7.7%	682	706	+ 3.5%
Median Sales Price		\$359,750	\$392,500	+ 9.1%	\$360,000	\$375,000	+ 4.2%
Average Sales Price		\$371,917	\$391,698	+ 5.3%	\$369,722	\$386,086	+ 4.4%
Pct. of List Price Received		99.5%	99.6%	+ 0.1%	99.9%	99.6%	- 0.3%
Days on Market Until Sale		35	36	+ 2.9%	38	37	- 2.6%
Housing Affordability Index		117	105	- 10.3%	117	110	- 6.0%
Inventory of Homes for Sale		156	229	+ 46.8%	--	--	--
Months Supply of Inventory		1.8	2.6	+ 44.4%	--	--	--

# New Listings

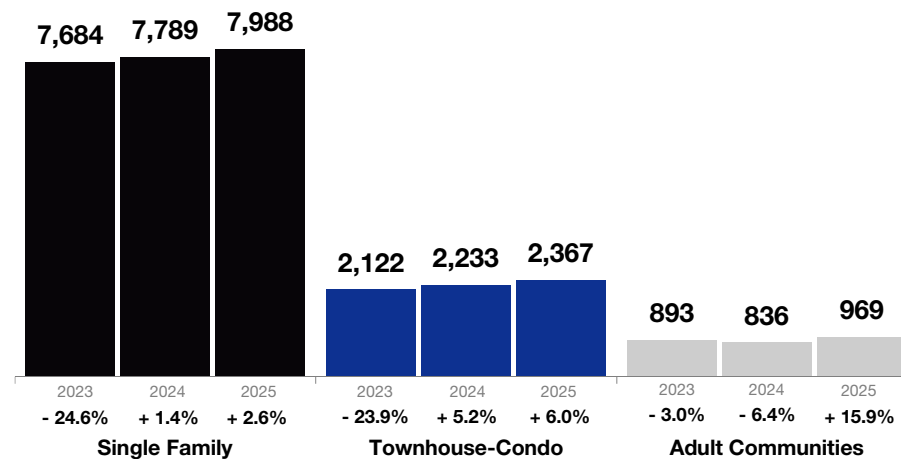
A count of the properties that have been newly listed on the market in a given month.



## August

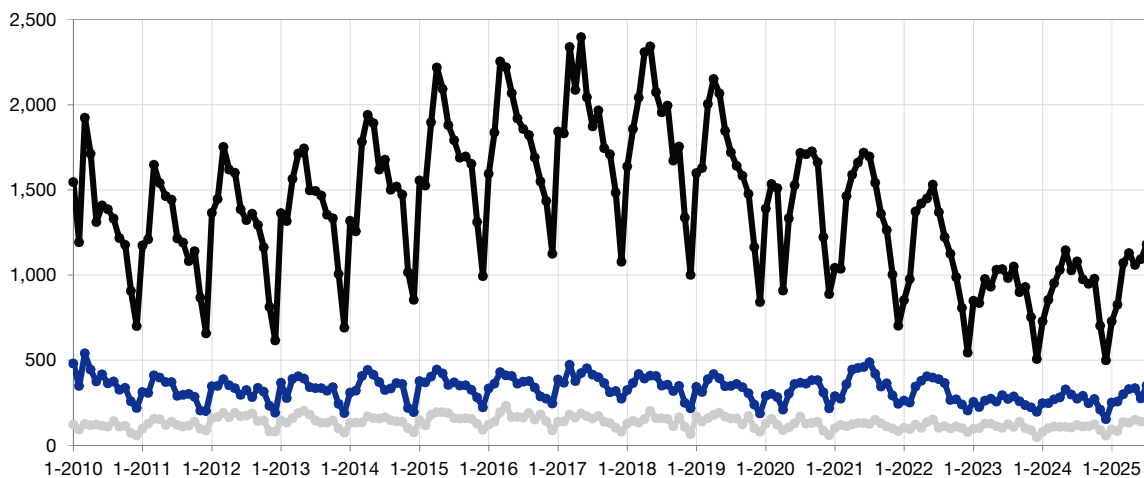


## Year to Date



## Historical New Listings 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.

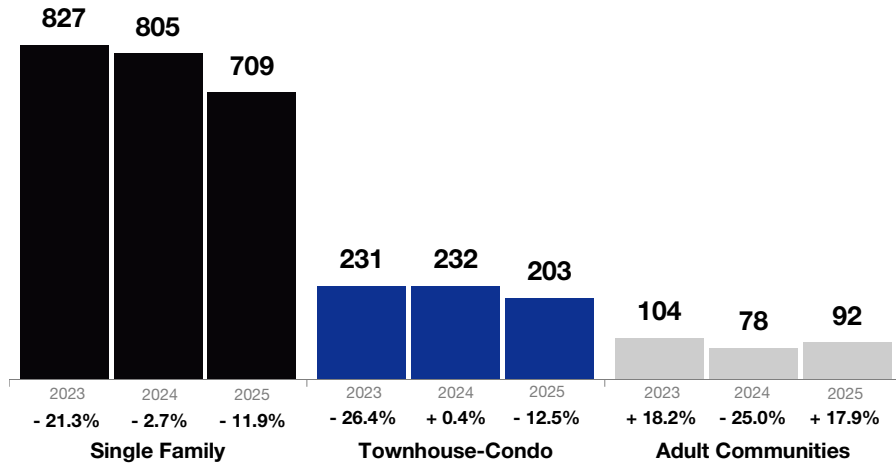
	Single Family	Townhouse-Condo	Adult Communities
September 2024	948	247	111
October 2024	977	271	122
November 2024	702	209	90
December 2024	498	152	57
January 2025	727	251	93
February 2025	825	257	84
March 2025	1,069	300	136
April 2025	1,128	330	133
May 2025	1,058	335	150
June 2025	1,093	275	139
July 2025	1,178	351	136
<b>August 2025</b>	<b>910</b>	<b>268</b>	<b>98</b>
12-Month Avg.	926	271	112

# Pending Sales

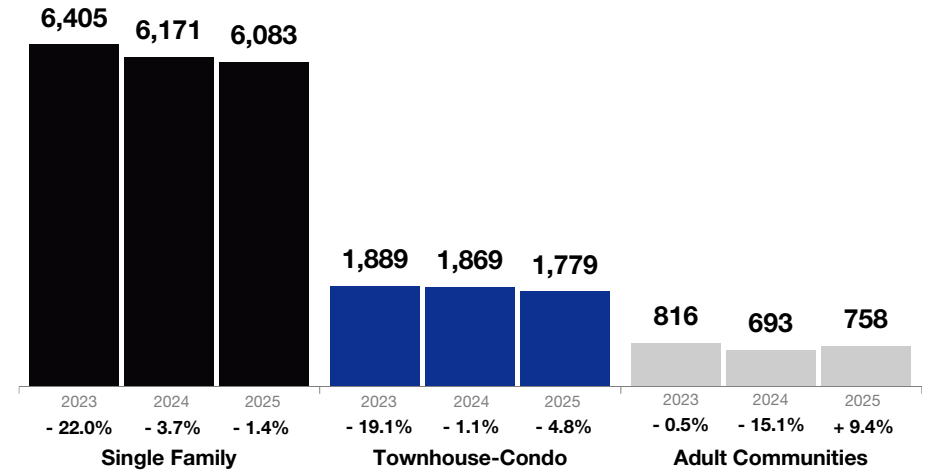
A count of the properties on which offers have been accepted in a given month.



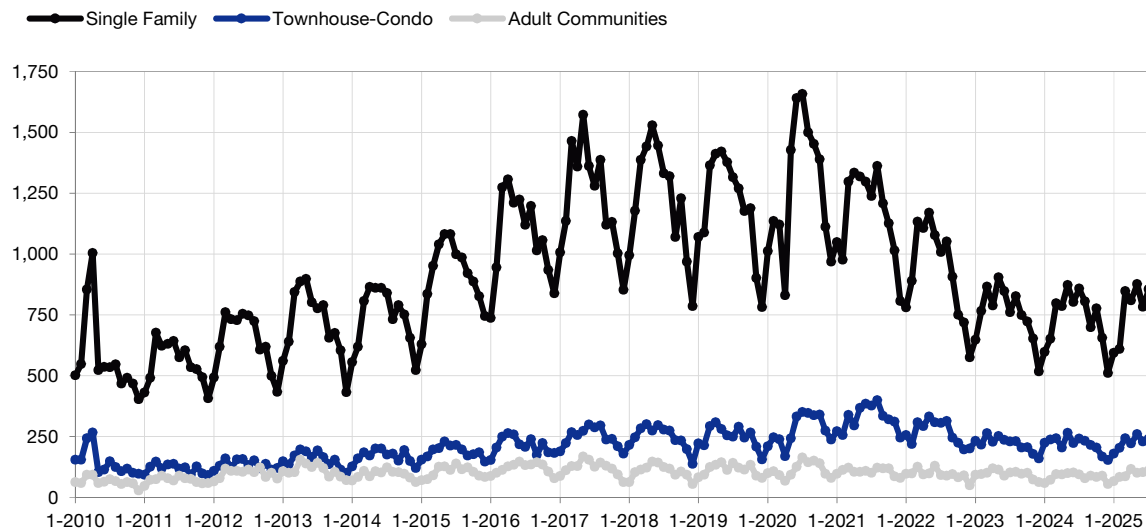
## August



## Year to Date



## Historical Pending Sales 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.

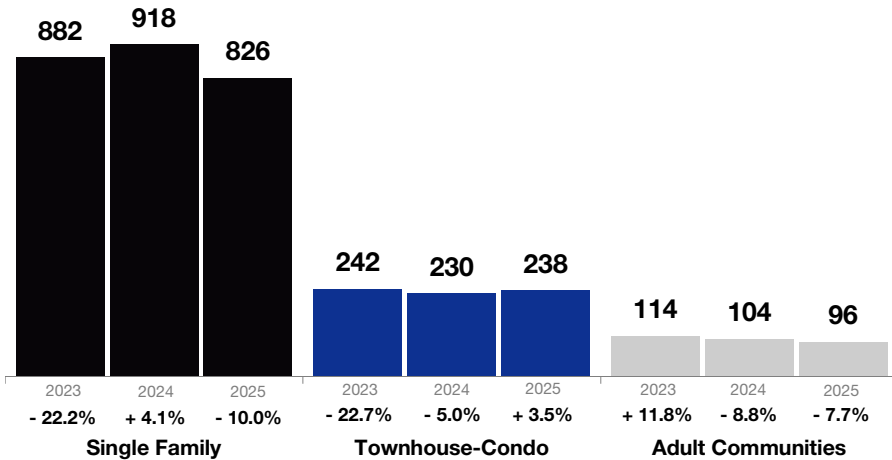
	Single Family	Townhouse-Condo	Adult Communities
September 2024	699	215	89
October 2024	777	204	83
November 2024	656	167	88
December 2024	511	153	55
January 2025	593	180	66
February 2025	610	203	84
March 2025	847	243	86
April 2025	809	221	116
May 2025	877	259	101
June 2025	783	230	103
July 2025	855	240	110
<b>August 2025</b>	<b>709</b>	<b>203</b>	<b>92</b>
12-Month Avg.	727	210	89

# Closed Sales

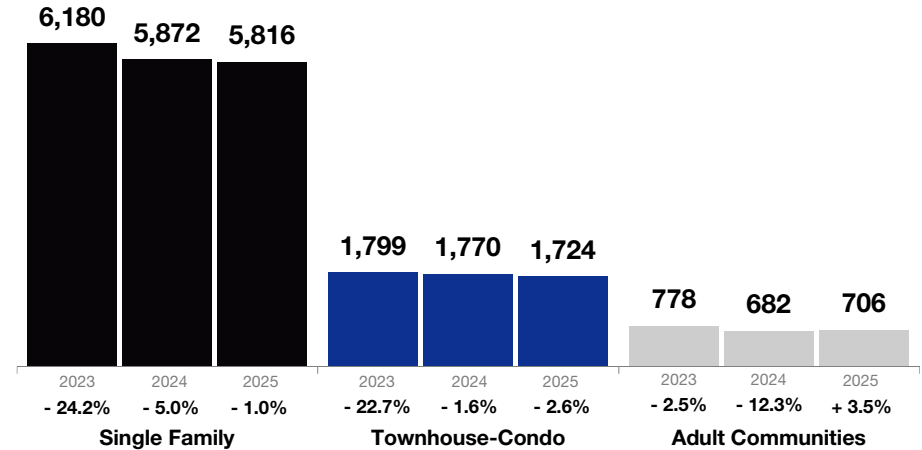
A count of the actual sales that closed in a given month.



## August

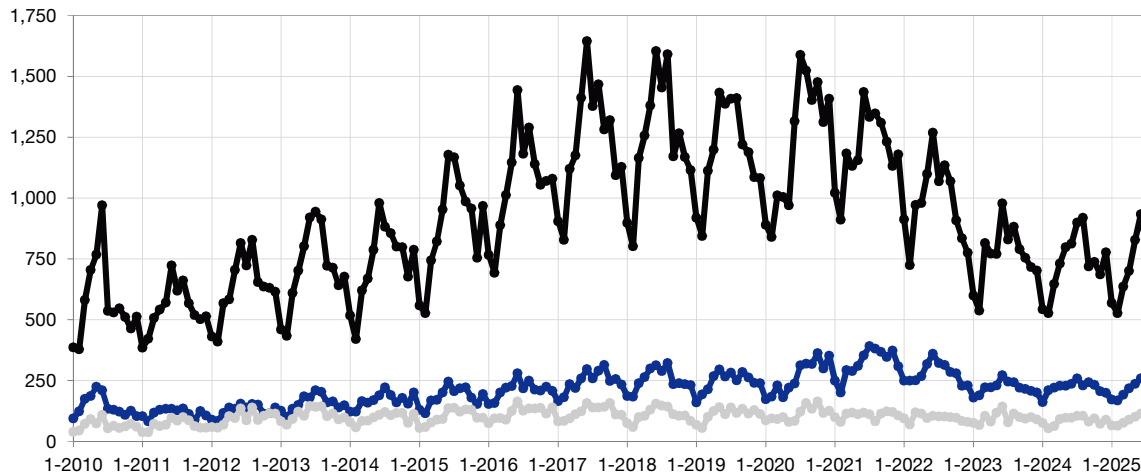


## Year to Date



## 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.

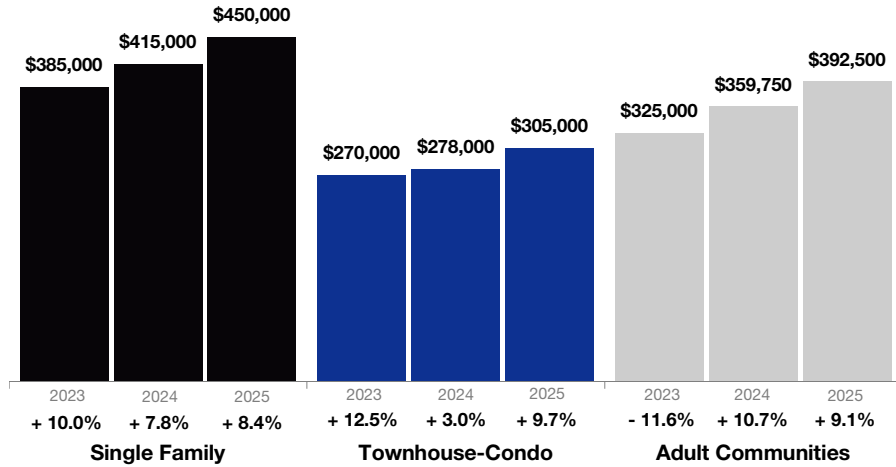
	Single Family	Townhouse-Condo	Adult Communities
September 2024	719	242	81
October 2024	737	232	94
November 2024	686	206	72
December 2024	777	199	88
January 2025	569	171	65
February 2025	527	167	64
March 2025	636	191	76
April 2025	700	218	88
May 2025	828	236	101
June 2025	933	258	114
July 2025	797	245	102
<b>August 2025</b>	<b>826</b>	<b>238</b>	<b>96</b>
12-Month Avg.	728	217	87

# Median Sales Price

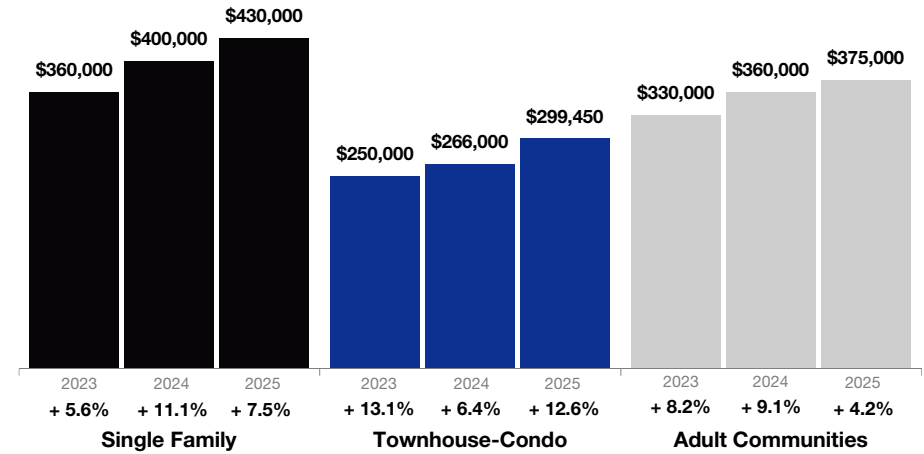
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



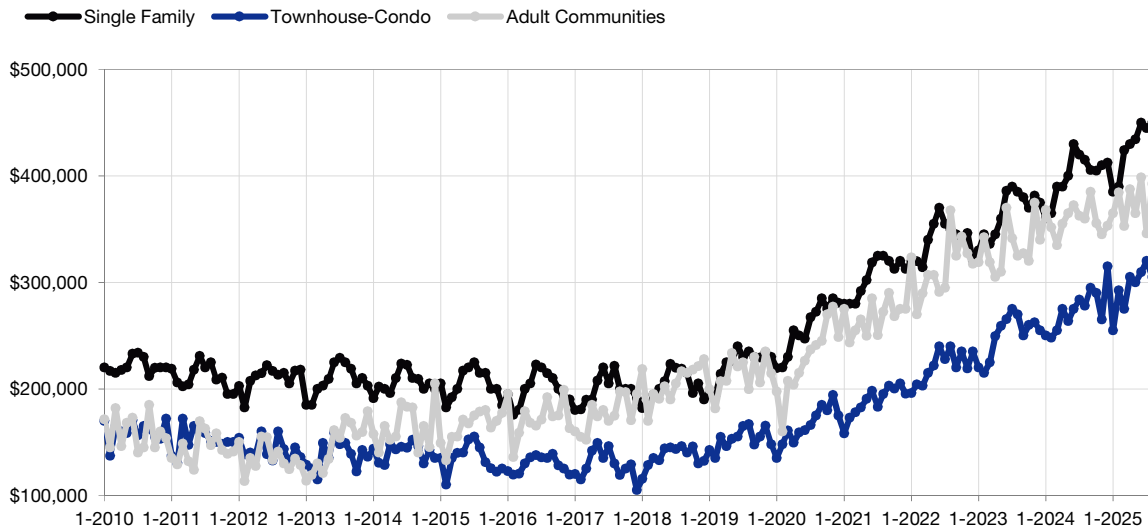
## August



## 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
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	\$424,000	\$275,000	\$353,000
April 2025	\$430,000	\$305,000	\$387,500
May 2025	\$434,450	\$300,000	\$365,000
June 2025	\$450,000	\$309,500	\$398,500
July 2025	\$445,000	\$320,000	\$346,000
August 2025	\$450,000	\$305,000	\$392,500
12-Month Med.*	\$424,900	\$295,000	\$370,000

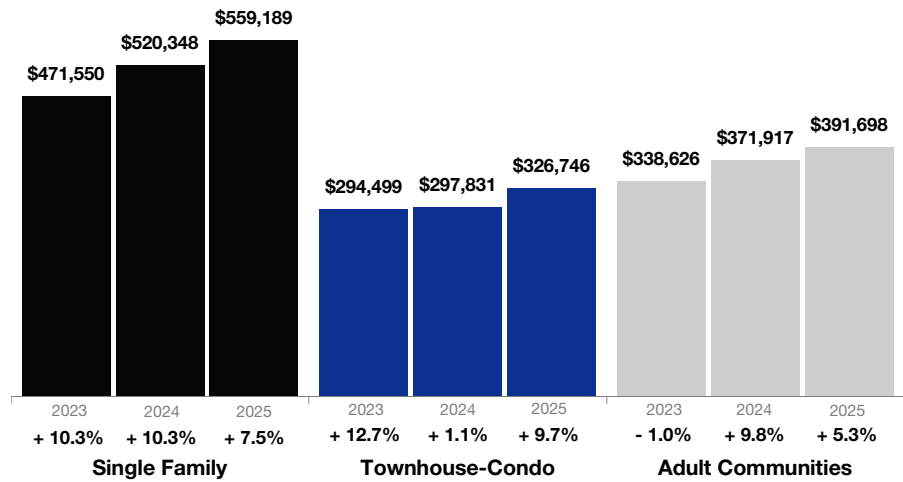
\* Median Sales Price for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

# Average Sales Price

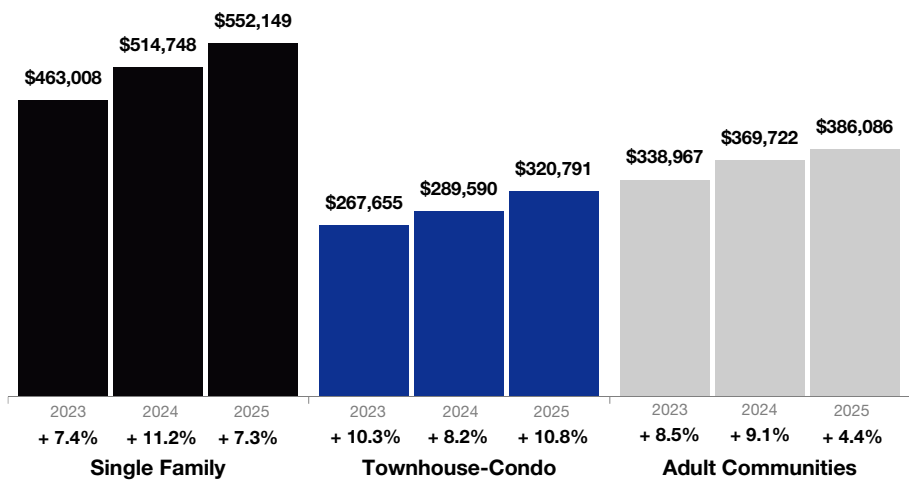
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



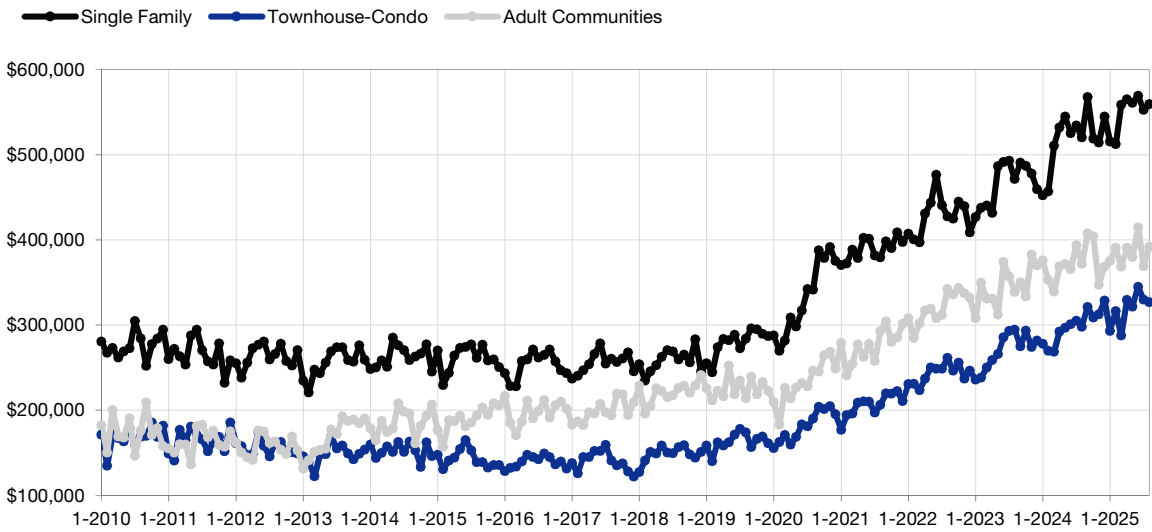
## August



## 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
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	\$544,738	\$328,612	\$368,361
January 2025	\$515,244	\$293,054	\$375,279
February 2025	\$512,228	\$316,297	\$390,494
March 2025	\$558,492	\$287,779	\$368,405
April 2025	\$564,923	\$329,450	\$390,638
May 2025	\$560,751	\$321,309	\$379,570
June 2025	\$569,101	\$344,910	\$414,638
July 2025	\$552,551	\$329,697	\$368,710
August 2025	\$559,189	\$326,746	\$391,698
12-Month Avg.*	\$546,962	\$319,682	\$385,172

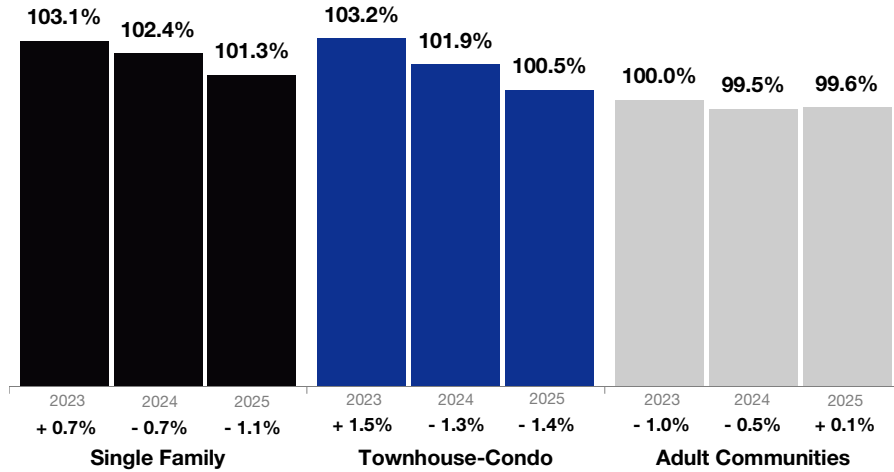
\* Avg. Sales Price for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

# Percent of List Price Received

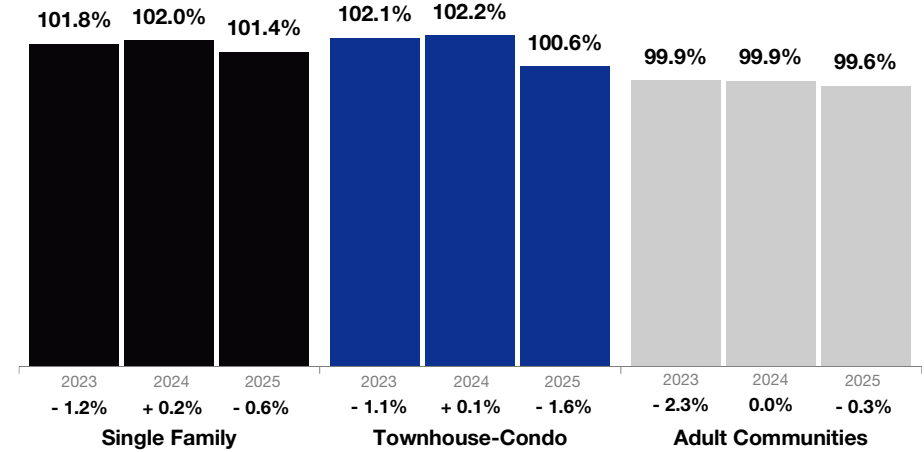
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



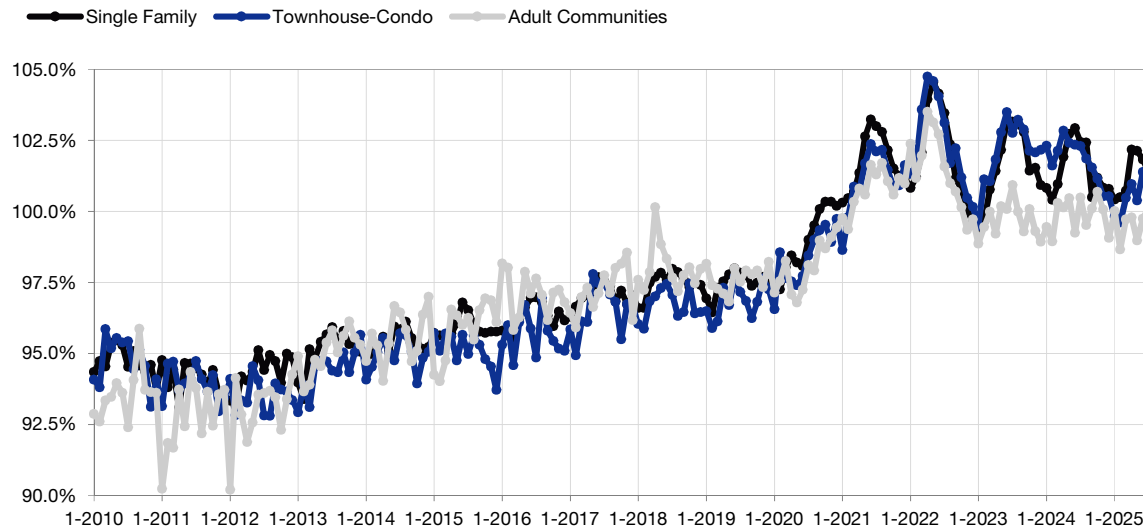
## August



## 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
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%	99.0%
June 2025	101.8%	101.4%	99.7%
July 2025	101.4%	101.1%	100.1%
August 2025	101.3%	100.5%	99.6%
12-Month Avg.*	101.2%	100.7%	99.7%

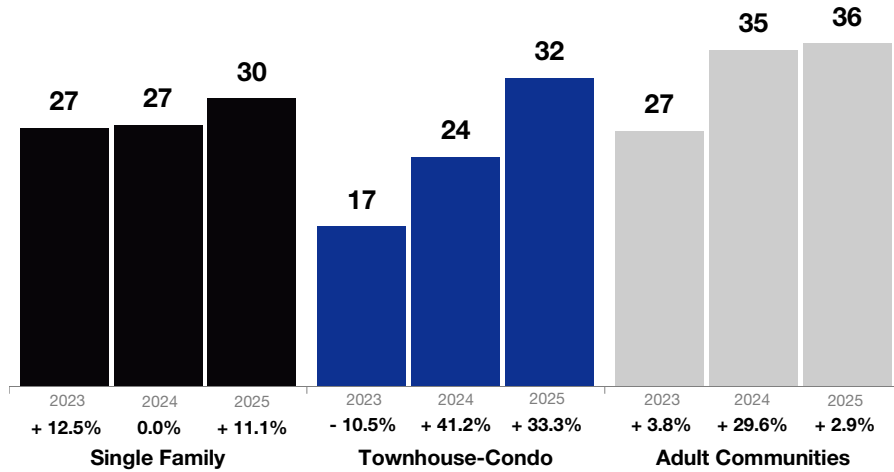
\* Pct. of List Price Received for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

# Days on Market Until Sale

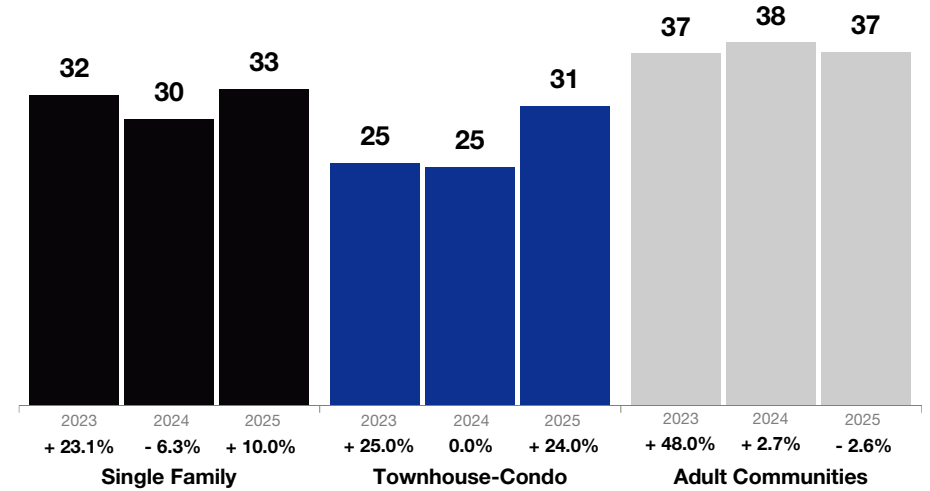
Average number of days between when a property is listed and when an offer is accepted in a given month.



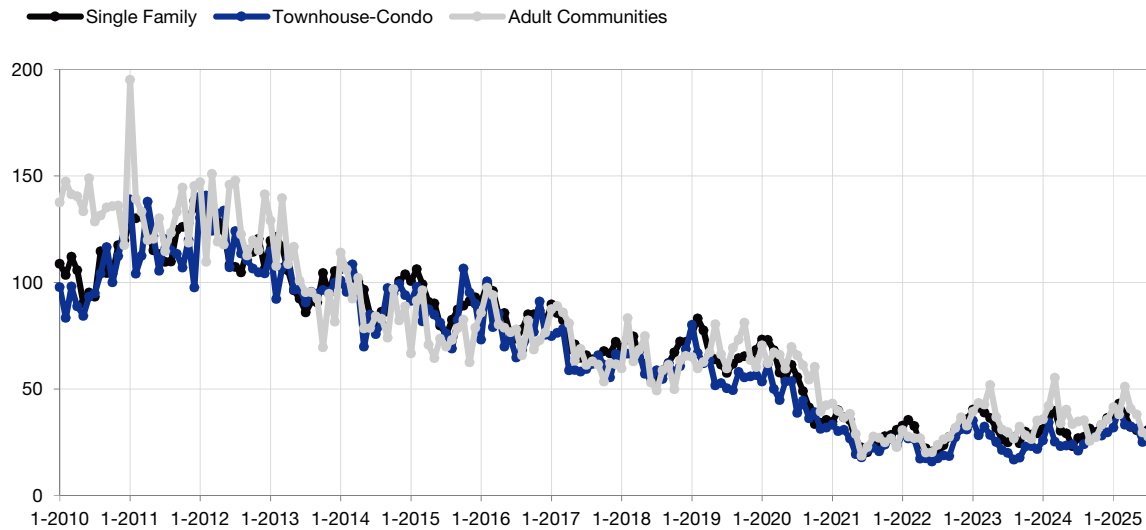
## August



## 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
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	38
June 2025	28	25	29
July 2025	31	27	28
<b>August 2025</b>	<b>30</b>	<b>32</b>	<b>36</b>
12-Month Avg.*	33	30	35

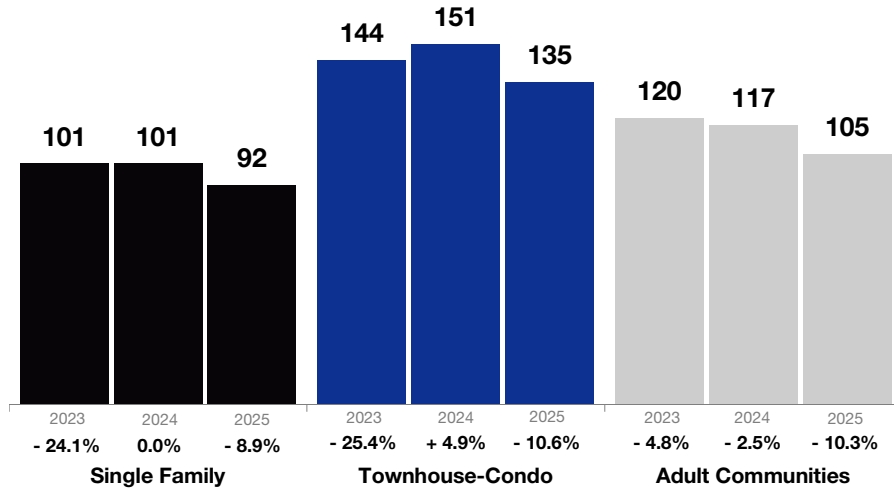
\* Days on Market for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

# Housing Affordability Index

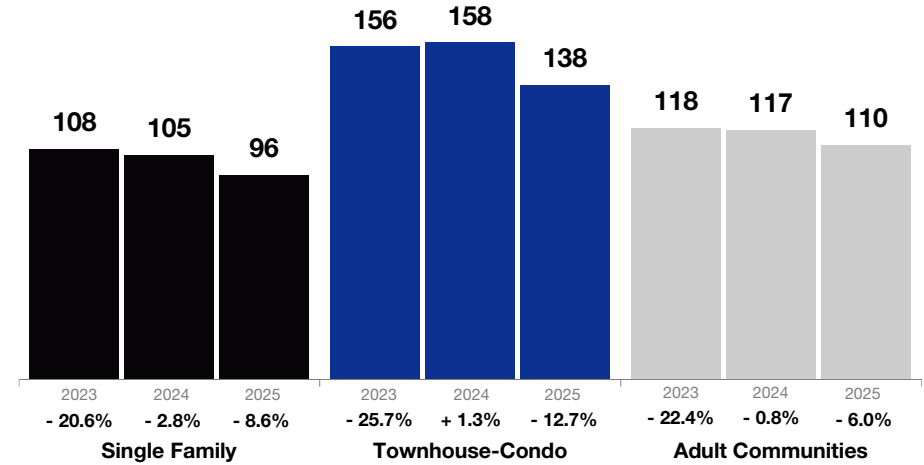


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

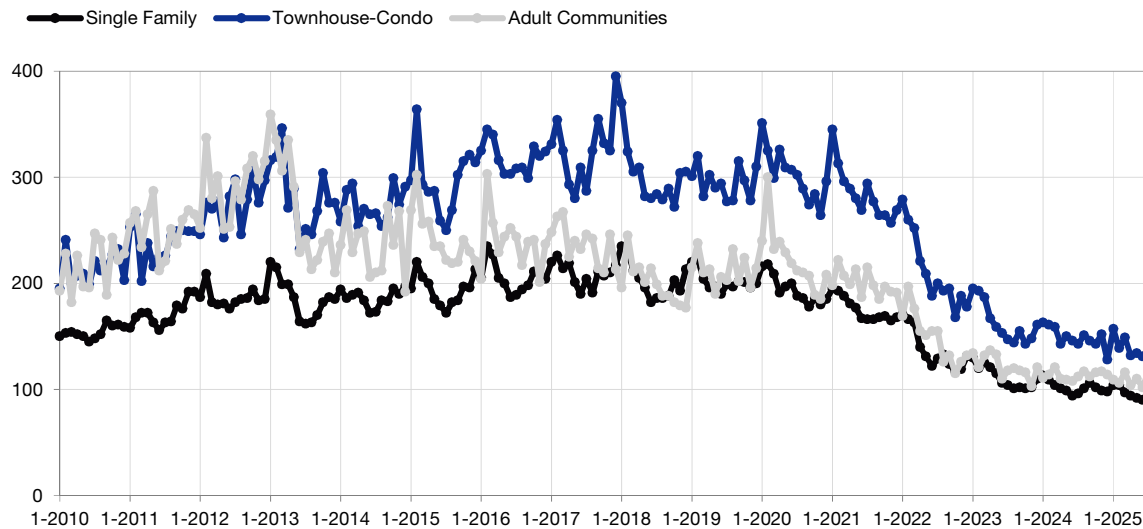
## August



## 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
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	131	102
July 2025	91	127	117
<b>August 2025</b>	<b>92</b>	<b>135</b>	<b>105</b>
12-Month Avg.*	97	139	111

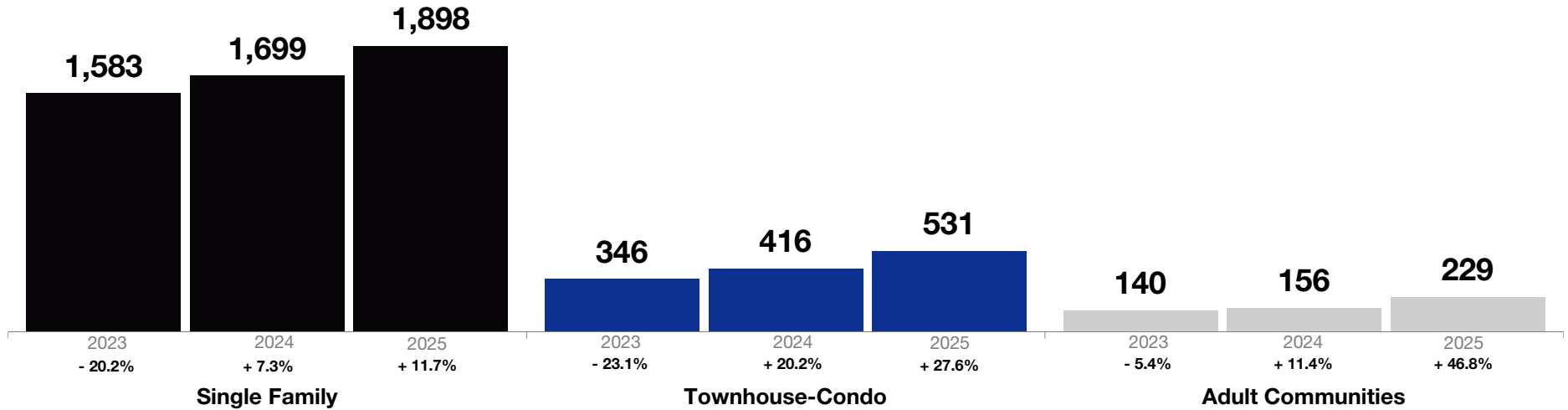
\* Affordability Index for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

# Inventory of Homes for Sale

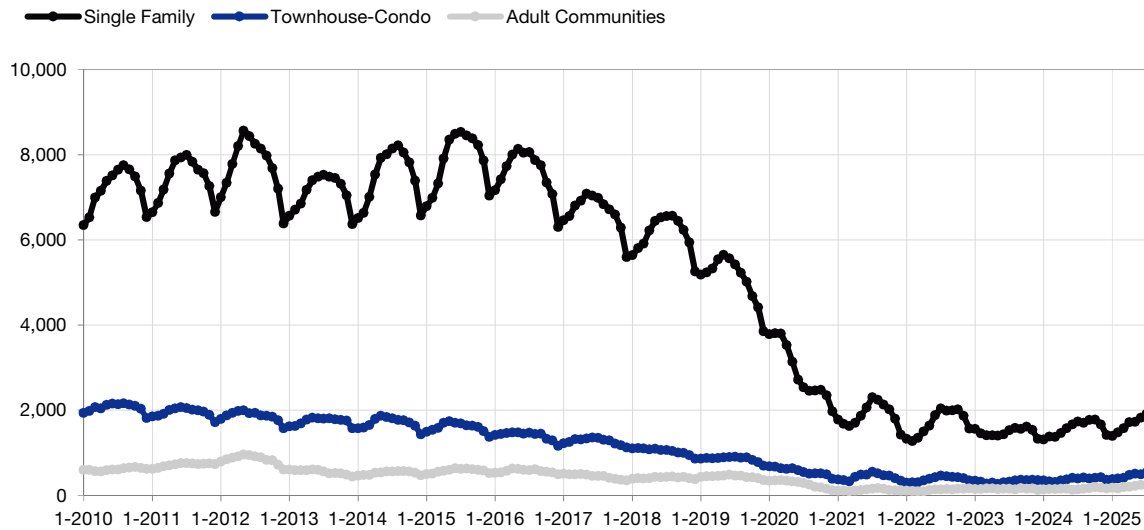
The number of properties available for sale in active status at the end of a given month.



## August



## Historical Inventory of Homes for Sale by Month



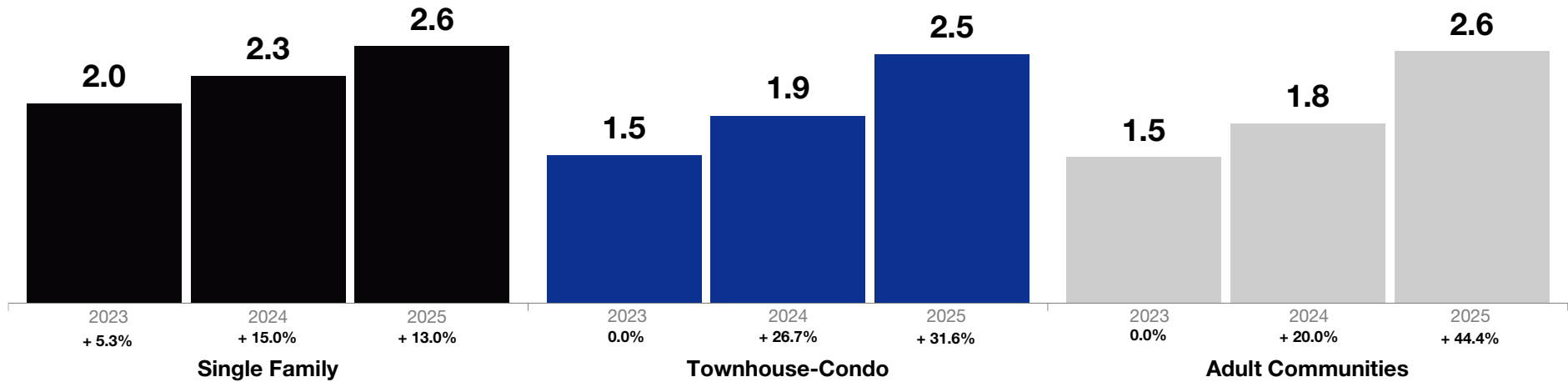
	Single Family	Townhouse-Condo	Adult Communities
September 2024	1,770	394	166
October 2024	1,776	411	191
November 2024	1,661	421	178
December 2024	1,415	366	164
January 2025	1,395	376	174
February 2025	1,475	394	160
March 2025	1,572	407	188
April 2025	1,713	476	197
May 2025	1,722	508	222
June 2025	1,824	493	242
July 2025	1,909	533	246
August 2025	1,898	531	229
12-Month Avg.	1,678	443	196

# Months Supply of Inventory

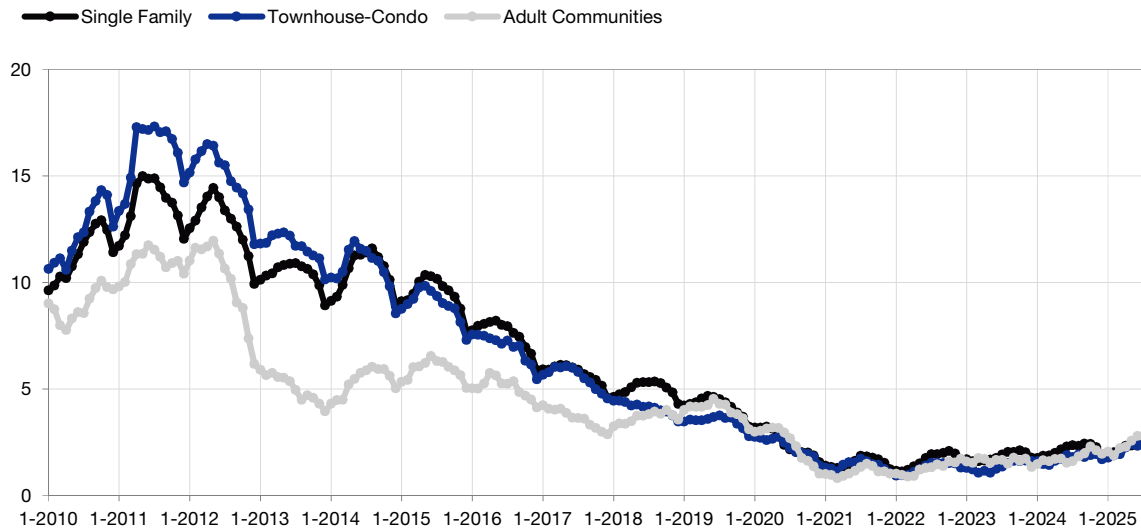
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



## August



## Historical Months Supply of Inventory 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.

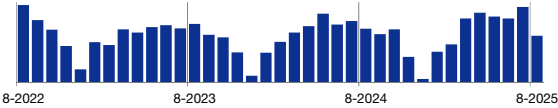









	Single Family	Townhouse-Condo	Adult Communities
September 2024	2.4	1.8	2.0
October 2024	2.4	1.9	2.3
November 2024	2.3	1.9	2.1
December 2024	1.9	1.7	2.0
January 2025	1.9	1.8	2.1
February 2025	2.0	1.9	1.9
March 2025	2.1	1.9	2.2
April 2025	2.3	2.2	2.3
May 2025	2.3	2.4	2.6
June 2025	2.5	2.3	2.8
July 2025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

\* Months Supply for all properties from September 2024 through August 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	8-2024	8-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		1,396	1,302	- 6.7%	11,013	11,508	+ 4.5%
Pending Sales		1,136	1,013	- 10.8%	8,844	8,721	- 1.4%
Closed Sales		1,262	1,180	- 6.5%	8,422	8,345	- 0.9%
Median Sales Price		\$385,000	\$405,000	+ 5.2%	\$365,000	\$390,000	+ 6.8%
Average Sales Price		\$465,905	\$495,104	+ 6.3%	\$453,084	\$487,216	+ 7.5%
Pct. of List Price Received		102.0%	101.0%	- 1.0%	101.8%	101.0%	- 0.8%
Days on Market Until Sale		27	31	+ 14.8%	30	33	+ 10.0%
Housing Affordability Index		109	102	- 6.4%	115	106	- 7.8%
Inventory of Homes for Sale		2,320	2,731	+ 17.7%	--	--	--
Months Supply of Inventory		2.2	2.6	+ 18.2%	--	--	--