

Monthly Indicators



September 2025

U.S. existing-home sales were virtually unchanged from the previous month, dipping just 0.2% to a seasonally adjusted annual rate of 4.0 million units, according to the National Association of REALTORS® (NAR). Most of these transactions went under contract in June and July, when mortgage rates were 40 to 50 basis points higher than current levels. Year-over-year, sales increased 1.8%, with the strongest activity occurring in the Midwest, where the typical home price is 22% below the national median.

- Single Family Closed Sales were up 10.8 percent to 797.
- Townhouse-Condo Closed Sales were down 13.6 percent to 209.
- Adult Communities Closed Sales were up 37.0 percent to 111.
- Single Family Median Sales Price increased 9.7 percent to \$445,000.
- Townhouse-Condo Median Sales Price increased 3.4 percent to \$305,000.
- Adult Communities Median Sales Price decreased 6.0 percent to \$361,800.

Nationally, housing inventory declined for the first time this year, slipping 1.3% month-over-month to 1.53 million units, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the monthly drop, total inventory remained 11.7% higher than the same time last year. Meanwhile, the median existing-home price rose 2% year-over-year to \$422,600, though it was essentially flat compared to the prior month.

Monthly Snapshot

+ 6.3% **+ 15.9%** **+ 8.0%**

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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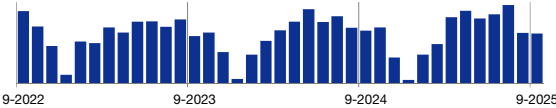
For residential real estate activity in Burlington, Camden, and Ocean Counties. Percent changes are calculated using rounded figures.

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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	9-2024	9-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		948	922	- 2.7%	8,737	8,936	+ 2.3%
Pending Sales		699	666	- 4.7%	6,870	6,812	- 0.8%
Closed Sales		719	797	+ 10.8%	6,591	6,629	+ 0.6%
Median Sales Price		\$405,500	\$445,000	+ 9.7%	\$400,000	\$430,000	+ 7.5%
Average Sales Price		\$567,409	\$597,684	+ 5.3%	\$520,490	\$557,159	+ 7.0%
Pct. of List Price Received		100.5%	100.7%	+ 0.2%	101.8%	101.3%	- 0.5%
Days on Market Until Sale		31	33	+ 6.5%	30	33	+ 10.0%
Housing Affordability Index		106	95	- 10.4%	108	98	- 9.3%
Inventory of Homes for Sale		1,771	1,884	+ 6.4%	--	--	--
Months Supply of Inventory		2.4	2.6	+ 8.3%	--	--	--

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	9-2024	9-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		247	285	+ 15.4%	2,480	2,661	+ 7.3%
Pending Sales		215	175	- 18.6%	2,084	1,970	- 5.5%
Closed Sales		242	209	- 13.6%	2,012	1,934	- 3.9%
Median Sales Price		\$295,000	\$305,000	+ 3.4%	\$270,000	\$300,000	+ 11.1%
Average Sales Price		\$321,063	\$318,111	- 0.9%	\$293,379	\$320,454	+ 9.2%
Pct. of List Price Received		101.5%	99.6%	- 1.9%	102.2%	100.5%	- 1.7%
Days on Market Until Sale		26	38	+ 46.2%	25	32	+ 28.0%
Housing Affordability Index		146	138	- 5.5%	159	141	- 11.3%
Inventory of Homes for Sale		394	565	+ 43.4%	--	--	--
Months Supply of Inventory		1.8	2.7	+ 50.0%	--	--	--

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.



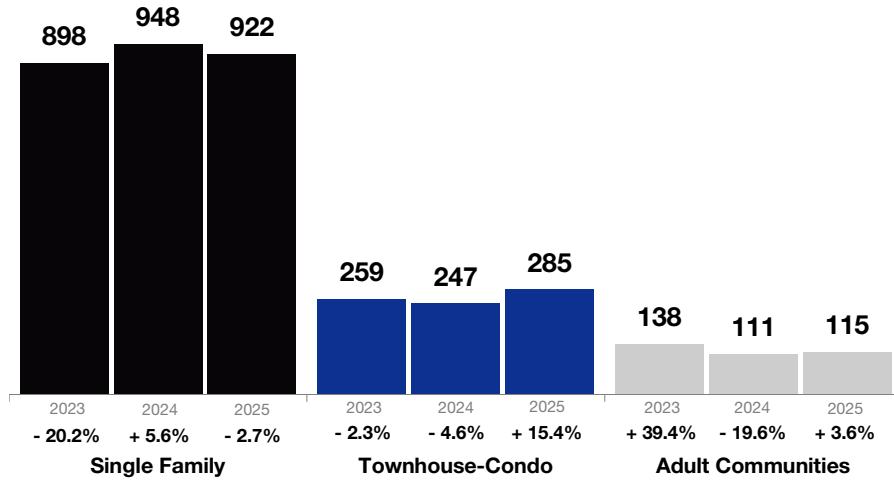
Key Metrics	Historical Sparklines	9-2024	9-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		111	115	+ 3.6%	947	1,089	+ 15.0%
Pending Sales		89	85	- 4.5%	782	849	+ 8.6%
Closed Sales		81	111	+ 37.0%	763	817	+ 7.1%
Median Sales Price		\$385,000	\$361,800	- 6.0%	\$365,000	\$372,500	+ 2.1%
Average Sales Price		\$407,599	\$375,708	- 7.8%	\$373,743	\$384,676	+ 2.9%
Pct. of List Price Received		100.1%	99.3%	- 0.8%	99.9%	99.6%	- 0.3%
Days on Market Until Sale		25	38	+ 52.0%	36	37	+ 2.8%
Housing Affordability Index		112	117	+ 4.5%	118	113	- 4.2%
Inventory of Homes for Sale		166	240	+ 44.6%	--	--	--
Months Supply of Inventory		2.0	2.7	+ 35.0%	--	--	--

New Listings

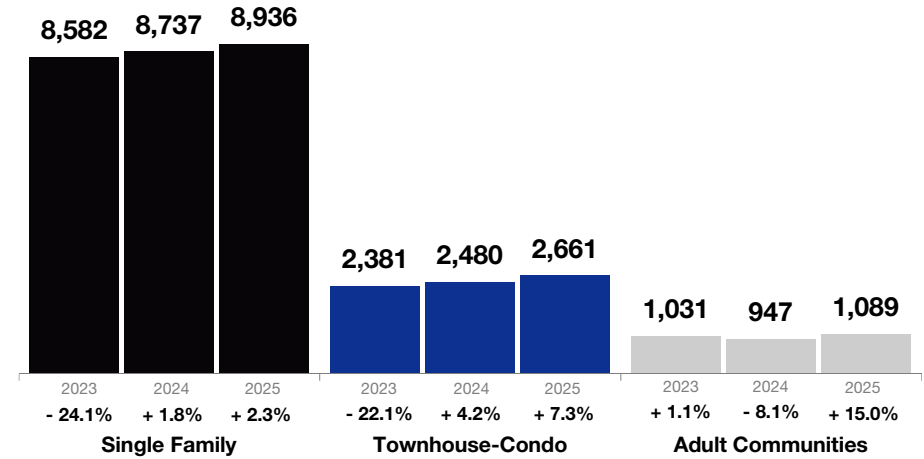
A count of the properties that have been newly listed on the market in a given month.



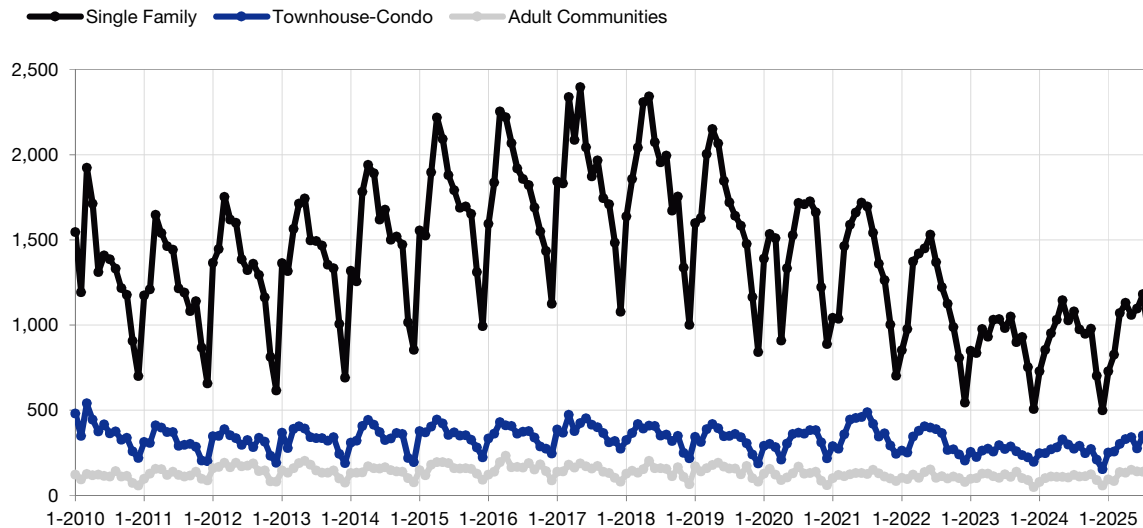
September



Year to Date



Historical New Listings by Month



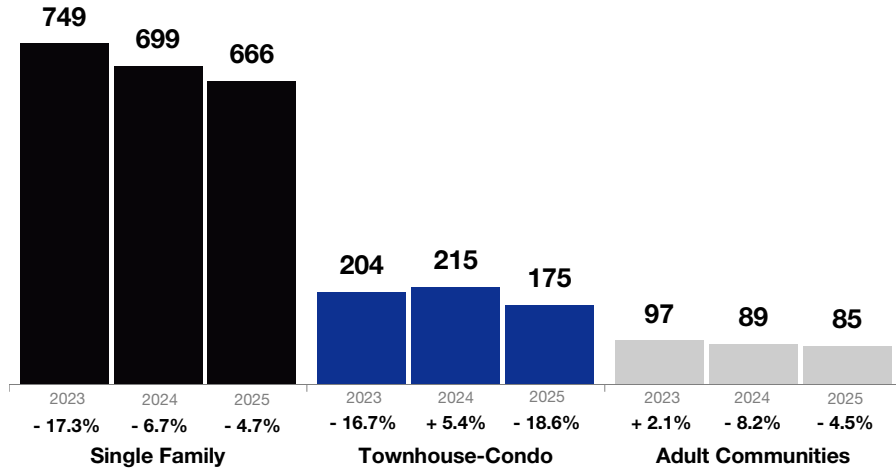
	Single Family	Townhouse-Condo	Adult Communities
October 2024	977	271	122
November 2024	702	209	90
December 2024	498	152	57
January 2025	728	251	93
February 2025	825	257	84
March 2025	1,070	301	136
April 2025	1,129	330	133
May 2025	1,058	341	150
June 2025	1,096	275	140
July 2025	1,181	351	137
August 2025	927	270	101
September 2025	922	285	115
12-Month Avg.	926	274	113

Pending Sales

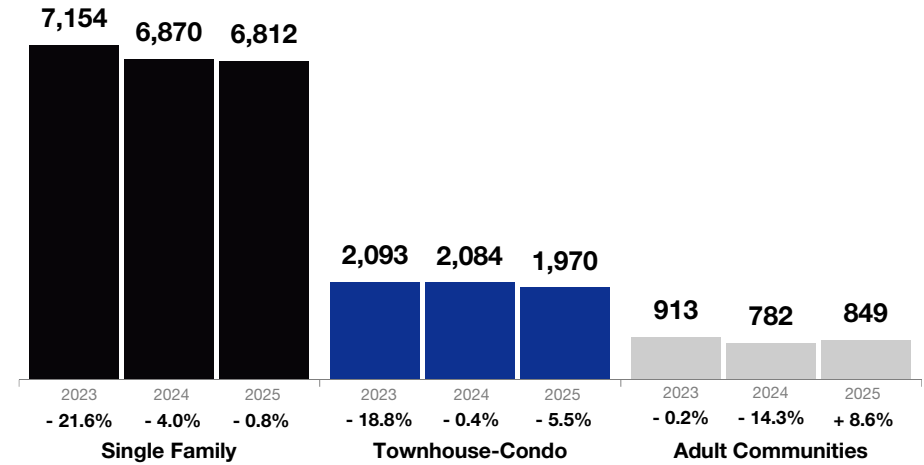
A count of the properties on which offers have been accepted in a given month.



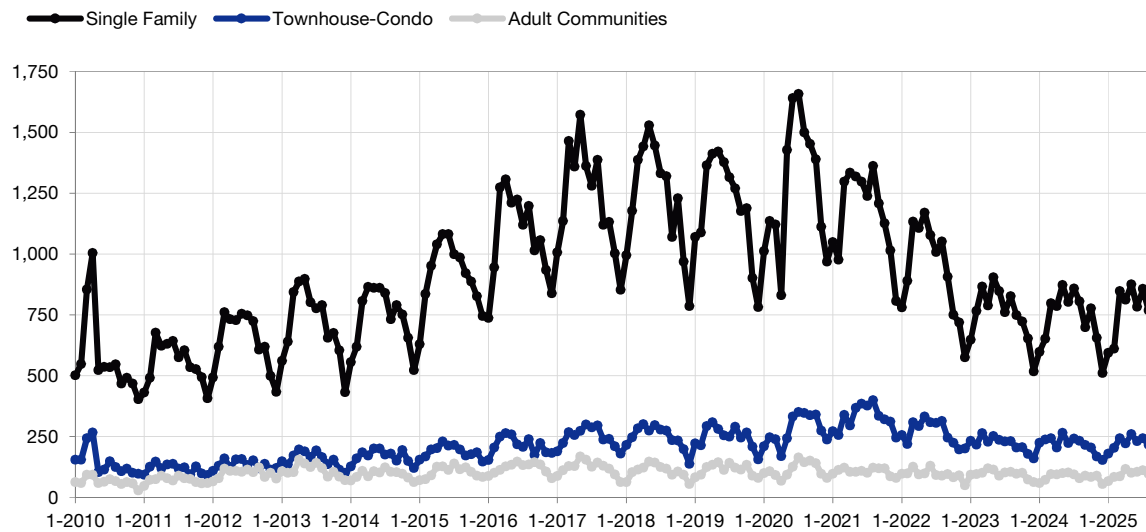
September



Year to Date



Historical Pending Sales by Month



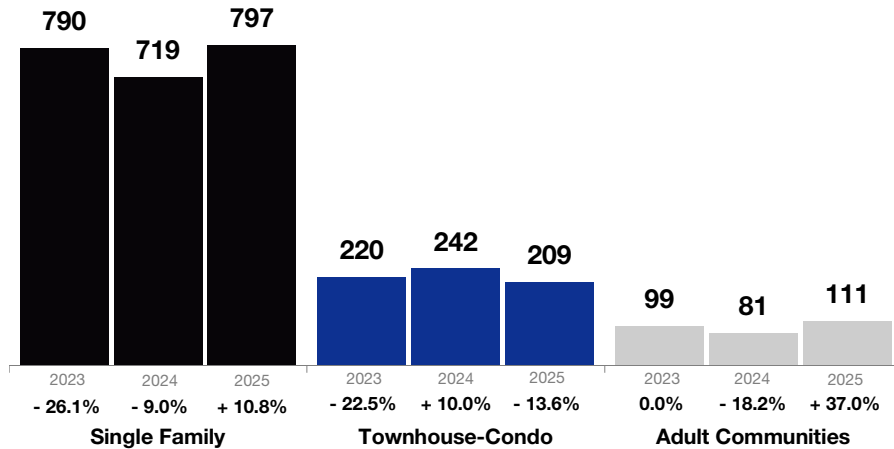
	Single Family	Townhouse-Condo	Adult Communities
October 2024	777	204	83
November 2024	656	167	88
December 2024	511	153	55
January 2025	593	180	66
February 2025	611	203	84
March 2025	847	242	86
April 2025	812	221	116
May 2025	875	259	101
June 2025	783	231	104
July 2025	857	243	111
August 2025	768	216	96
September 2025	666	175	85
12-Month Avg.	730	208	90

Closed Sales

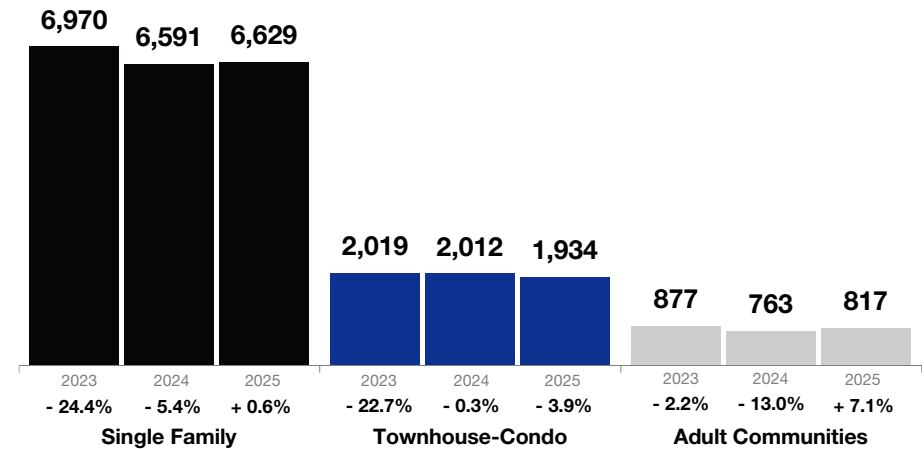
A count of the actual sales that closed in a given month.



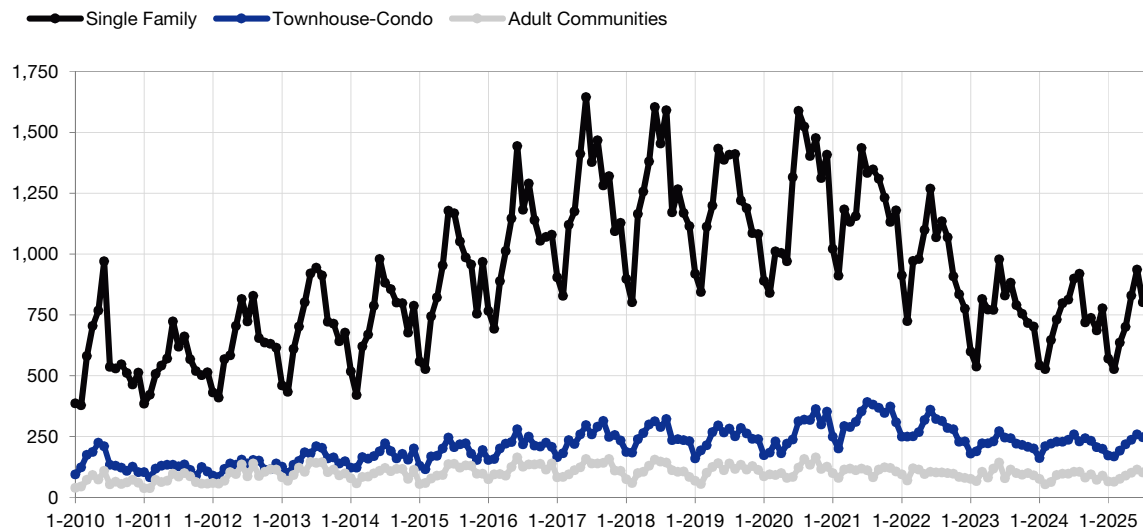
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Year to Date



Historical Closed Sales by Month



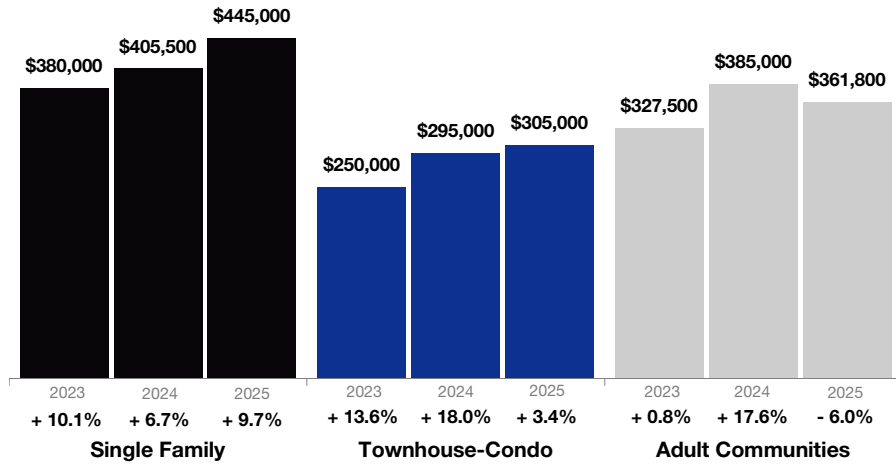
	Single Family	Townhouse-Condo	Adult Communities
October 2024	737	232	94
November 2024	686	206	72
December 2024	777	199	88
January 2025	570	171	65
February 2025	527	167	64
March 2025	636	191	76
April 2025	700	218	88
May 2025	829	236	101
June 2025	935	258	114
July 2025	801	246	102
August 2025	834	238	96
September 2025	797	209	111
12-Month Avg.	736	214	89

Median Sales Price

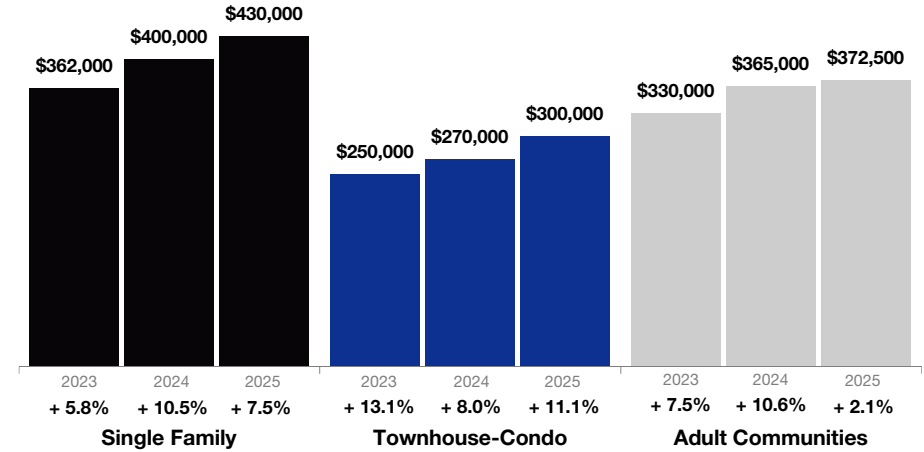
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



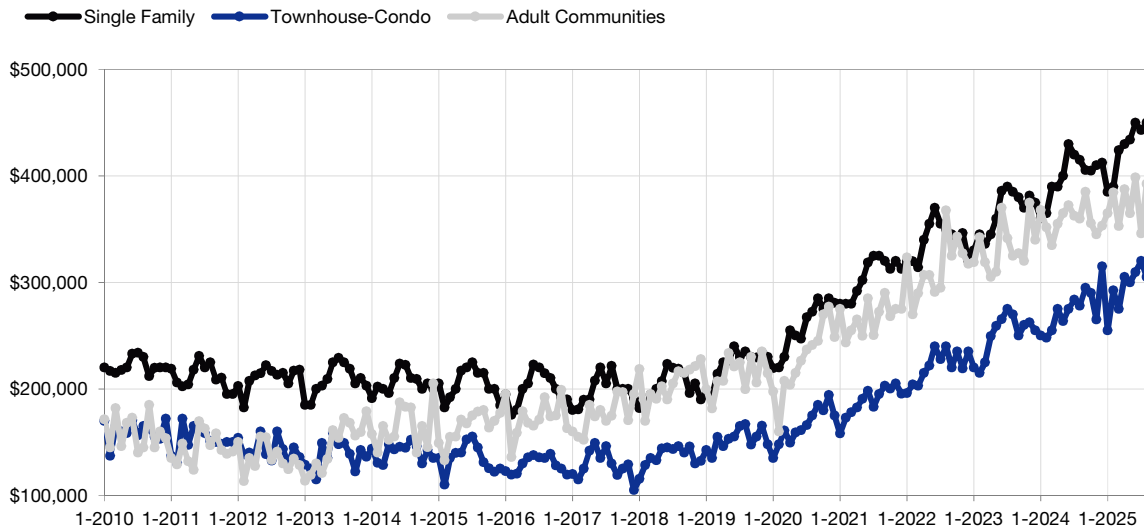
September



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
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	\$434,000	\$300,000	\$365,000
June 2025	\$450,000	\$309,500	\$398,500
July 2025	\$443,000	\$320,000	\$346,000
August 2025	\$450,000	\$305,000	\$392,500
September 2025	\$445,000	\$305,000	\$361,800
12-Month Med.*	\$425,000	\$298,000	\$365,000

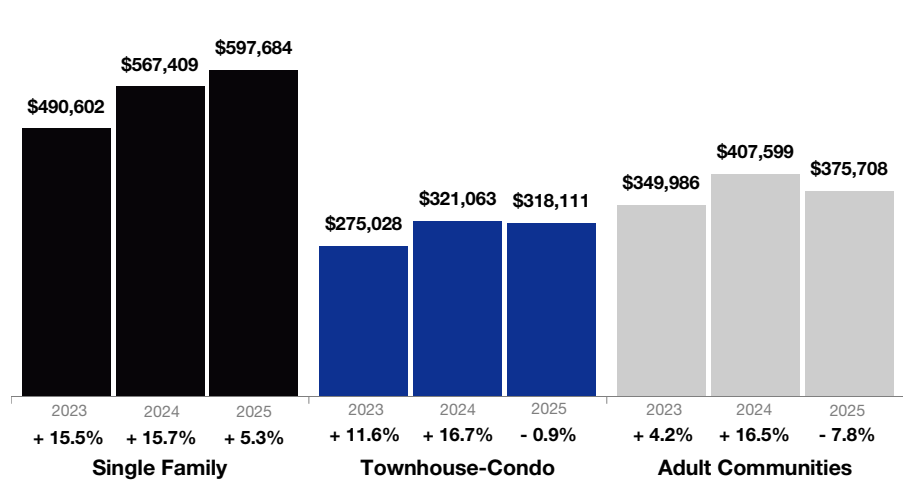
* Median Sales Price for all properties from October 2024 through September 2025. This is not the average of the individual figures above.

Average Sales Price

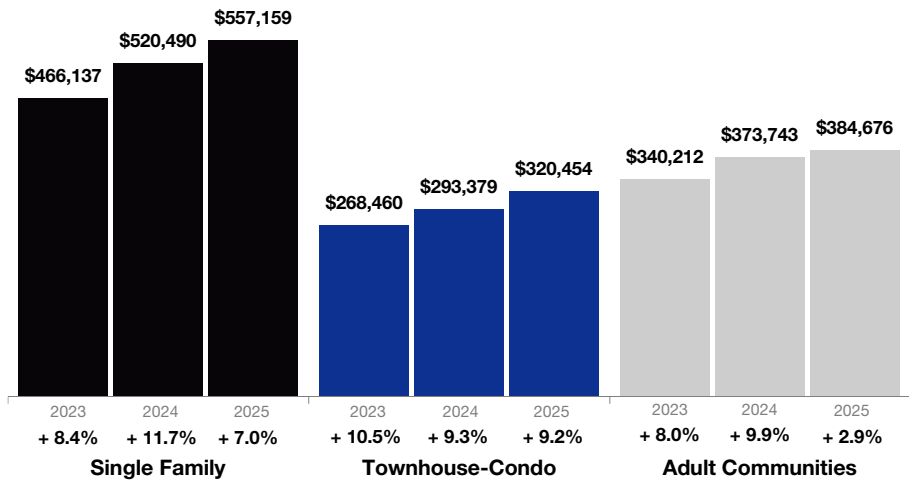
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



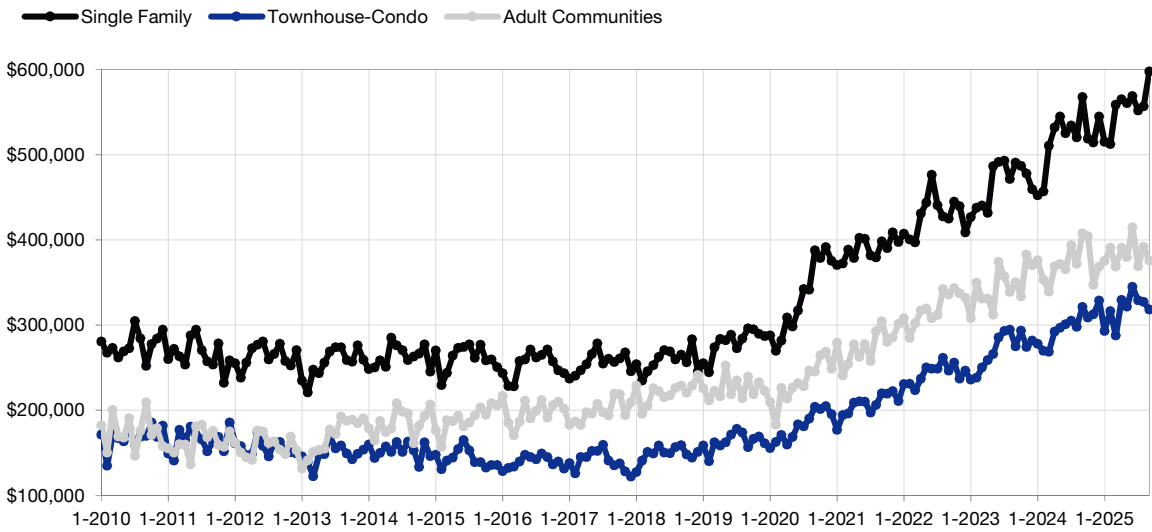
September



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
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	\$515,005	\$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	\$560,526	\$321,309	\$379,570
June 2025	\$568,781	\$344,910	\$414,638
July 2025	\$551,876	\$329,045	\$368,710
August 2025	\$556,817	\$327,001	\$391,698
September 2025	\$597,684	\$318,111	\$375,708
12-Month Avg.*	\$549,536	\$319,389	\$382,495

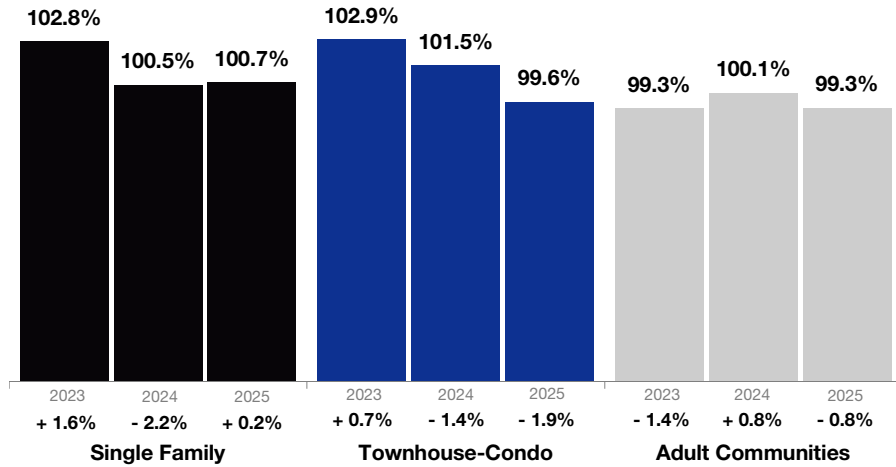
* Avg. Sales Price for all properties from October 2024 through September 2025. This is not the average of the individual figures above.

Percent of List Price Received

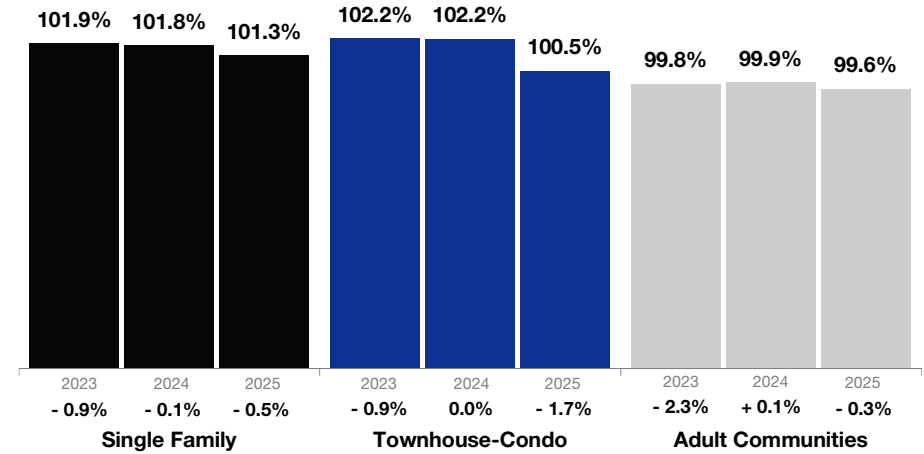
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



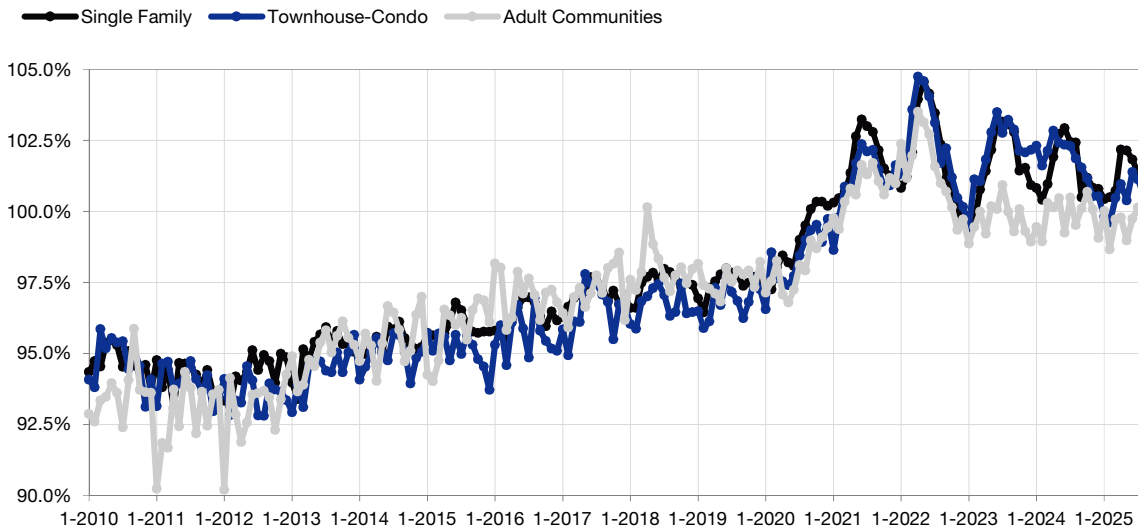
September



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
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	101.3%	101.1%	100.1%
August 2025	101.3%	100.6%	99.6%
September 2025	100.7%	99.6%	99.3%
12-Month Avg.*	101.2%	100.6%	99.7%

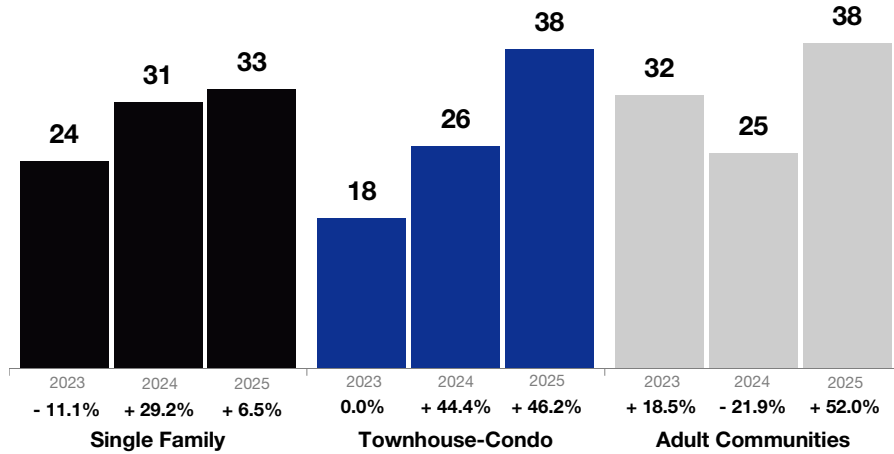
* Pct. of List Price Received for all properties from October 2024 through September 2025. This is not the average of the individual figures above.

Days on Market Until Sale

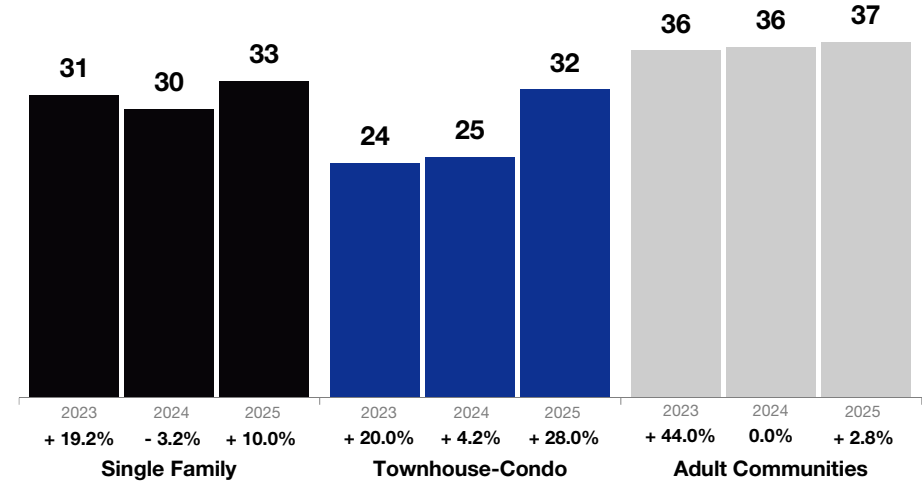
Average number of days between when a property is listed and when an offer is accepted in a given month.



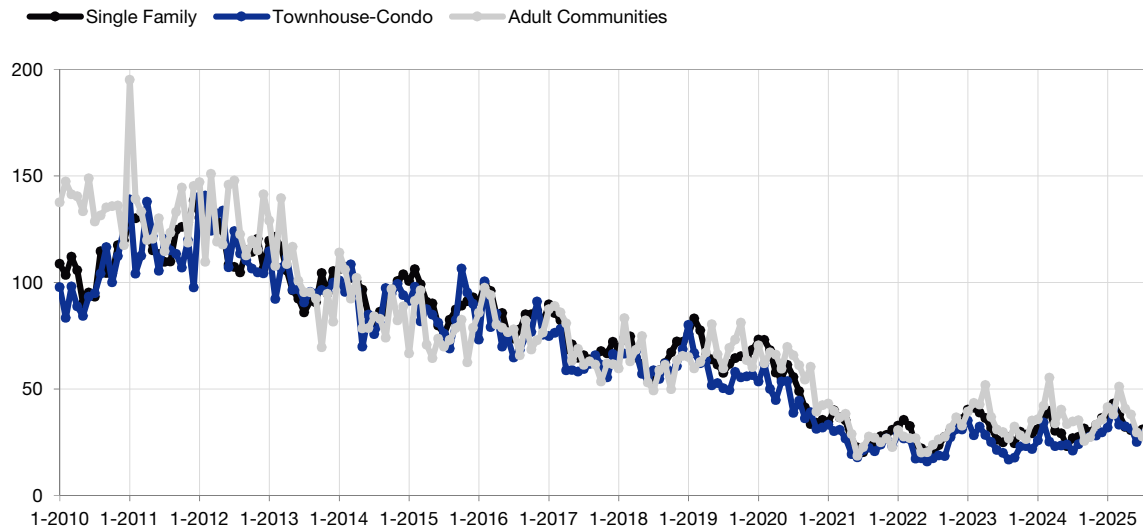
September



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
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	29	28
August 2025	30	32	36
September 2025	33	38	38
12-Month Avg.*	33	31	36

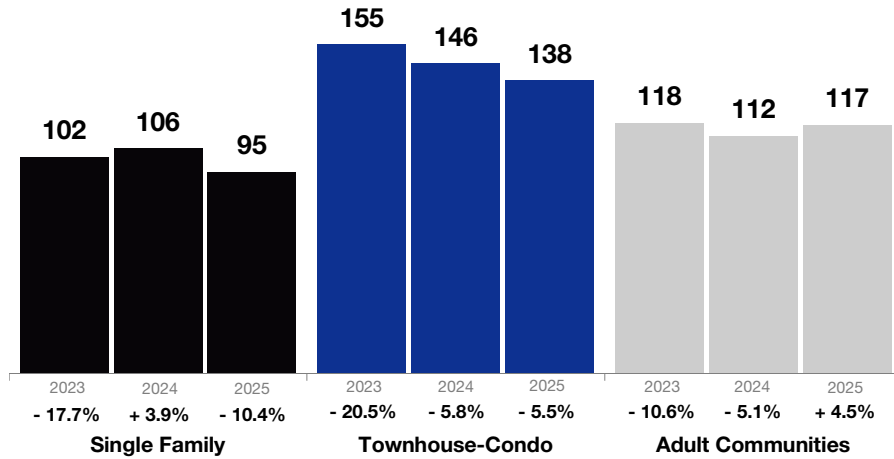
* Days on Market for all properties from October 2024 through September 2025. This is not the average of the individual figures above.

Housing Affordability Index

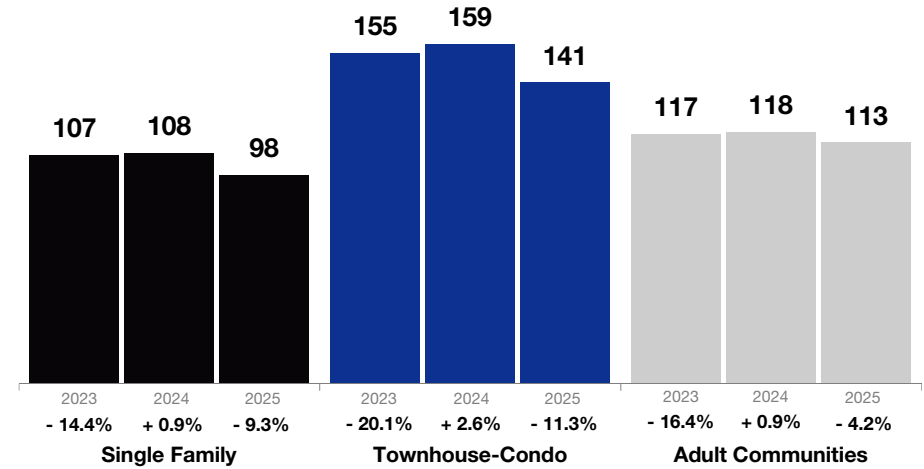


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

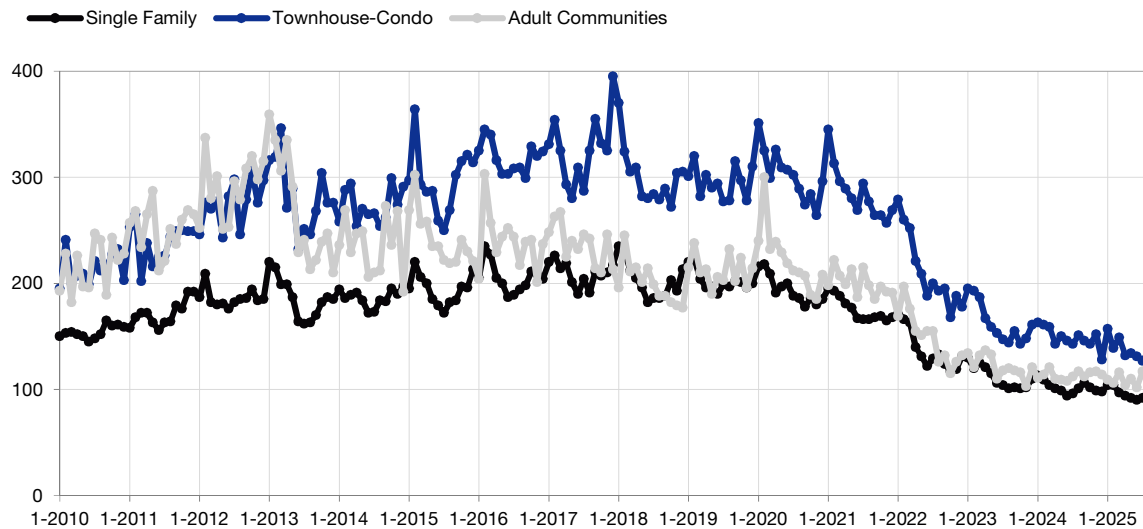
September



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
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	92	127	117
August 2025	92	135	105
September 2025	95	138	117
12-Month Avg.*	97	139	111

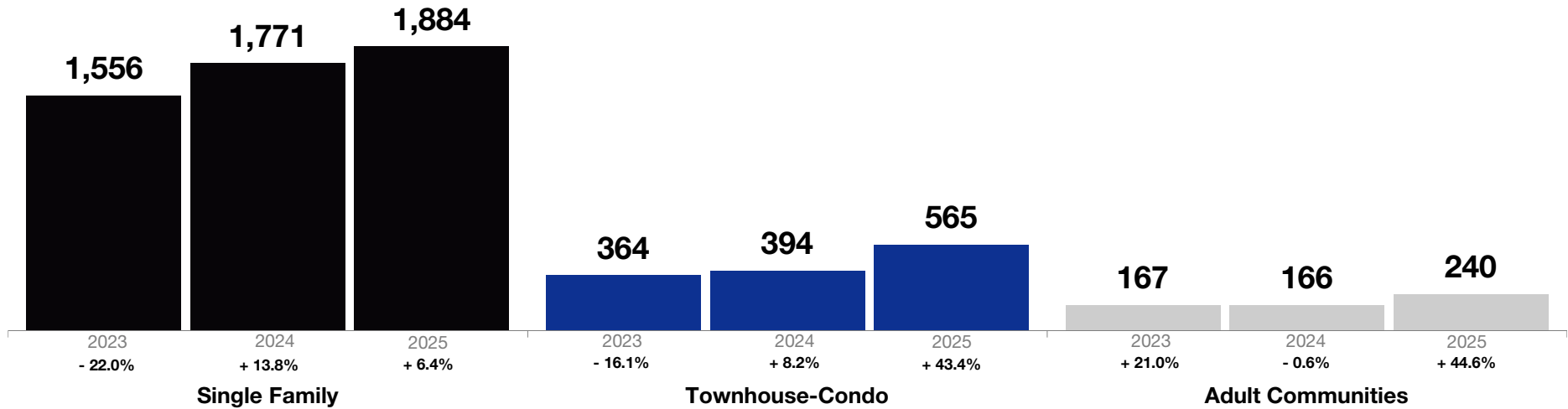
* Affordability Index for all properties from October 2024 through September 2025. This is not the average of the individual figures above.

Inventory of Homes for Sale

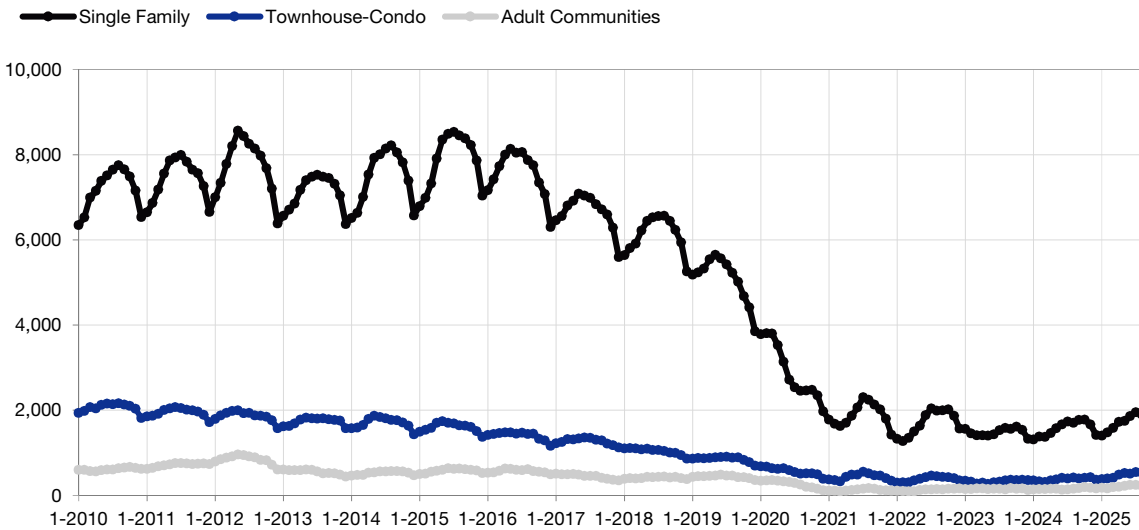
The number of properties available for sale in active status at the end of a given month.



September



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.

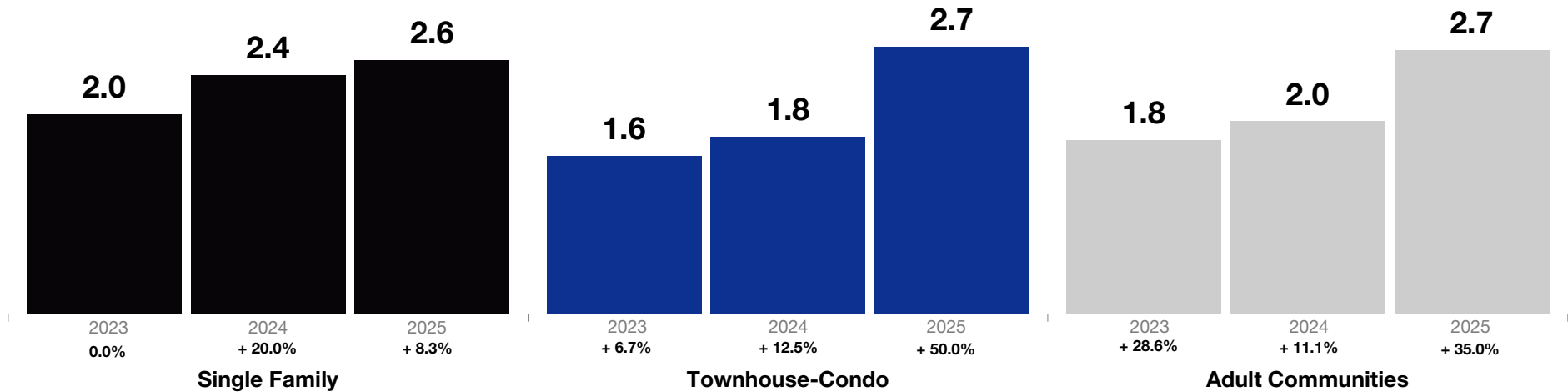
	Single Family	Townhouse-Condo	Adult Communities
October 2024	1,777	411	191
November 2024	1,662	421	178
December 2024	1,418	366	164
January 2025	1,399	376	174
February 2025	1,479	394	160
March 2025	1,578	411	188
April 2025	1,722	482	197
May 2025	1,746	520	222
June 2025	1,856	505	243
July 2025	1,948	543	247
August 2025	1,907	534	231
September 2025	1,884	565	240
12-Month Avg.	1,698	461	203

Months Supply of Inventory

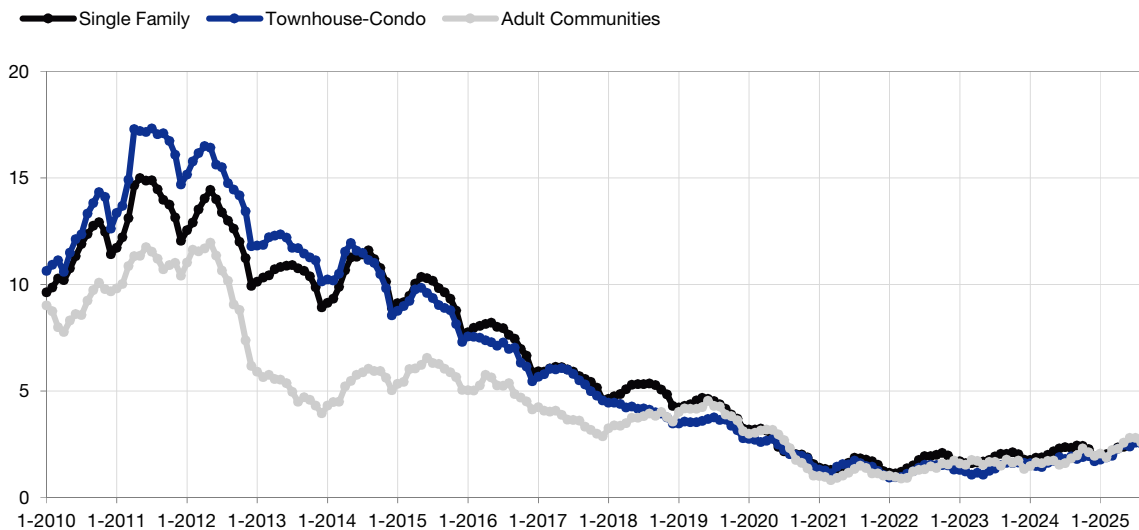
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



September



Historical Months Supply of Inventory by Month



	Single Family	Townhouse-Condo	Adult Communities
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	2.3	2.3
May 2025	2.4	2.5	2.6
June 2025	2.5	2.4	2.8
July 2025	2.6	2.6	2.8
August 2025	2.6	2.5	2.6
September 2025	2.6	2.7	2.7
12-Month Avg.*	2.3	2.2	2.3

* Months Supply for all properties from October 2024 through September 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	9-2024	9-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		1,323	1,338	+ 1.1%	12,336	12,886	+ 4.5%
Pending Sales		1,017	937	- 7.9%	9,861	9,745	- 1.2%
Closed Sales		1,058	1,125	+ 6.3%	9,480	9,487	+ 0.1%
Median Sales Price		\$375,000	\$405,000	+ 8.0%	\$367,000	\$394,500	+ 7.5%
Average Sales Price		\$494,240	\$521,438	+ 5.5%	\$457,677	\$491,033	+ 7.3%
Pct. of List Price Received		100.6%	100.3%	- 0.3%	101.7%	101.0%	- 0.7%
Days on Market Until Sale		30	34	+ 13.3%	30	33	+ 10.0%
Housing Affordability Index		115	104	- 9.6%	117	107	- 8.5%
Inventory of Homes for Sale		2,377	2,755	+ 15.9%	--	--	--
Months Supply of Inventory		2.3	2.7	+ 17.4%	--	--	--