

Monthly Indicators



October 2025

U.S. existing-home sales climbed 1.5% month-over-month and 4.1% year-over-year, reaching a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). The increase was partly driven by falling mortgage rates, which recently hit their lowest level in more than a year. Regionally, monthly sales advanced in the Northeast, South, and West, while the Midwest experienced a slight decline.

- Single Family Closed Sales were up 3.4 percent to 762.
- Townhouse-Condo Closed Sales were down 3.0 percent to 225.
- Adult Communities Closed Sales were up 1.1 percent to 95.
- Single Family Median Sales Price increased 3.7 percent to \$420,000.
- Townhouse-Condo Median Sales Price increased 3.4 percent to \$300,000.
- Adult Communities Median Sales Price increased 13.8 percent to \$405,000.

Housing inventory edged up 1.3% from the previous month to 1.55 million units, 14.0% higher than the same period last year. This represents a 4.6-month supply at the current sales pace, according to NAR. The median existing-home price grew 2.1% year-over-year to \$415,200, continuing the trend of annual price gains. The Midwest saw the largest year-over-year increase in median sales price, followed by the Northeast and South, while prices remained mostly flat in the West.

Monthly Snapshot

+ 0.8% **+ 13.0%** **+ 2.7%**

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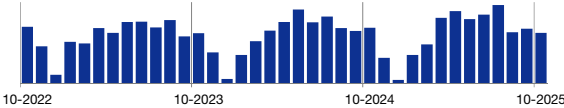
For residential real estate activity in Burlington, Camden, and Ocean Counties. Percent changes are calculated using rounded figures.

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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	10-2024	10-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		978	930	- 4.9%	9,714	9,930	+ 2.2%
Pending Sales		777	681	- 12.4%	7,647	7,609	- 0.5%
Closed Sales		737	762	+ 3.4%	7,328	7,410	+ 1.1%
Median Sales Price		\$405,000	\$420,000	+ 3.7%	\$400,500	\$430,000	+ 7.4%
Average Sales Price		\$518,853	\$559,365	+ 7.8%	\$520,325	\$557,304	+ 7.1%
Pct. of List Price Received		101.2%	100.0%	- 1.2%	101.8%	101.2%	- 0.6%
Days on Market Until Sale		30	37	+ 23.3%	30	33	+ 10.0%
Housing Affordability Index		102	102	0.0%	103	99	- 3.9%
Inventory of Homes for Sale		1,780	1,845	+ 3.7%	--	--	--
Months Supply of Inventory		2.4	2.5	+ 4.2%	--	--	--

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	10-2024	10-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		271	322	+ 18.8%	2,751	3,005	+ 9.2%
Pending Sales		204	211	+ 3.4%	2,288	2,219	- 3.0%
Closed Sales		232	225	- 3.0%	2,244	2,167	- 3.4%
Median Sales Price		\$290,000	\$300,000	+ 3.4%	\$272,250	\$300,000	+ 10.2%
Average Sales Price		\$308,846	\$313,805	+ 1.6%	\$294,980	\$319,527	+ 8.3%
Pct. of List Price Received		101.2%	99.7%	- 1.5%	102.0%	100.4%	- 1.6%
Days on Market Until Sale		28	31	+ 10.7%	25	32	+ 28.0%
Housing Affordability Index		143	142	- 0.7%	152	142	- 6.6%
Inventory of Homes for Sale		411	603	+ 46.7%	--	--	--
Months Supply of Inventory		1.9	2.8	+ 47.4%	--	--	--

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.



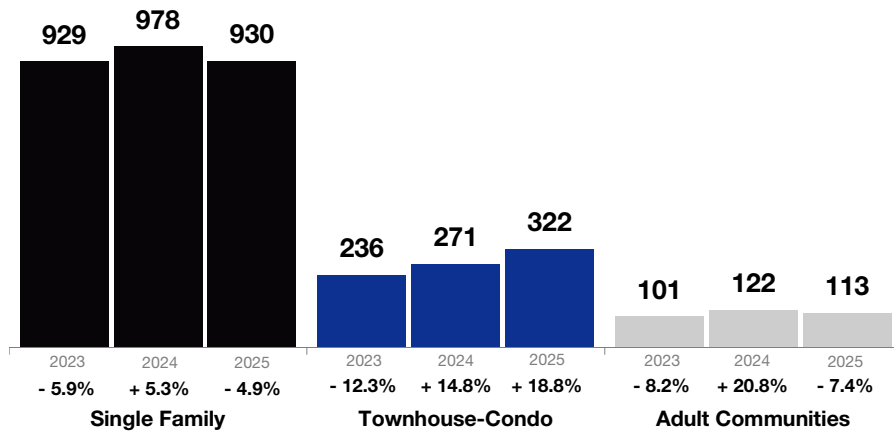
Key Metrics	Historical Sparklines	10-2024	10-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		122	113	- 7.4%	1,069	1,205	+ 12.7%
Pending Sales		83	81	- 2.4%	865	944	+ 9.1%
Closed Sales		94	95	+ 1.1%	857	913	+ 6.5%
Median Sales Price		\$355,750	\$405,000	+ 13.8%	\$365,000	\$379,000	+ 3.8%
Average Sales Price		\$404,055	\$415,914	+ 2.9%	\$377,068	\$387,757	+ 2.8%
Pct. of List Price Received		100.7%	99.7%	- 1.0%	100.0%	99.6%	- 0.4%
Days on Market Until Sale		27	40	+ 48.1%	35	37	+ 5.7%
Housing Affordability Index		116	105	- 9.5%	113	113	0.0%
Inventory of Homes for Sale		191	236	+ 23.6%	--	--	--
Months Supply of Inventory		2.3	2.6	+ 13.0%	--	--	--

New Listings

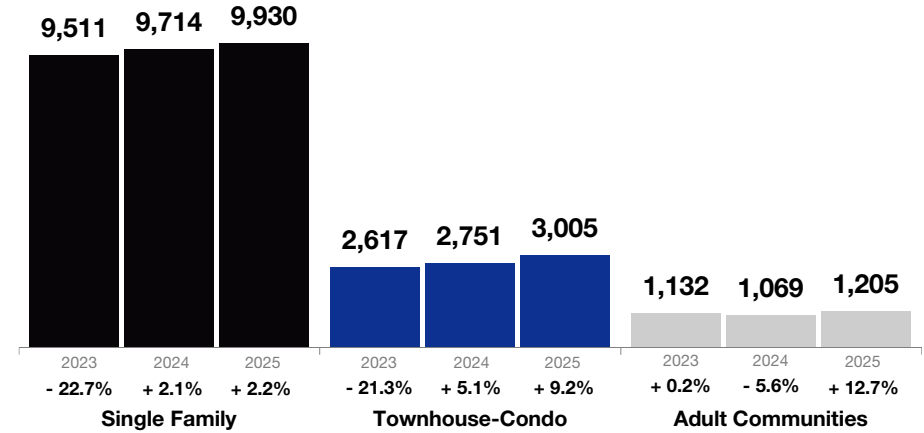
A count of the properties that have been newly listed on the market in a given month.



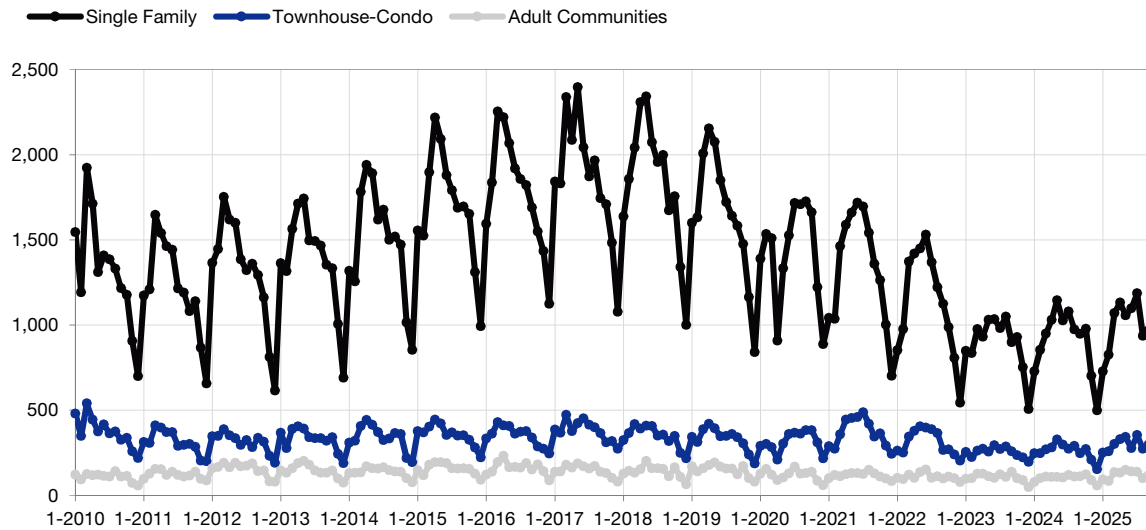
October



Year to Date



Historical New Listings 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.

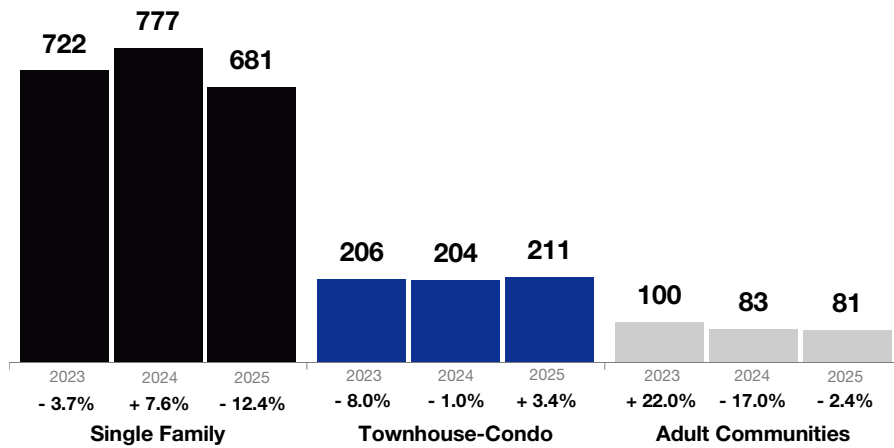
	Single Family	Townhouse-Condo	Adult Communities
November 2024	702	209	90
December 2024	498	152	57
January 2025	728	251	93
February 2025	825	258	84
March 2025	1,070	301	136
April 2025	1,132	330	133
May 2025	1,057	342	150
June 2025	1,098	276	140
July 2025	1,186	354	137
August 2025	936	274	101
September 2025	968	297	118
October 2025	930	322	113
12-Month Avg.	928	281	113

Pending Sales

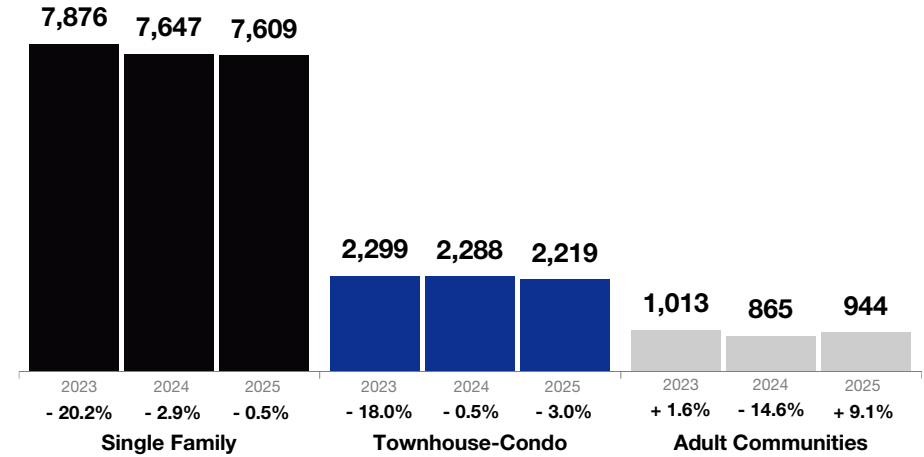
A count of the properties on which offers have been accepted in a given month.



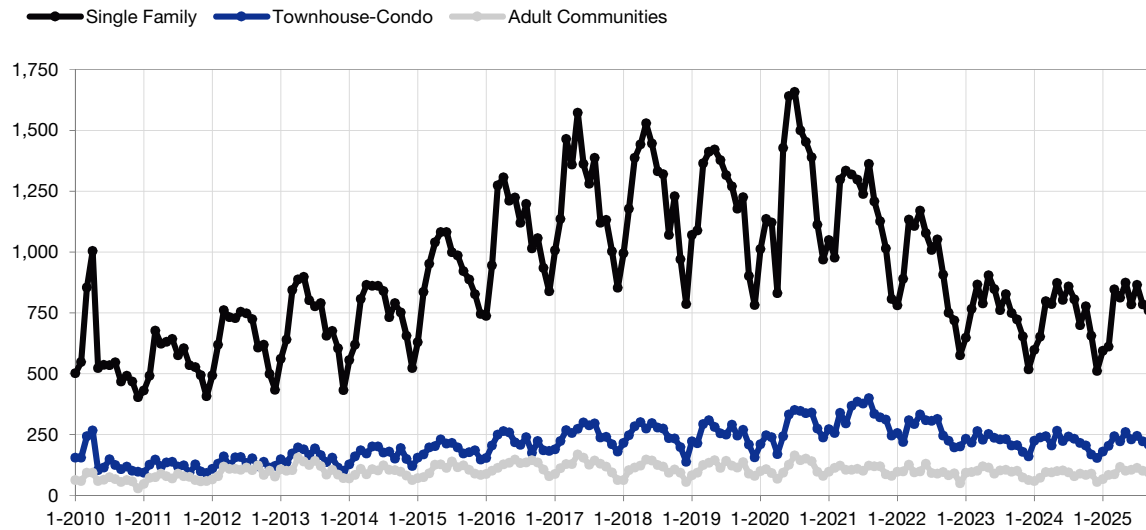
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Year to Date



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.

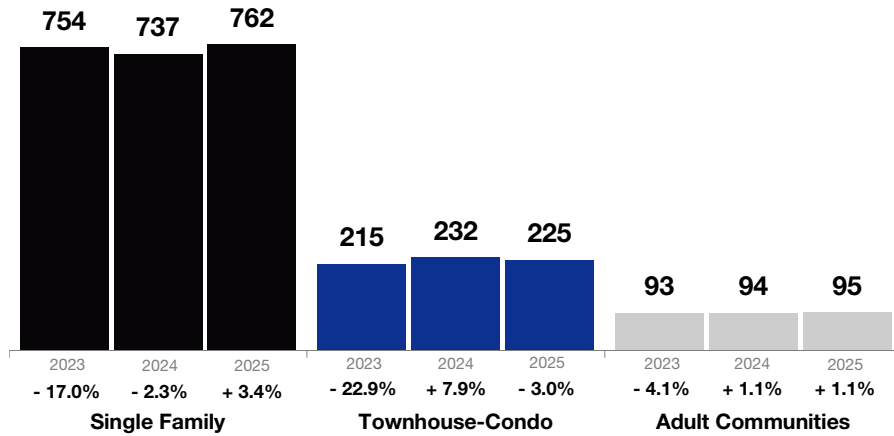
	Single Family	Townhouse-Condo	Adult Communities
November 2024	656	167	88
December 2024	511	153	55
January 2025	593	180	66
February 2025	611	203	84
March 2025	846	242	86
April 2025	812	221	116
May 2025	874	259	101
June 2025	784	230	104
July 2025	865	244	112
August 2025	784	221	100
September 2025	759	208	94
October 2025	681	211	81
12-Month Avg.	731	212	91

Closed Sales

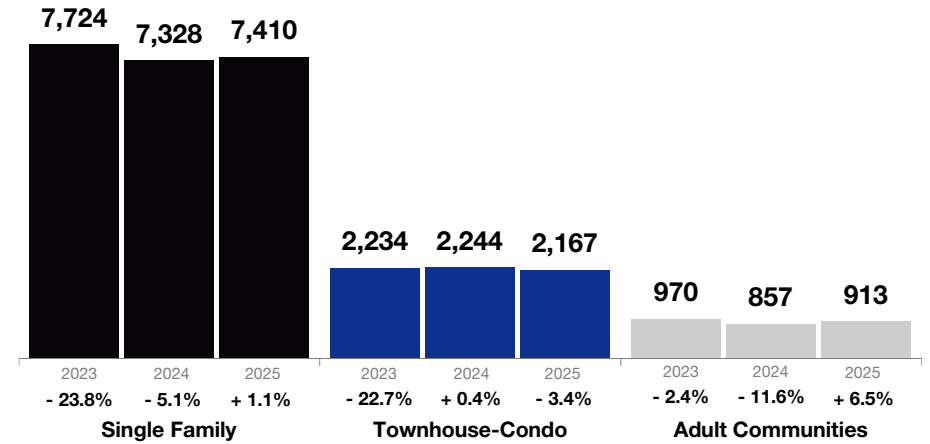
A count of the actual sales that closed in a given month.



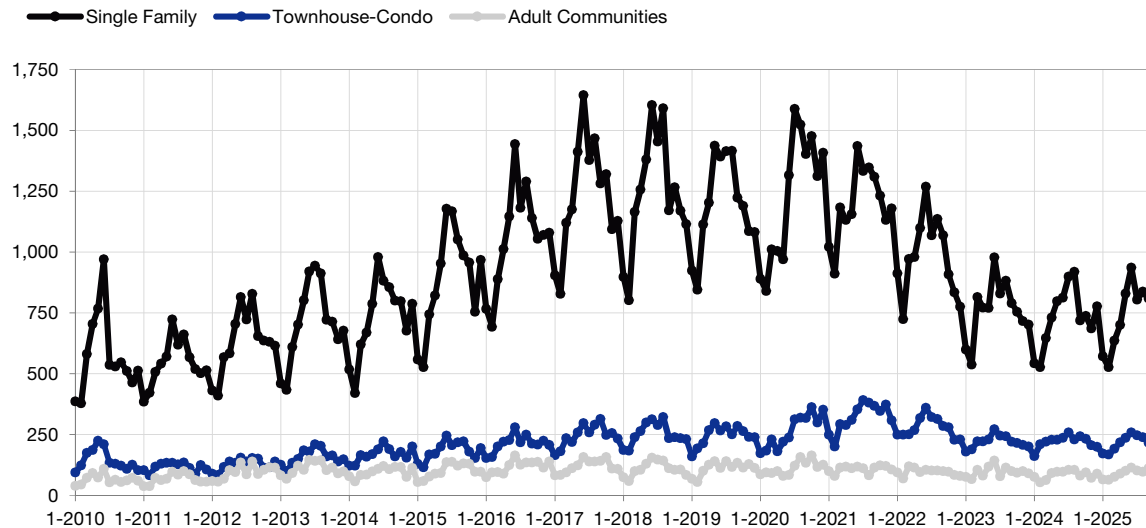
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Year to Date



Historical Closed Sales by Month



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

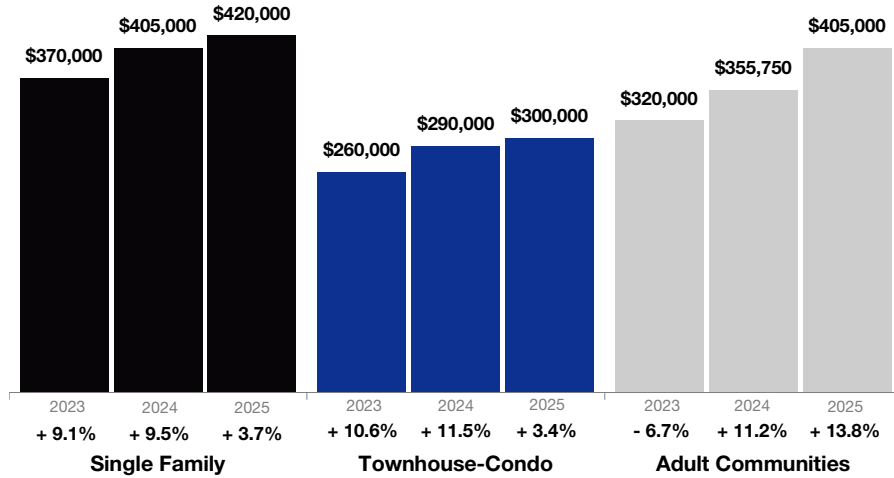
	Single Family	Townhouse-Condo	Adult Communities
November 2024	686	206	72
December 2024	777	199	88
January 2025	571	171	65
February 2025	527	167	64
March 2025	636	191	76
April 2025	700	218	88
May 2025	829	236	101
June 2025	935	258	114
July 2025	804	246	102
August 2025	837	239	97
September 2025	809	216	111
October 2025	762	225	95
12-Month Avg.	739	214	89

Median Sales Price

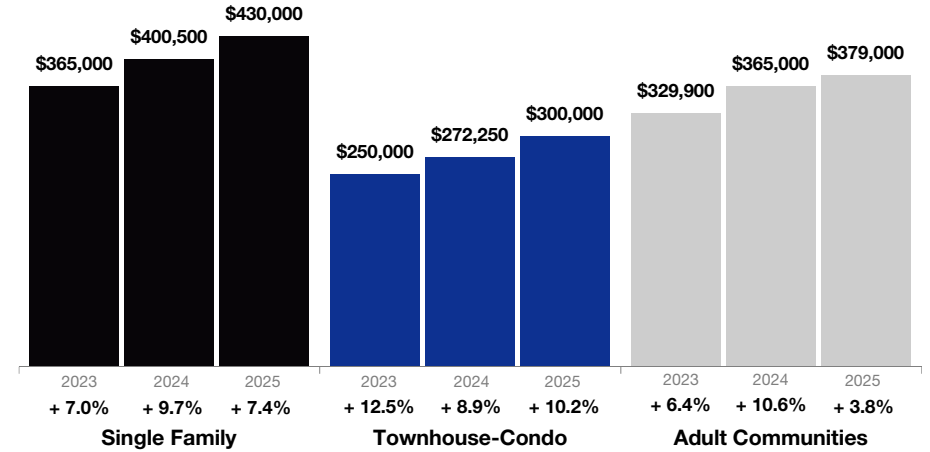
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



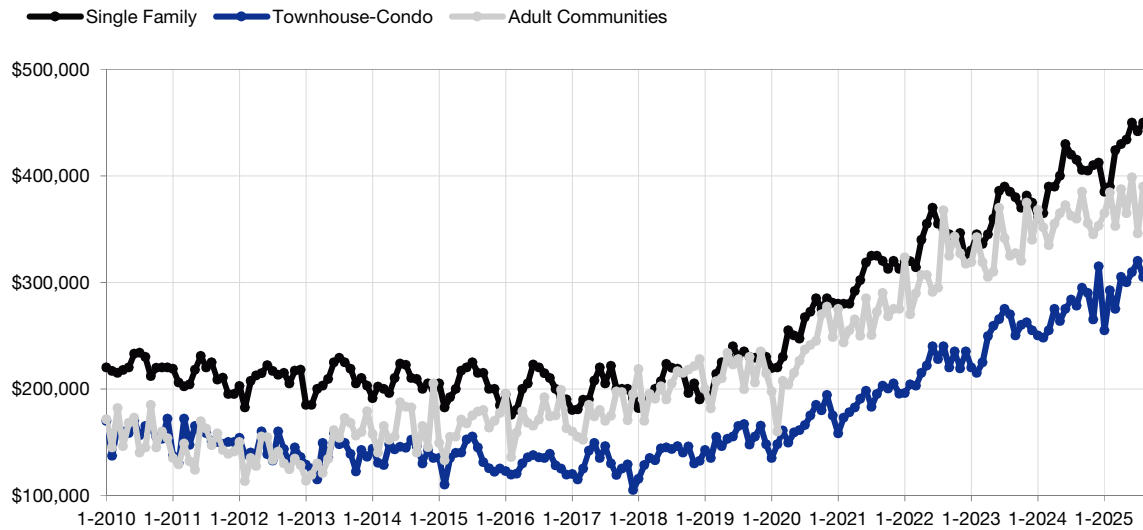
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Year to Date



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
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	\$442,000	\$320,000	\$346,000
August 2025	\$450,000	\$305,000	\$390,000
September 2025	\$445,000	\$304,025	\$361,800
October 2025	\$420,000	\$300,000	\$405,000
12-Month Med.*	\$425,000	\$300,000	\$370,000

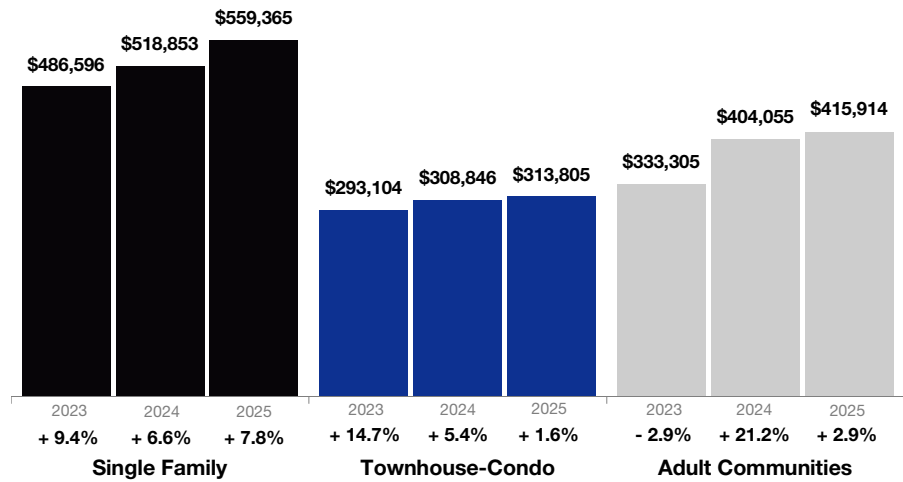
* Median Sales Price for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

Average Sales Price

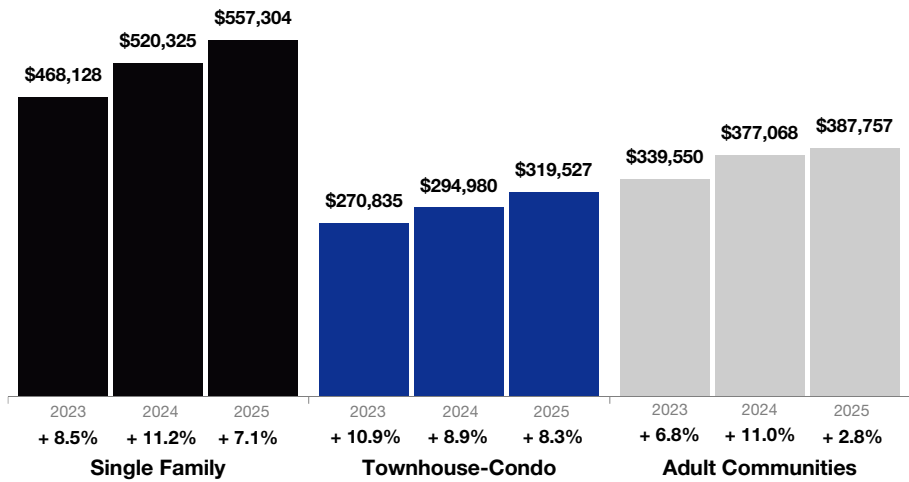
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



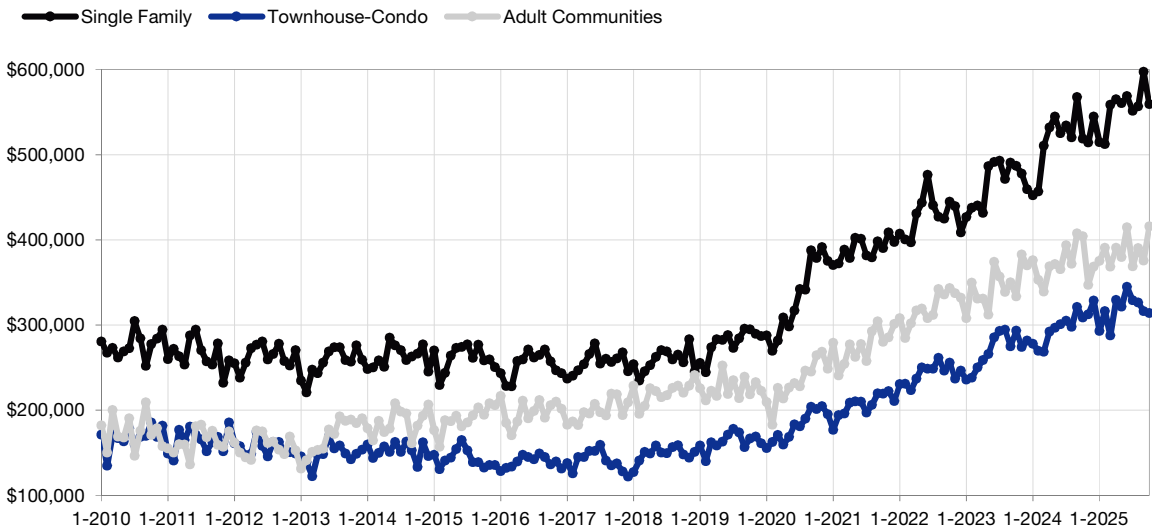
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Year to Date



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
November 2024	\$514,357	\$312,362	\$346,869
December 2024	\$544,738	\$328,612	\$368,361
January 2025	\$514,738	\$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	\$551,454	\$329,045	\$368,710
August 2025	\$556,479	\$326,469	\$390,031
September 2025	\$597,318	\$316,350	\$375,708
October 2025	\$559,365	\$313,805	\$415,914
12-Month Avg.*	\$552,879	\$319,656	\$383,422

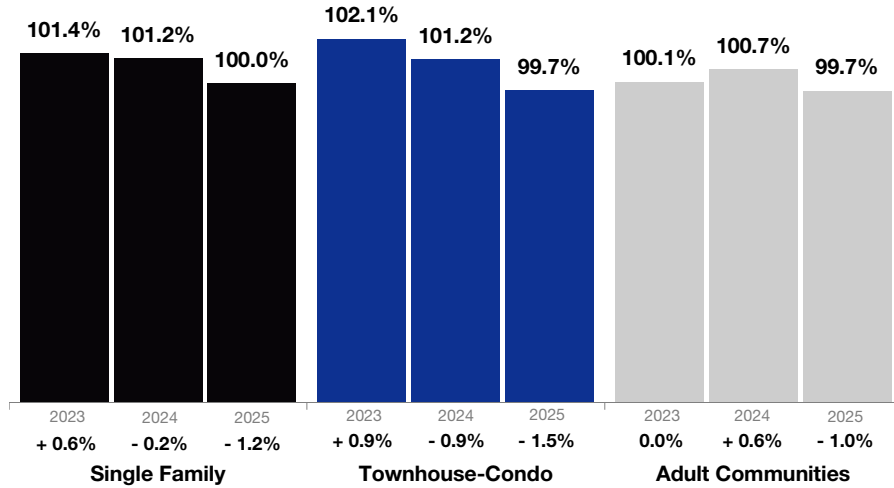
* Avg. Sales Price for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

Percent of List Price Received

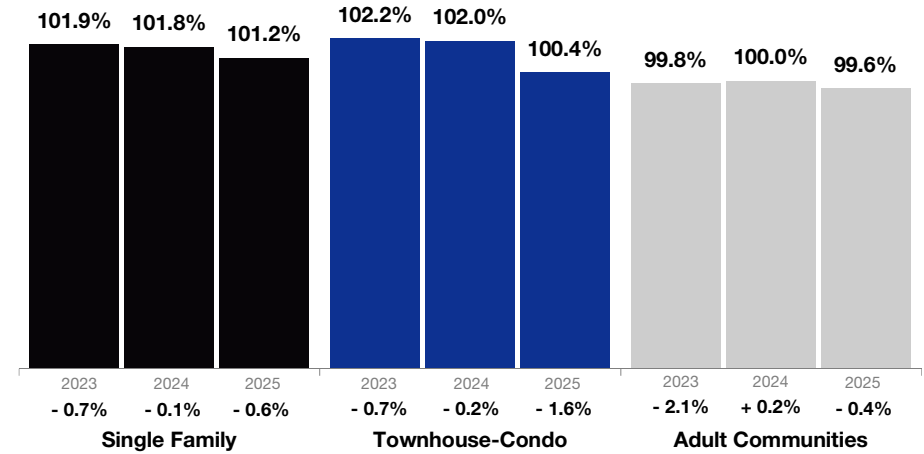
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



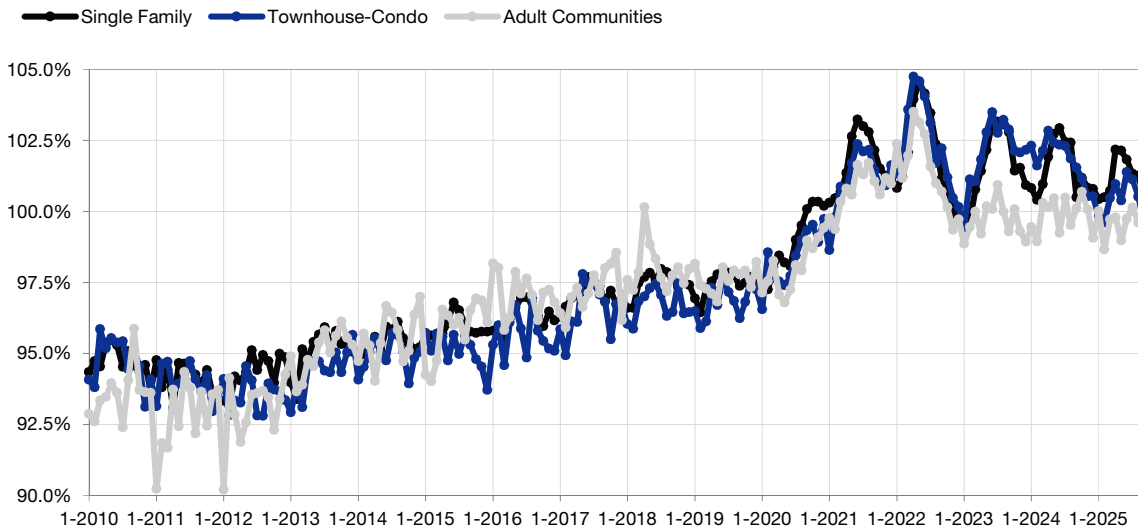
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Year to Date



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
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%	100.5%	99.6%
September 2025	100.6%	99.6%	99.3%
October 2025	100.0%	99.7%	99.7%
12-Month Avg.*	101.1%	100.4%	99.6%

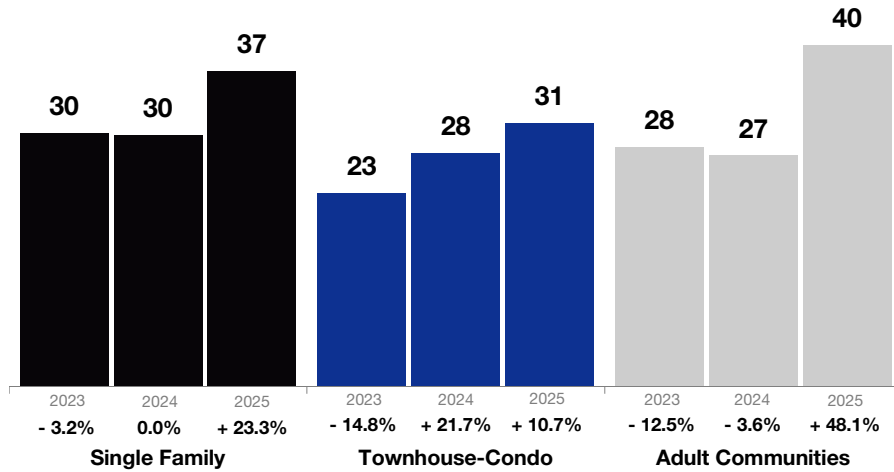
* Pct. of List Price Received for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

Days on Market Until Sale

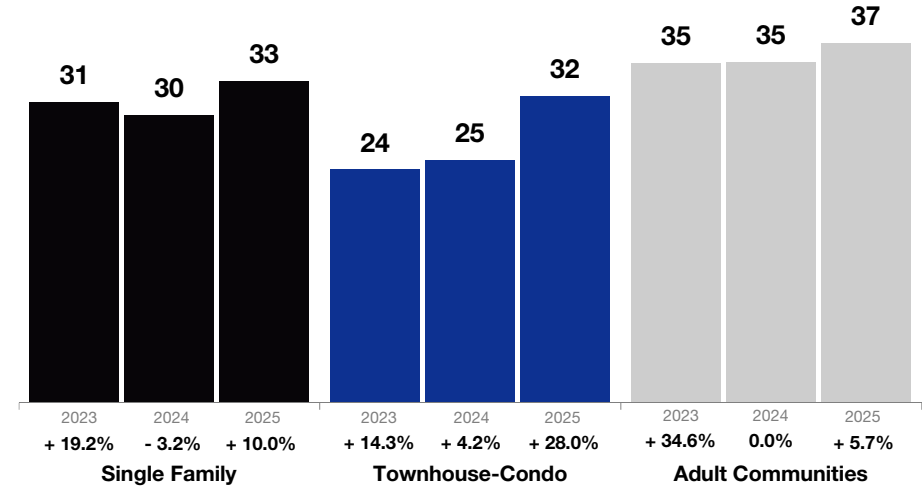
Average number of days between when a property is listed and when an offer is accepted in a given month.



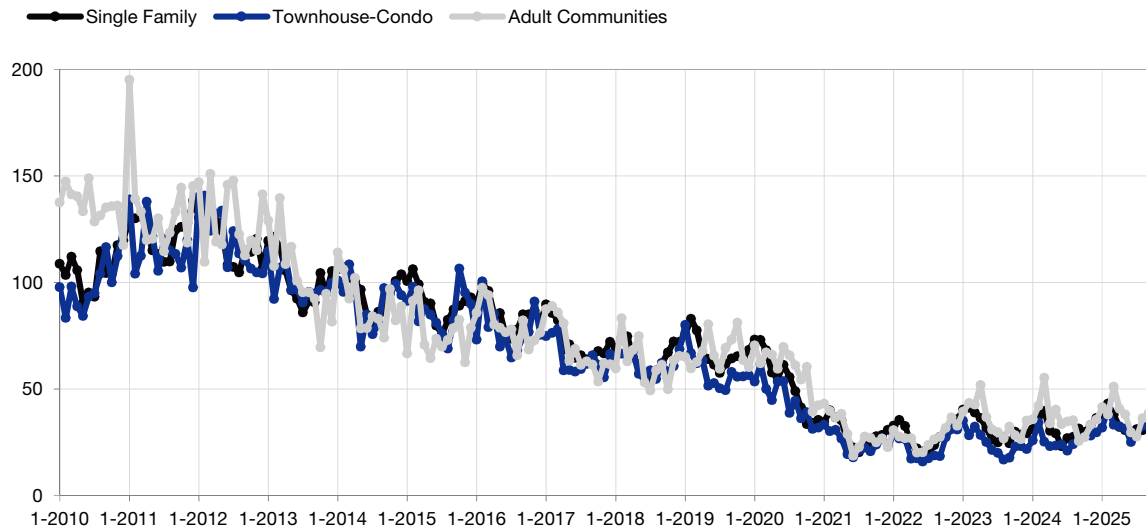
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Year to Date



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
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	31	33	36
September 2025	33	37	38
October 2025	37	31	40
12-Month Avg.*	34	31	37

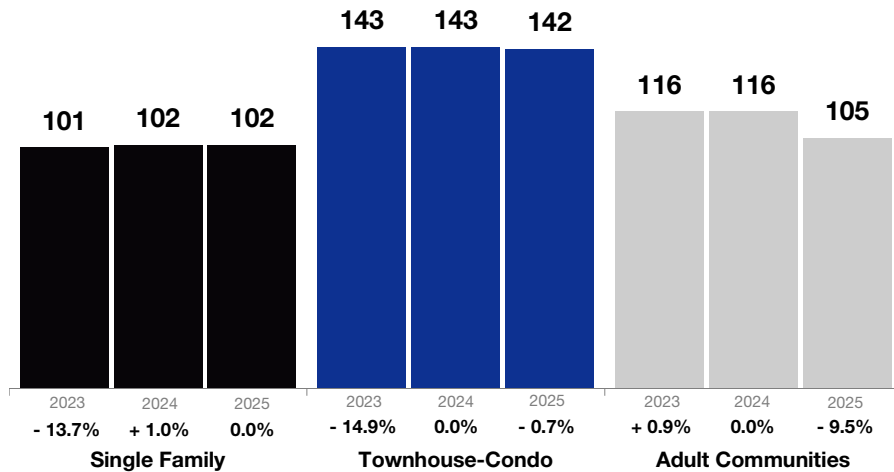
* Days on Market for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

Housing Affordability Index

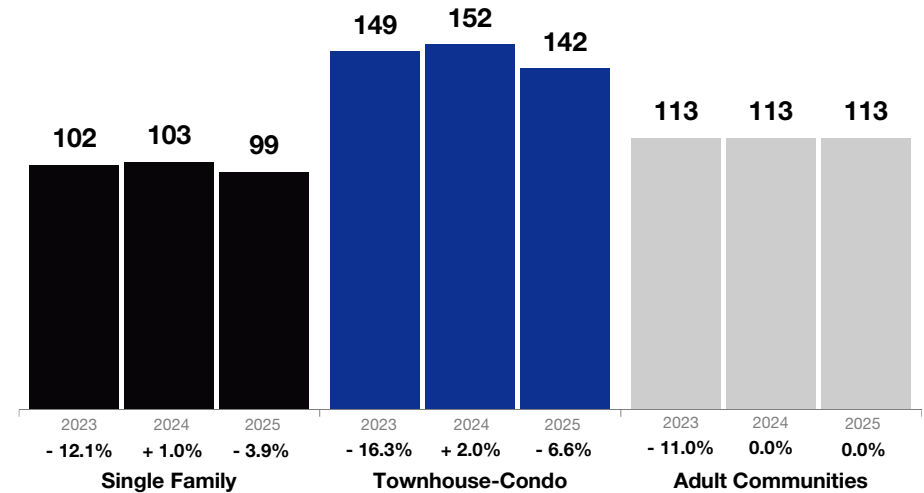


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

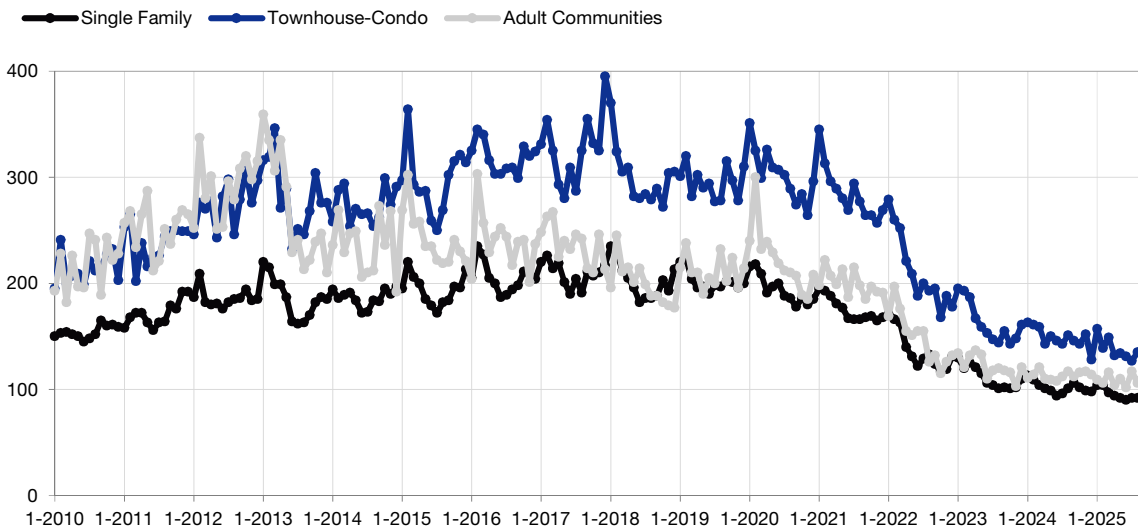
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Year to Date



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
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	106
September 2025	95	139	117
October 2025	102	142	105
12-Month Avg.*	97	139	110

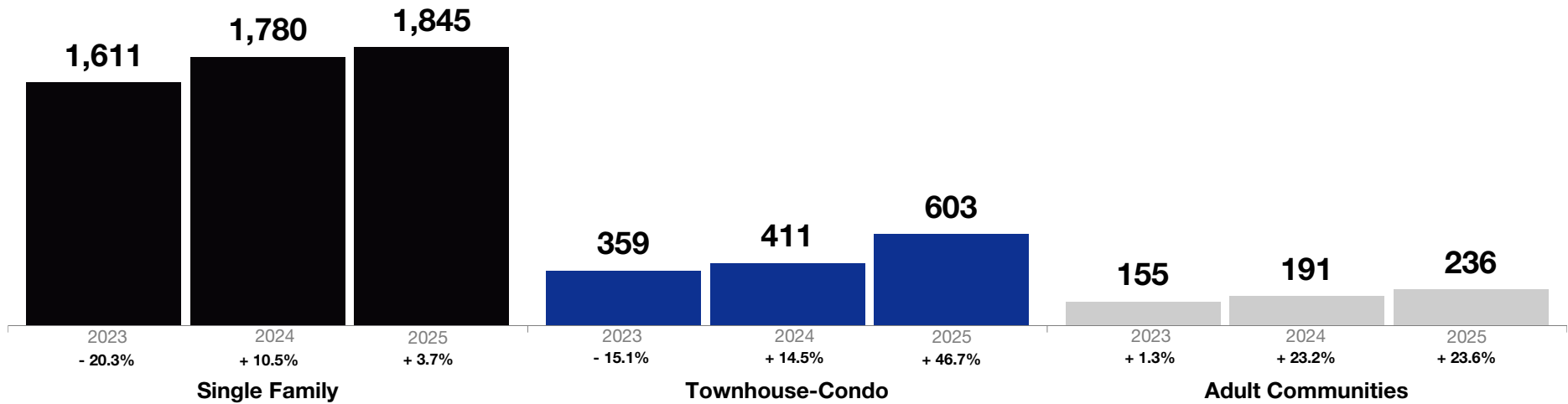
* Affordability Index for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

Inventory of Homes for Sale

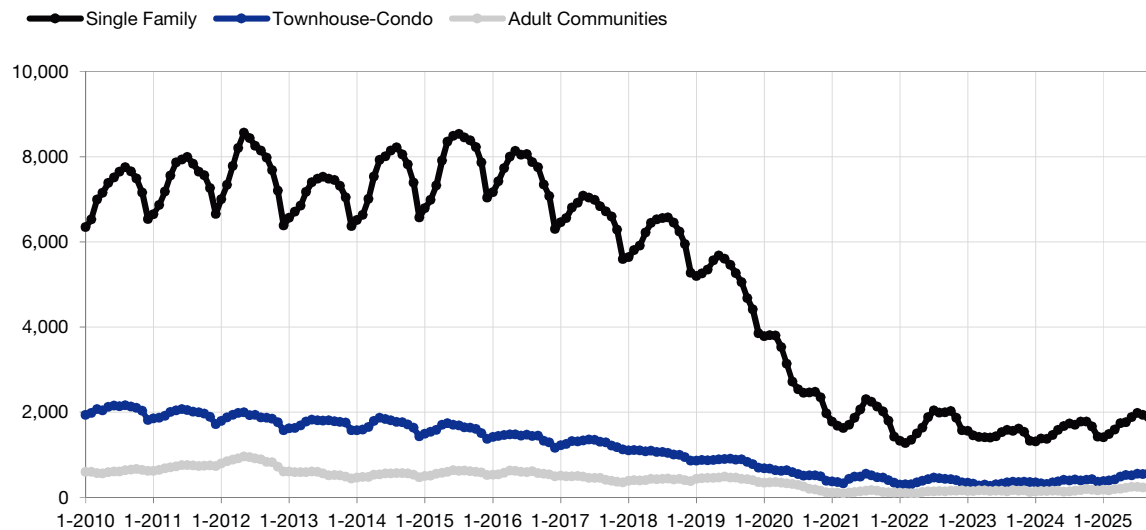
The number of properties available for sale in active status at the end of a given month.



October



Historical Inventory of Homes for Sale by Month



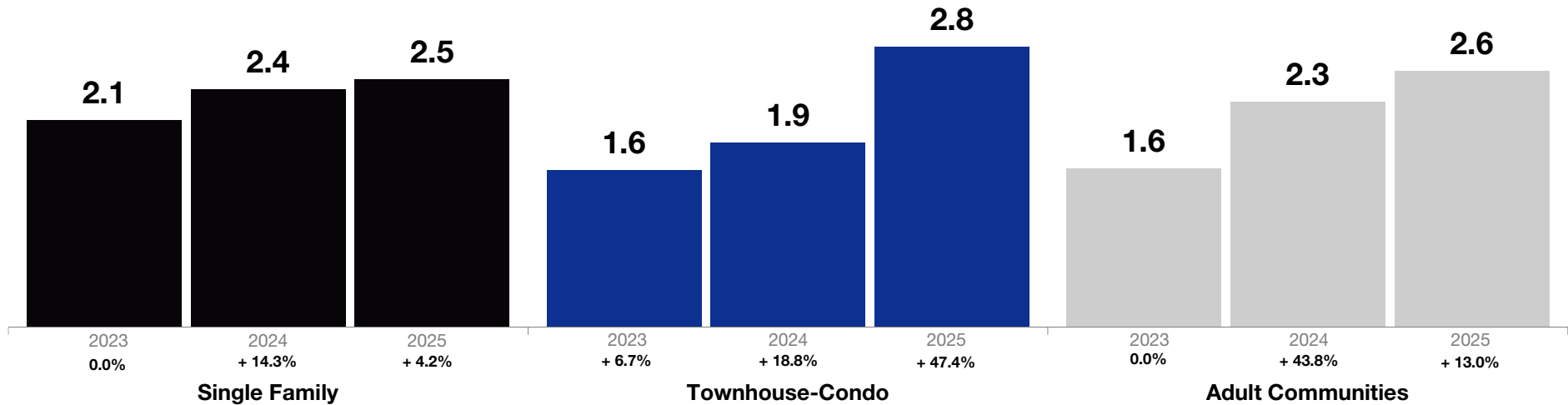
	Single Family	Townhouse-Condo	Adult Communities
November 2024	1,666	421	178
December 2024	1,423	366	164
January 2025	1,405	376	174
February 2025	1,485	396	160
March 2025	1,585	413	188
April 2025	1,736	484	197
May 2025	1,765	523	222
June 2025	1,883	511	243
July 2025	1,978	553	246
August 2025	1,937	546	227
September 2025	1,885	559	232
October 2025	1,845	603	236
12-Month Avg.	1,716	479	206

Months Supply of Inventory

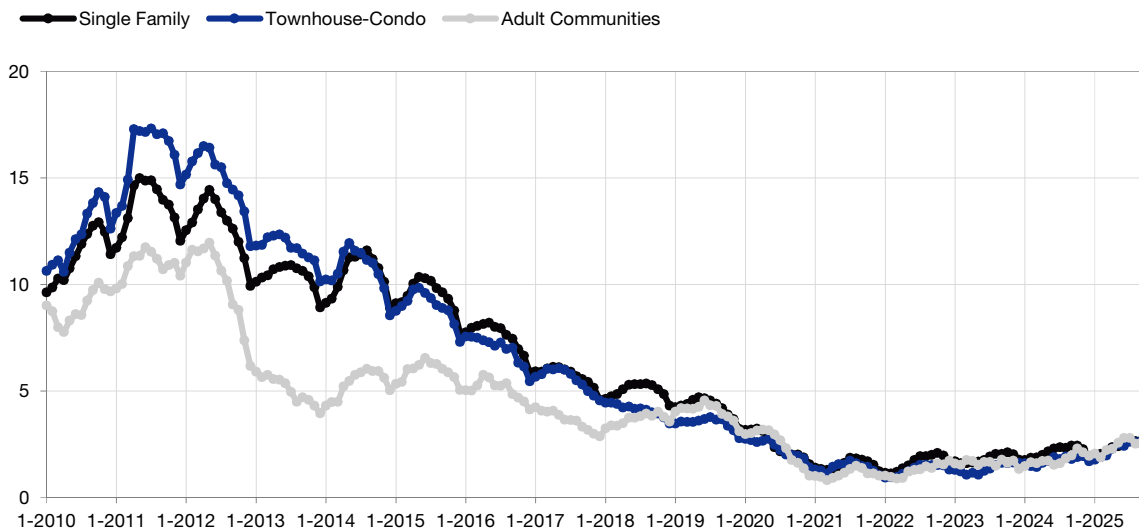
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



October



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
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	2.2	2.0	2.2
April 2025	2.4	2.3	2.3
May 2025	2.4	2.5	2.6
June 2025	2.6	2.4	2.8
July 2025	2.7	2.6	2.8
August 2025	2.6	2.6	2.5
September 2025	2.5	2.6	2.6
October 2025	2.5	2.8	2.6
12-Month Avg.*	2.3	2.3	2.4

* Months Supply for all properties from November 2024 through October 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	10-2024	10-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		1,390	1,383	- 0.5%	13,725	14,358	+ 4.6%
Pending Sales		1,078	992	- 8.0%	10,939	10,905	- 0.3%
Closed Sales		1,087	1,096	+ 0.8%	10,567	10,611	+ 0.4%
Median Sales Price		\$375,000	\$385,000	+ 2.7%	\$369,900	\$392,000	+ 6.0%
Average Sales Price		\$458,670	\$492,379	+ 7.3%	\$457,779	\$491,038	+ 7.3%
Pct. of List Price Received		101.1%	99.8%	- 1.3%	101.6%	100.8%	- 0.8%
Days on Market Until Sale		29	37	+ 27.6%	30	34	+ 13.3%
Housing Affordability Index		110	111	+ 0.9%	112	109	- 2.7%
Inventory of Homes for Sale		2,428	2,743	+ 13.0%	--	--	--
Months Supply of Inventory		2.3	2.6	+ 13.0%	--	--	--