

# Monthly Indicators



## November 2025

U.S. sales of existing homes rose 1.2% from the previous month to a seasonally adjusted annual rate of 4.10 million, according to the National Association of REALTORS® (NAR), as buyers took advantage of lower mortgage rates this fall. Sales increased in the Midwest and South, held steady in the Northeast, and edged down in the West. Year-over-year, sales were up 1.7%, with gains in the Northeast, Midwest, and South, while the West posted a decline.

- Single Family Closed Sales were down 5.2 percent to 650.
- Townhouse-Condo Closed Sales were down 4.4 percent to 197.
- Adult Communities Closed Sales were up 20.8 percent to 87.
- Single Family Median Sales Price increased 3.7 percent to \$425,000.
- Townhouse-Condo Median Sales Price increased 20.8 percent to \$320,000.
- Adult Communities Median Sales Price decreased 1.4 percent to \$340,000.

Nationally, inventory dipped 0.7% month-over-month but rose 10.9% year-over-year, totaling 1.52 million units, according to NAR. At the current sales pace, supply stands at 4.4 months, slightly below last month's level but higher than the 4.1 months recorded a year ago. Supported by modest inventory levels, prices continue to rise, with the national median existing-home price increasing 2.1% year-over-year to \$415,200, marking 28 consecutive months of annual gains.

## Monthly Snapshot

**- 2.3%**      **+ 5.6%**      **+ 1.3%**

|  |  |  |
|--|--|--|
| One-Year Change in<br>Closed Sales<br>All Properties | One-Year Change in<br>Homes for Sale<br>All Properties | One-Year Change in<br>Median Sales Price<br>All Properties |
|--|--|--|

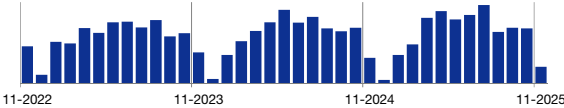







For residential real estate activity in Burlington, Camden, and Ocean Counties. Percent changes are calculated using rounded figures.

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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.

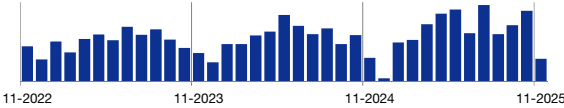











| Key Metrics                 | Historical Sparklines  | 11-2024   | 11-2025   | Percent Change | YTD 2024  | YTD 2025  | Percent Change |
|-----------------------------|--|-----------|-----------|----------------|-----------|-----------|----------------|
| New Listings                |    | 702       | 618       | - 12.0%        | 10,416    | 10,609    | + 1.9%         |
| Pending Sales               |    | 656       | 535       | - 18.4%        | 8,305     | 8,282     | - 0.3%         |
| Closed Sales                |    | 686       | 650       | - 5.2%         | 8,014     | 8,099     | + 1.1%         |
| Median Sales Price          |    | \$410,000 | \$425,000 | + 3.7%         | \$403,000 | \$430,000 | + 6.7%         |
| Average Sales Price         |    | \$514,357 | \$547,066 | + 6.4%         | \$519,814 | \$555,791 | + 6.9%         |
| Pct. of List Price Received |   | 100.8%    | 100.2%    | - 0.6%         | 101.7%    | 101.1%    | - 0.6%         |
| Days on Market Until Sale   |  | 33        | 40        | + 21.2%        | 30        | 34        | + 13.3%        |
| Housing Affordability Index |  | 99        | 100       | + 1.0%         | 100       | 99        | - 1.0%         |
| Inventory of Homes for Sale |  | 1,665     | 1,620     | - 2.7%         | --        | --        | --             |
| Months Supply of Inventory  |  | 2.3       | 2.2       | - 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  | 11-2024   | 11-2025   | Percent Change | YTD 2024  | YTD 2025  | Percent Change |
|-----------------------------|--|-----------|-----------|----------------|-----------|-----------|----------------|
| New Listings                |    | 209       | 206       | - 1.4%         | 2,960     | 3,230     | + 9.1%         |
| Pending Sales               |    | 167       | 191       | + 14.4%        | 2,455     | 2,437     | - 0.7%         |
| Closed Sales                |    | 206       | 197       | - 4.4%         | 2,450     | 2,374     | - 3.1%         |
| Median Sales Price          |    | \$265,000 | \$320,000 | + 20.8%        | \$272,000 | \$300,000 | + 10.3%        |
| Average Sales Price         |    | \$312,362 | \$321,243 | + 2.8%         | \$296,443 | \$319,504 | + 7.8%         |
| Pct. of List Price Received |   | 100.5%    | 99.5%     | - 1.0%         | 101.9%    | 100.3%    | - 1.6%         |
| Days on Market Until Sale   |  | 28        | 37        | + 32.1%        | 25        | 32        | + 28.0%        |
| Housing Affordability Index |  | 152       | 133       | - 12.5%        | 149       | 142       | - 4.7%         |
| Inventory of Homes for Sale |  | 421       | 552       | + 31.1%        | --        | --        | --             |
| Months Supply of Inventory  |  | 1.9       | 2.6       | + 36.8%        | --        | --        | --             |

# 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.



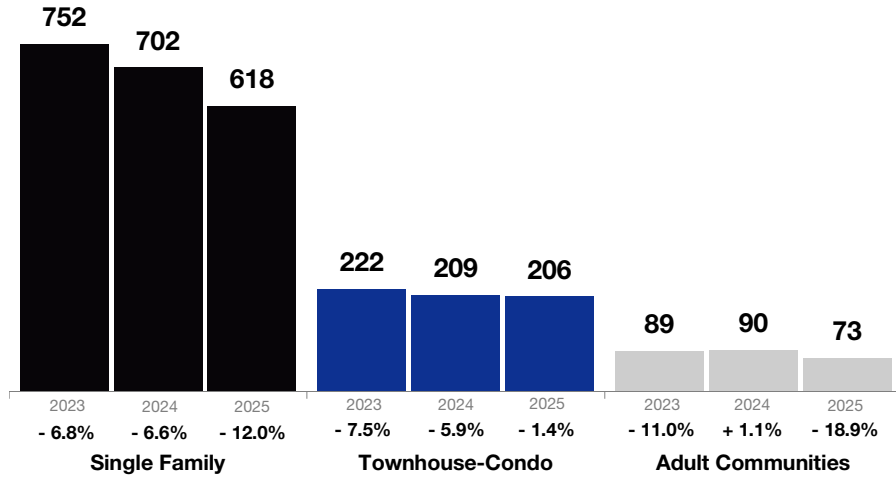
| Key Metrics                 | Historical Sparklines  | 11-2024   | 11-2025   | Percent Change | YTD 2024  | YTD 2025  | Percent Change |
|-----------------------------|--|-----------|-----------|----------------|-----------|-----------|----------------|
| New Listings                |    | 90        | 73        | - 18.9%        | 1,159     | 1,283     | + 10.7%        |
| Pending Sales               |    | 88        | 61        | - 30.7%        | 953       | 1,016     | + 6.6%         |
| Closed Sales                |    | 72        | 87        | + 20.8%        | 929       | 1,004     | + 8.1%         |
| Median Sales Price          |    | \$345,000 | \$340,000 | - 1.4%         | \$360,000 | \$374,000 | + 3.9%         |
| Average Sales Price         |    | \$346,869 | \$355,145 | + 2.4%         | \$374,727 | \$384,434 | + 2.6%         |
| Pct. of List Price Received |   | 100.1%    | 97.6%     | - 2.5%         | 100.0%    | 99.4%     | - 0.6%         |
| Days on Market Until Sale   |  | 33        | 39        | + 18.2%        | 35        | 38        | + 8.6%         |
| Housing Affordability Index |  | 117       | 125       | + 6.8%         | 112       | 114       | + 1.8%         |
| Inventory of Homes for Sale |  | 178       | 214       | + 20.2%        | --        | --        | --             |
| Months Supply of Inventory  |  | 2.1       | 2.4       | + 14.3%        | --        | --        | --             |

# New Listings

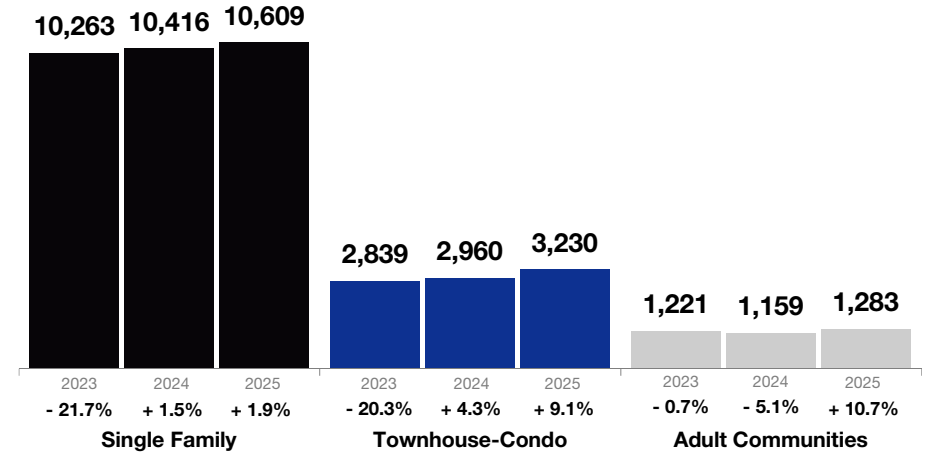
A count of the properties that have been newly listed on the market in a given month.



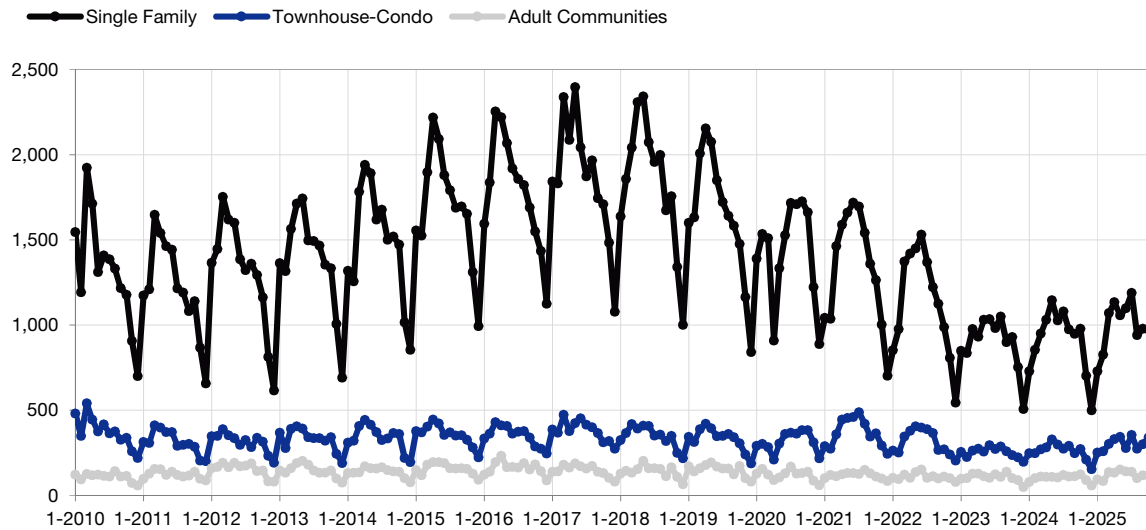
## November



## 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.

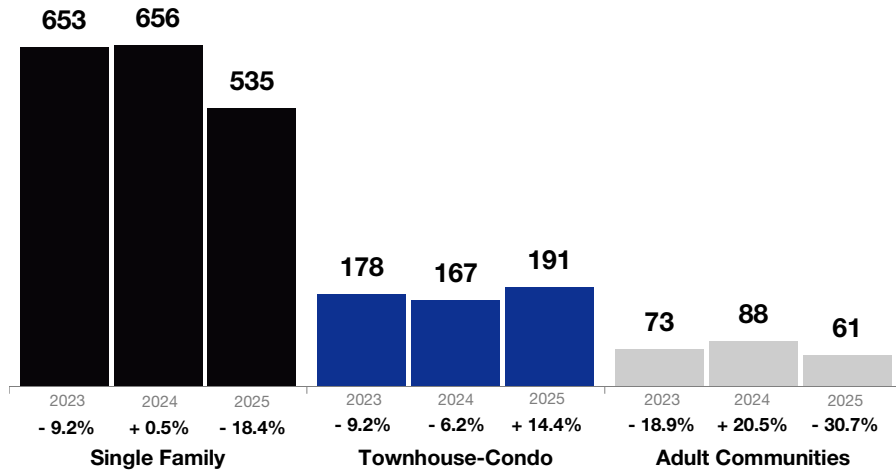
|                      | Single Family | Townhouse-Condo | Adult Communities |
|----------------------|---------------|-----------------|-------------------|
| December 2024        | 498           | 152             | 57                |
| January 2025         | 728           | 251             | 93                |
| February 2025        | 825           | 258             | 84                |
| March 2025           | 1,070         | 301             | 136               |
| April 2025           | 1,133         | 330             | 133               |
| May 2025             | 1,057         | 342             | 151               |
| June 2025            | 1,098         | 277             | 140               |
| July 2025            | 1,188         | 354             | 137               |
| August 2025          | 941           | 274             | 101               |
| September 2025       | 978           | 299             | 118               |
| October 2025         | 973           | 338             | 117               |
| <b>November 2025</b> | <b>618</b>    | <b>206</b>      | <b>73</b>         |
| 12-Month Avg.        | 926           | 282             | 112               |

# Pending Sales

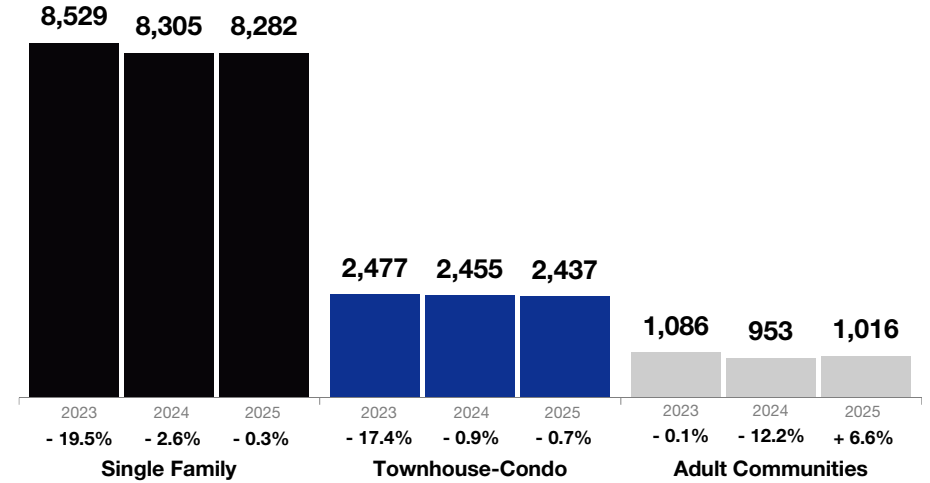
A count of the properties on which offers have been accepted in a given month.



## November

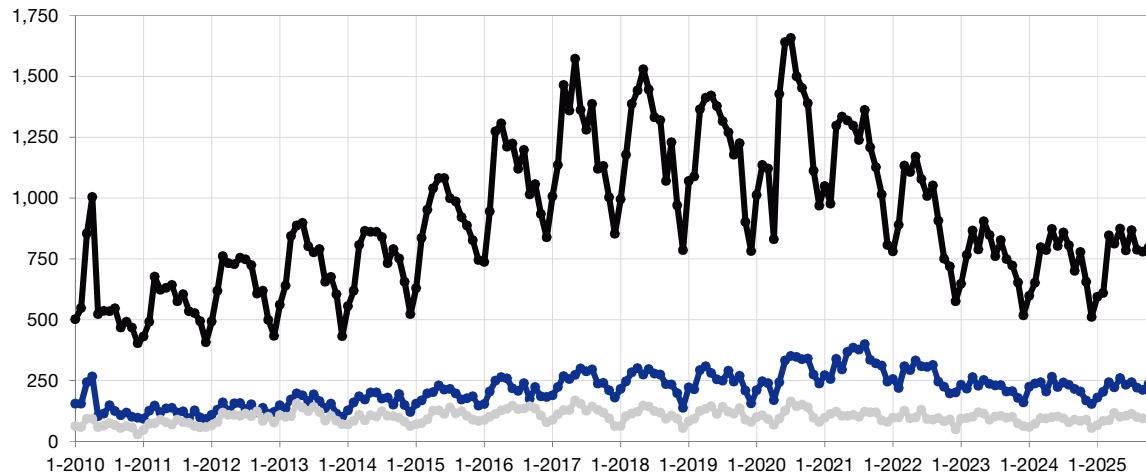


## Year to Date



## 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.

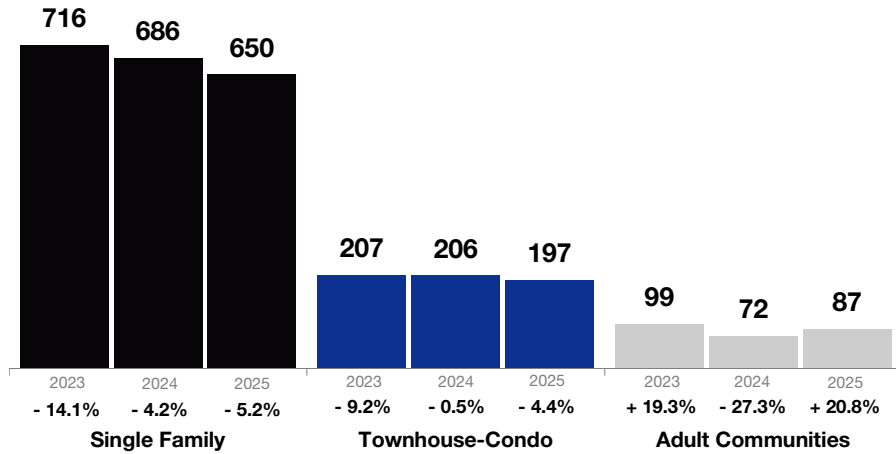
|                      | Single Family | Townhouse-Condo | Adult Communities |
|----------------------|---------------|-----------------|-------------------|
| December 2024        | 511           | 153             | 55                |
| January 2025         | 593           | 180             | 66                |
| February 2025        | 609           | 203             | 84                |
| March 2025           | 846           | 242             | 86                |
| April 2025           | 812           | 221             | 116               |
| May 2025             | 874           | 259             | 101               |
| June 2025            | 784           | 232             | 104               |
| July 2025            | 867           | 243             | 112               |
| August 2025          | 787           | 220             | 99                |
| September 2025       | 779           | 211             | 94                |
| October 2025         | 796           | 235             | 93                |
| <b>November 2025</b> | <b>535</b>    | <b>191</b>      | <b>61</b>         |
| 12-Month Avg.        | 733           | 216             | 89                |

# Closed Sales

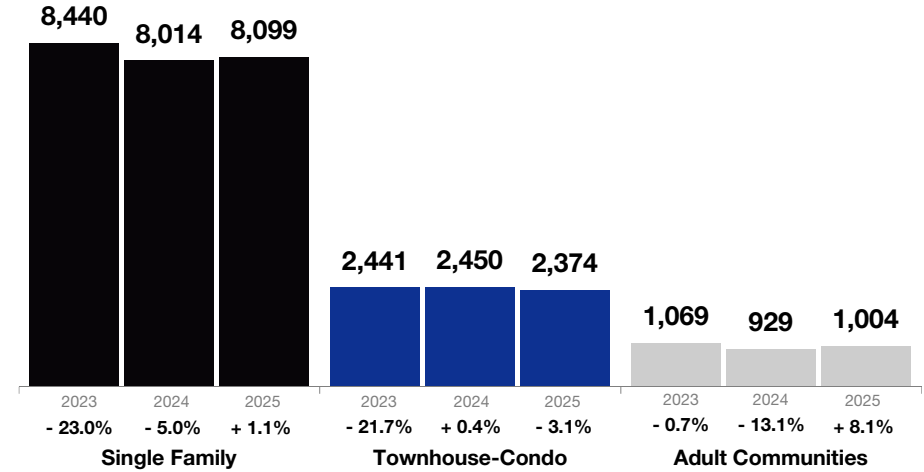
A count of the actual sales that closed in a given month.



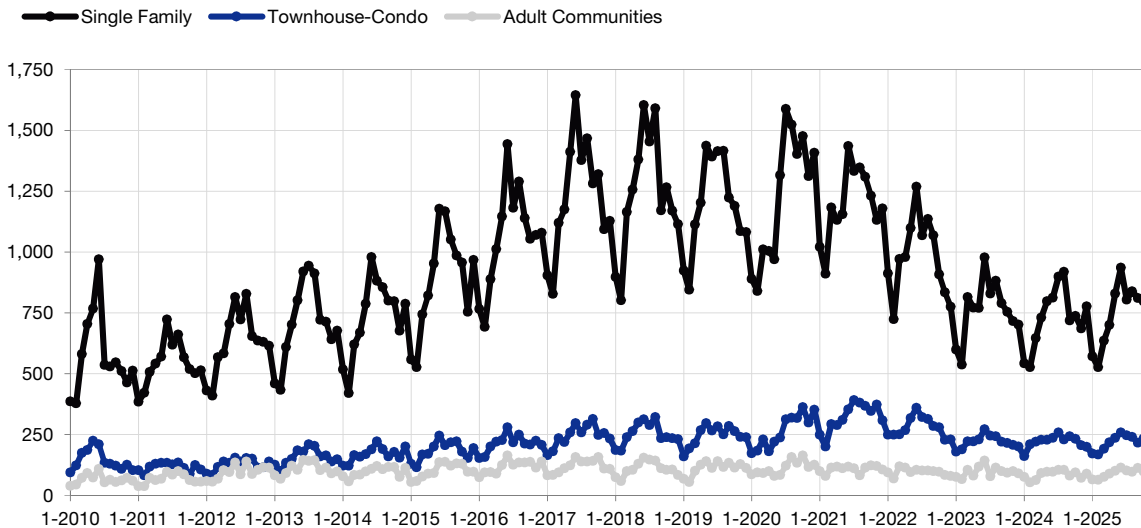
## November



## 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.

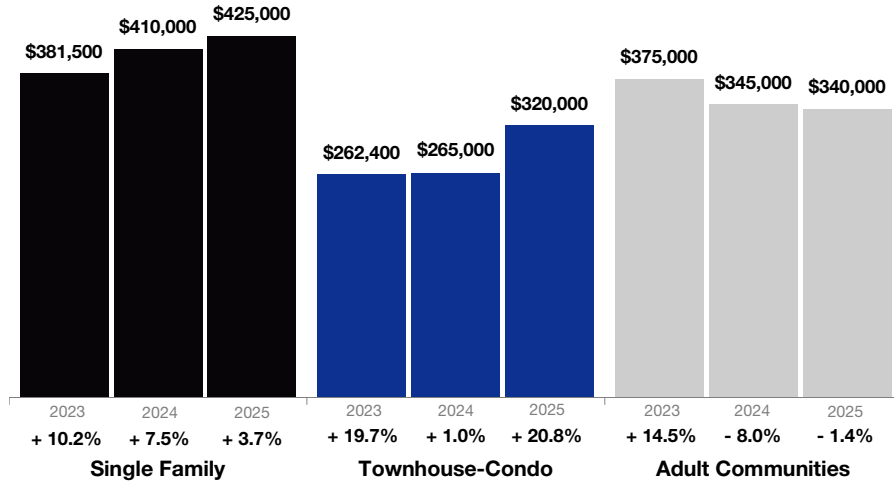
|                      | Single Family | Townhouse-Condo | Adult Communities |
|----------------------|---------------|-----------------|-------------------|
| December 2024        | 777           | 199             | 88                |
| January 2025         | 571           | 171             | 65                |
| February 2025        | 527           | 167             | 64                |
| March 2025           | 636           | 191             | 76                |
| April 2025           | 700           | 218             | 88                |
| May 2025             | 829           | 236             | 101               |
| June 2025            | 936           | 258             | 114               |
| July 2025            | 804           | 247             | 102               |
| August 2025          | 838           | 240             | 97                |
| September 2025       | 810           | 216             | 112               |
| October 2025         | 798           | 233             | 98                |
| <b>November 2025</b> | <b>650</b>    | <b>197</b>      | <b>87</b>         |
| 12-Month Avg.        | 740           | 214             | 91                |

# Median Sales Price

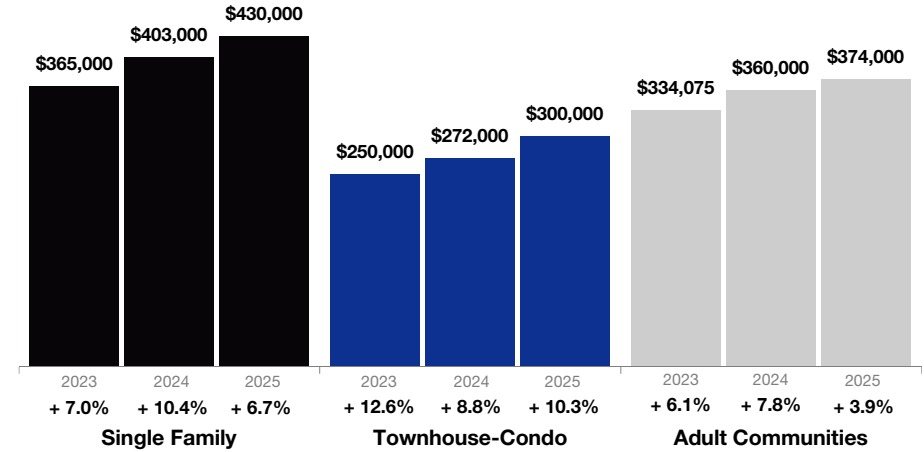
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



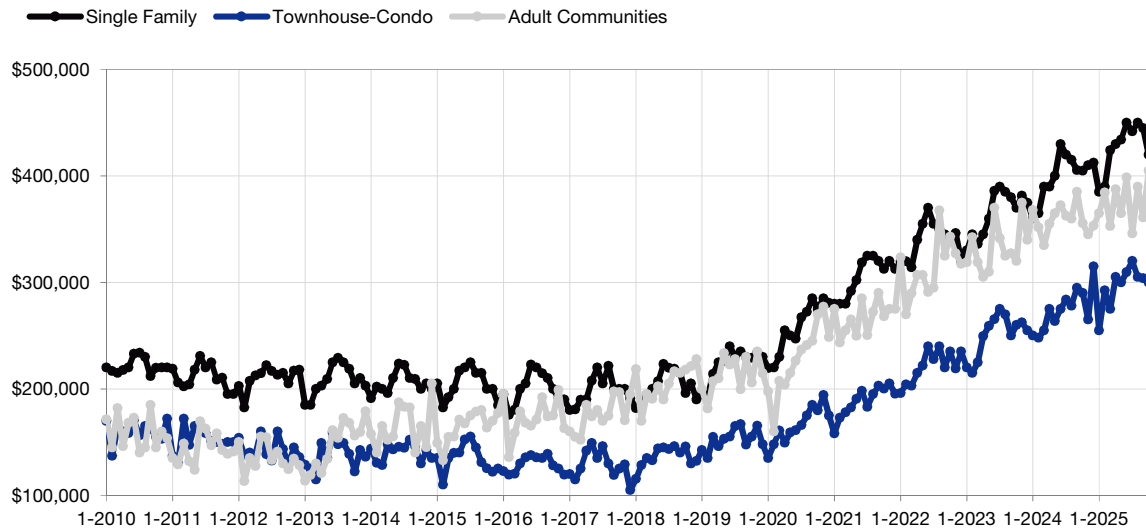
## November



## 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 |
|----------------|---------------|-----------------|-------------------|
| 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       | \$360,900         |
| October 2025   | \$420,000     | \$300,000       | \$405,000         |
| November 2025  | \$425,000     | \$320,000       | \$340,000         |
| 12-Month Med.* | \$428,000     | \$300,000       | \$370,000         |

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

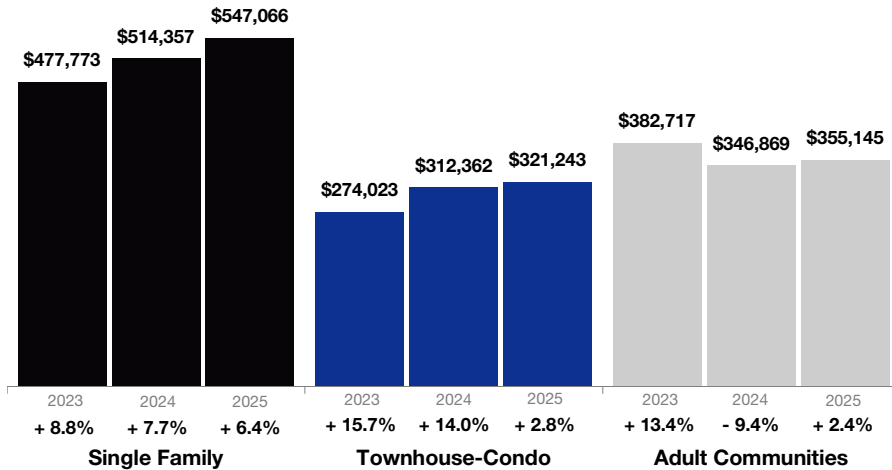


# Average Sales Price

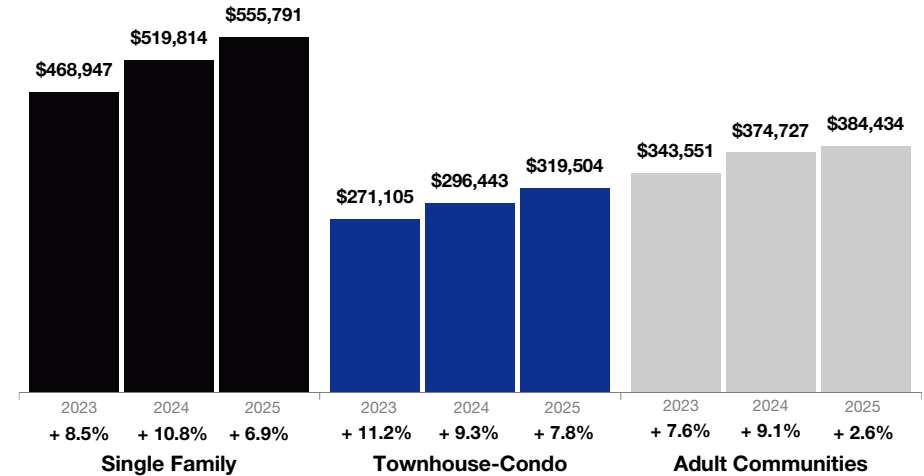
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



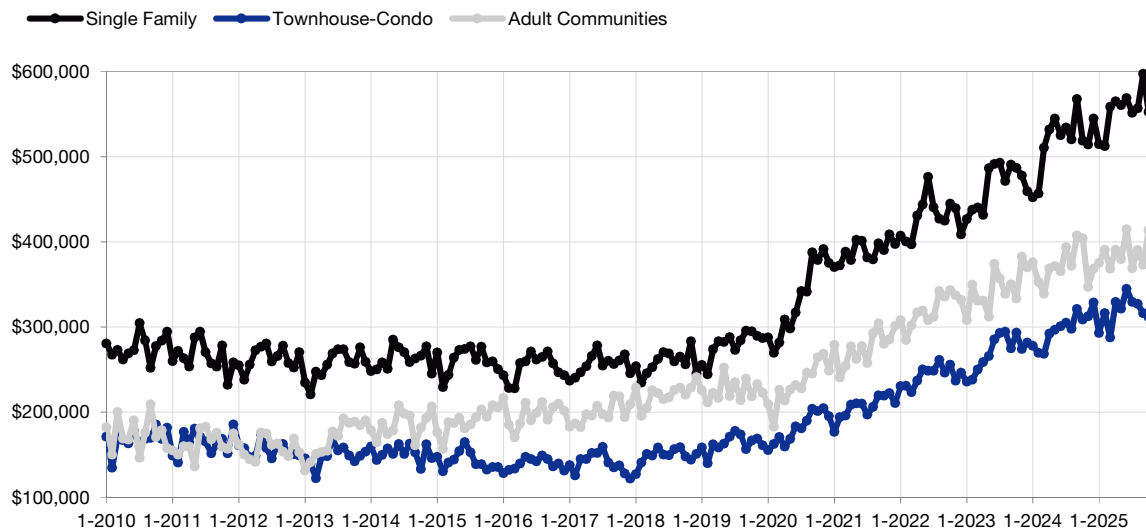
## November



## 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 |
|----------------------|------------------|------------------|-------------------|
| 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            | \$568,632        | \$344,910        | \$414,638         |
| July 2025            | \$551,454        | \$329,210        | \$368,710         |
| August 2025          | \$556,495        | \$326,984        | \$390,031         |
| September 2025       | \$597,090        | \$316,350        | \$372,862         |
| October 2025         | \$552,554        | \$311,527        | \$413,335         |
| <b>November 2025</b> | <b>\$547,066</b> | <b>\$321,243</b> | <b>\$355,145</b>  |
| 12-Month Avg.*       | \$554,822        | \$320,209        | \$383,139         |

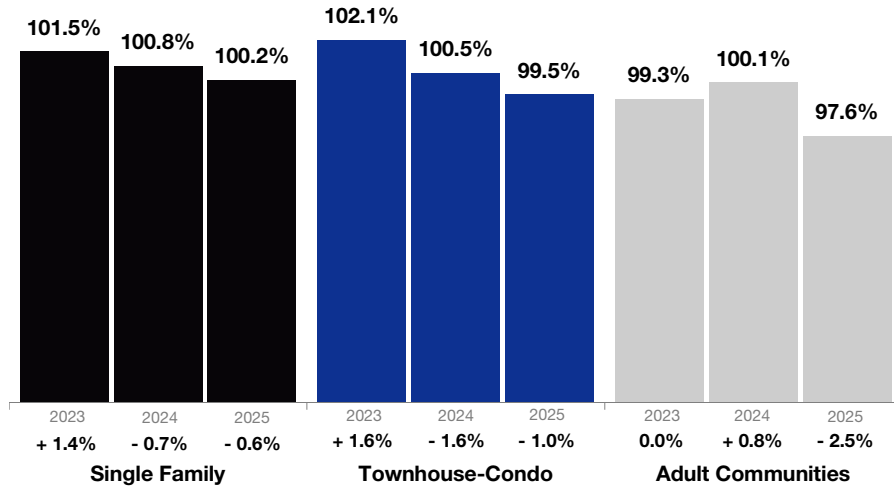
\* Avg. Sales Price for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

# Percent of List Price Received

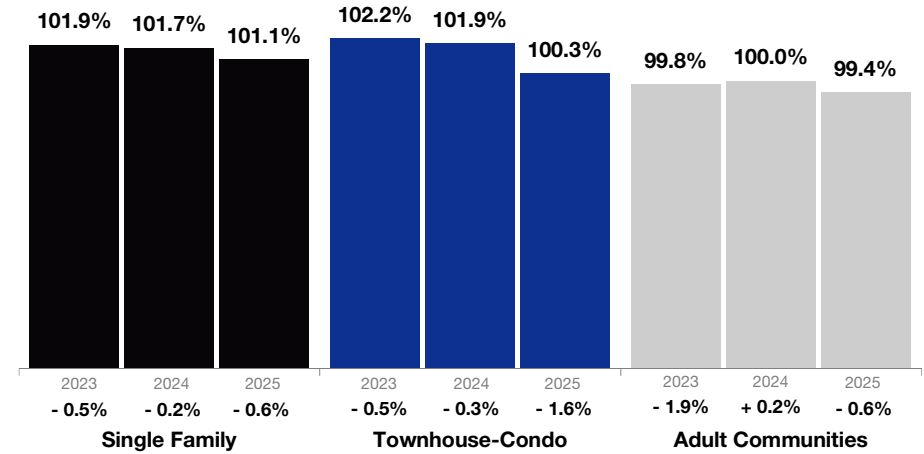
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## November

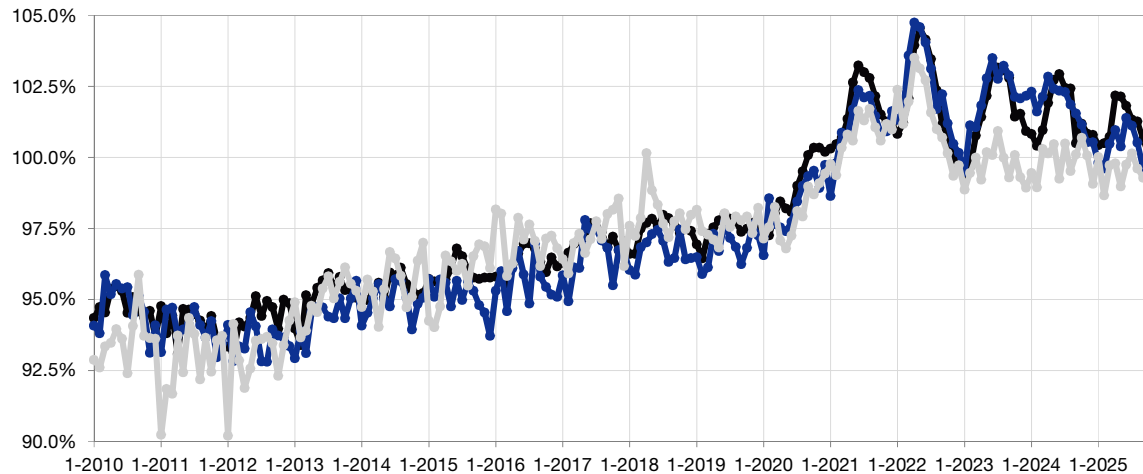


## Year to Date



## Historical Percent of List Price Received 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 |
|----------------------|---------------|-----------------|-------------------|
| 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         | 100.1%        | 99.8%           | 99.6%             |
| <b>November 2025</b> | <b>100.2%</b> | <b>99.5%</b>    | <b>97.6%</b>      |
| 12-Month Avg.*       | 101.1%        | 100.4%          | 99.4%             |

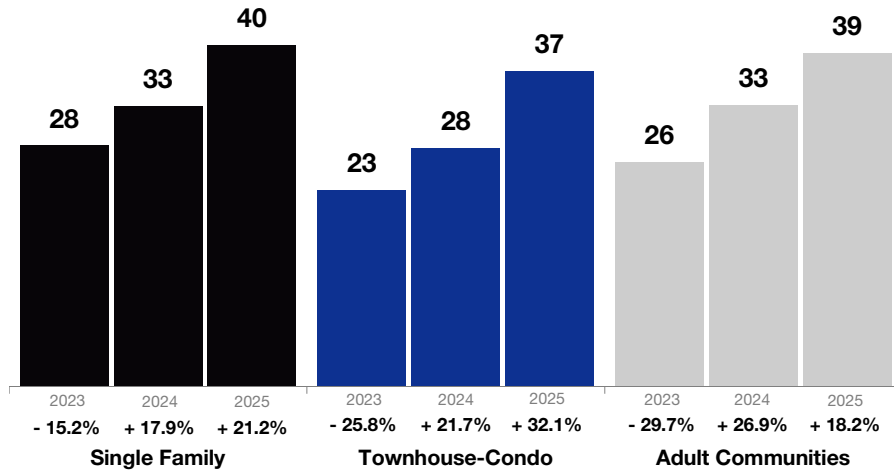
\* Pct. of List Price Received for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

# Days on Market Until Sale

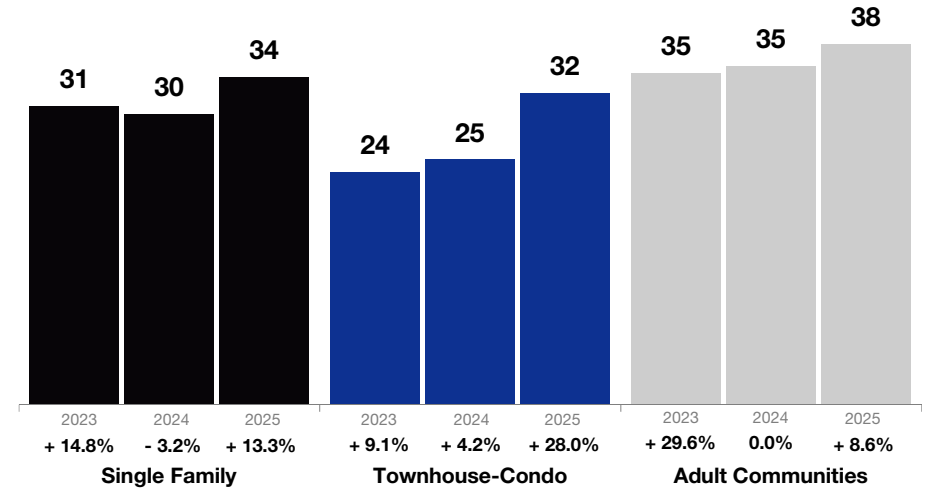
Average number of days between when a property is listed and when an offer is accepted in a given month.



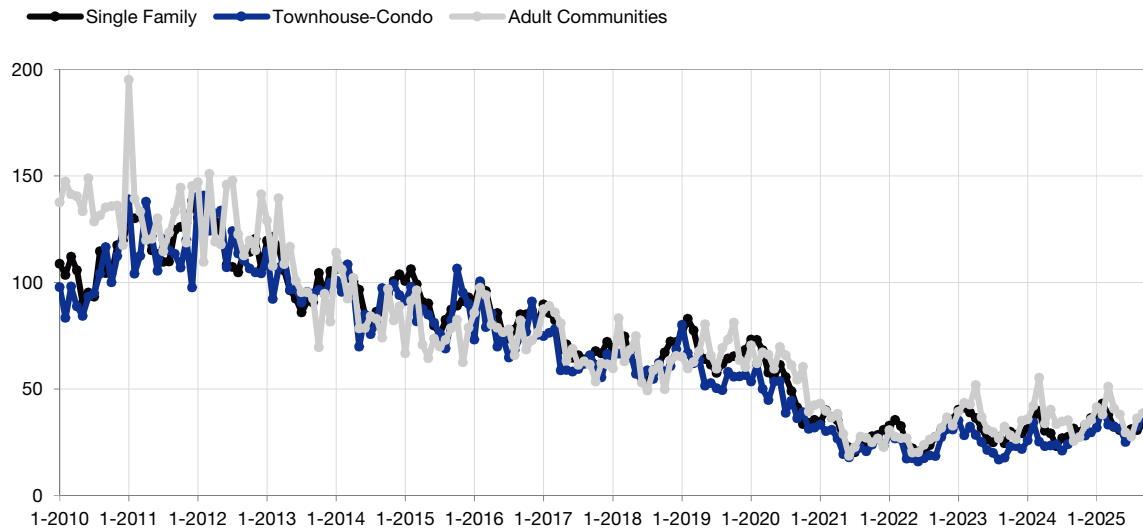
## November



## 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 |
|----------------------|---------------|-----------------|-------------------|
| 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            | 32              | 36                |
| September 2025       | 33            | 37              | 39                |
| October 2025         | 38            | 32              | 40                |
| <b>November 2025</b> | <b>40</b>     | <b>37</b>       | <b>39</b>         |
| 12-Month Avg.*       | 34            | 32              | 37                |

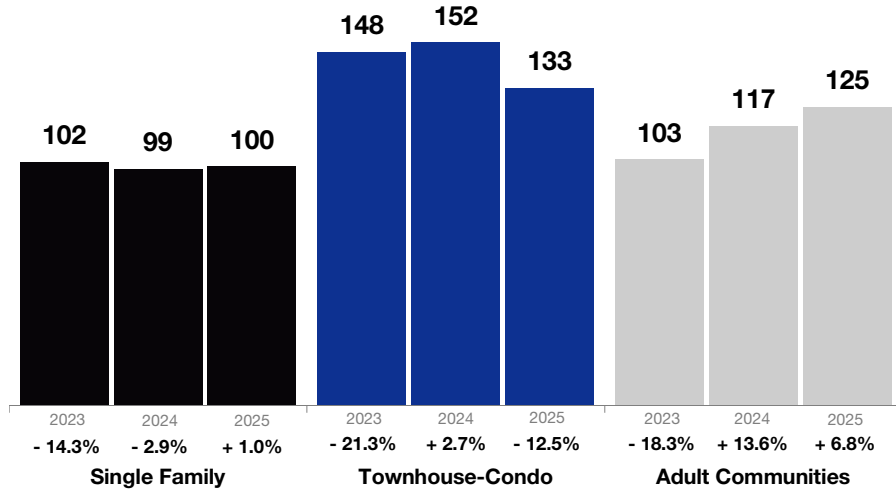
\* Days on Market for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

# Housing Affordability Index

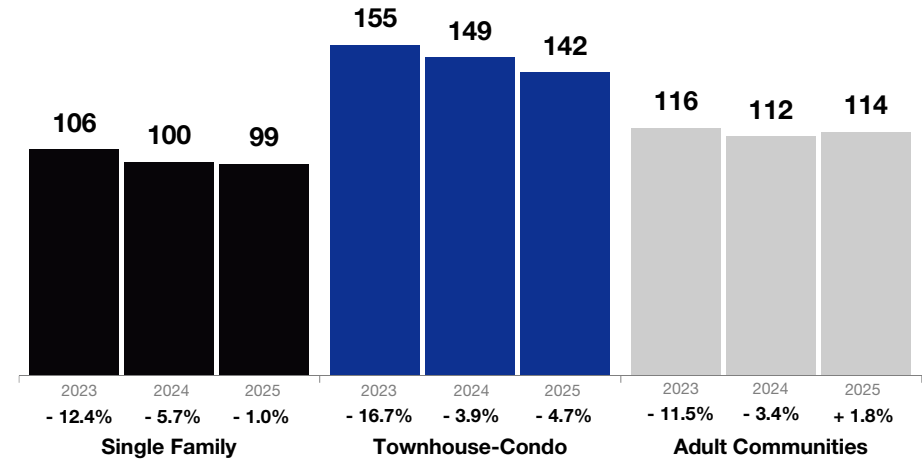


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

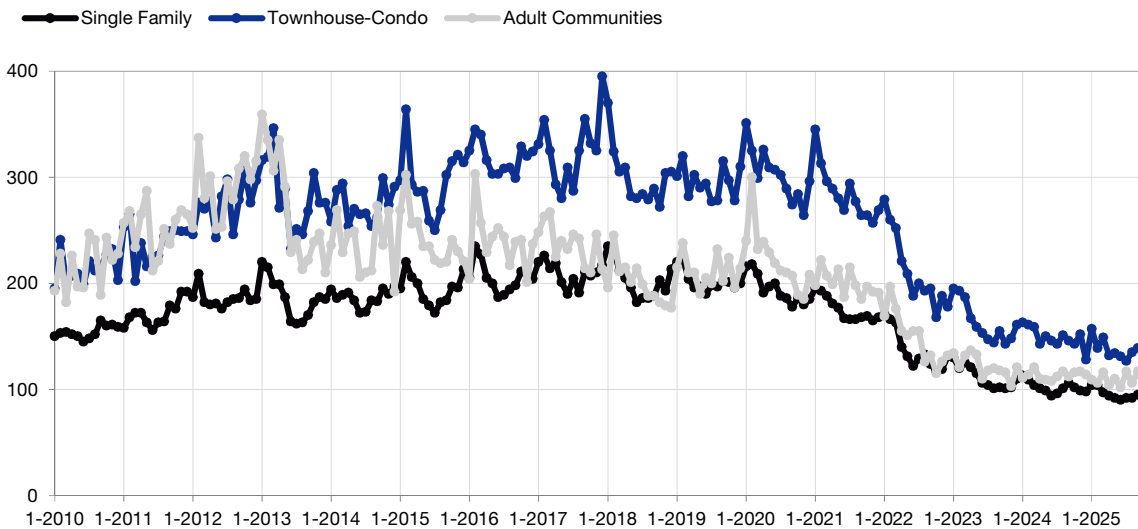
## November



## 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 |
|----------------|---------------|-----------------|-------------------|
| 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               |
| November 2025  | 100           | 133             | 125               |
| 12-Month Avg.* | 97            | 137             | 111               |

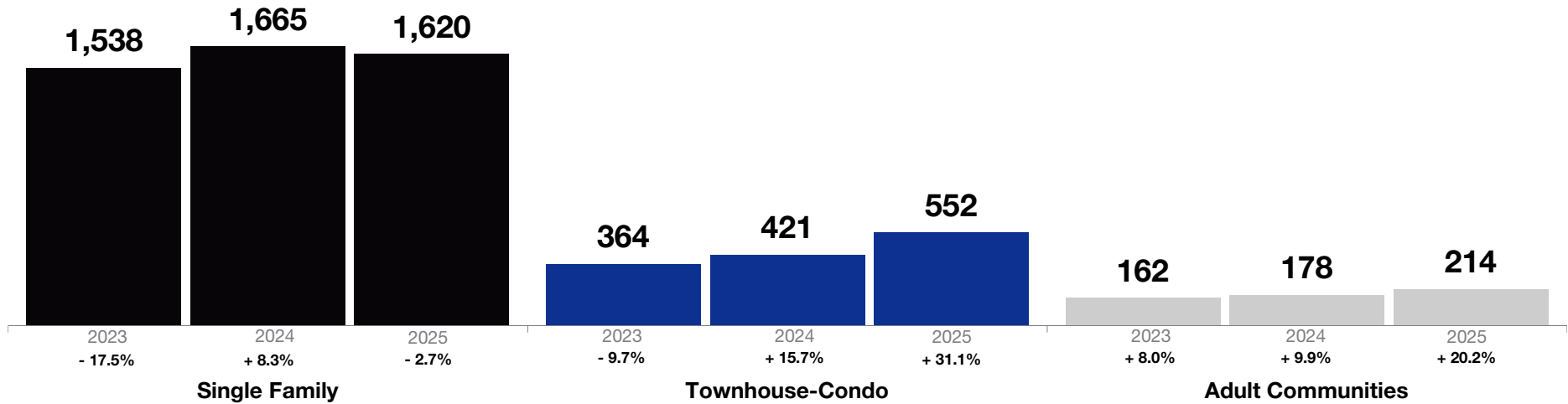
\* Affordability Index for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

# Inventory of Homes for Sale

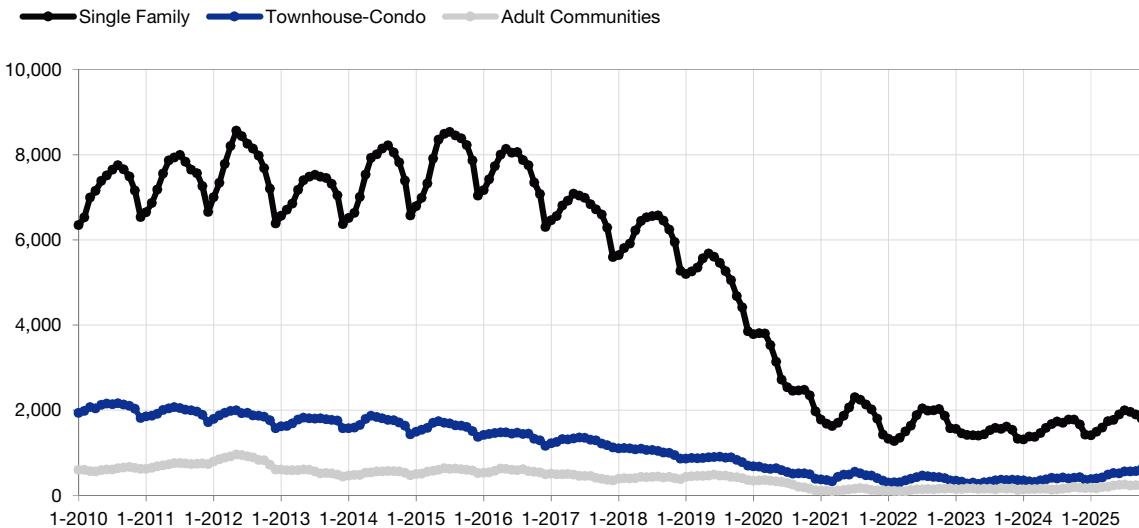
The number of properties available for sale in active status at the end of a given month.



## November



## 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.

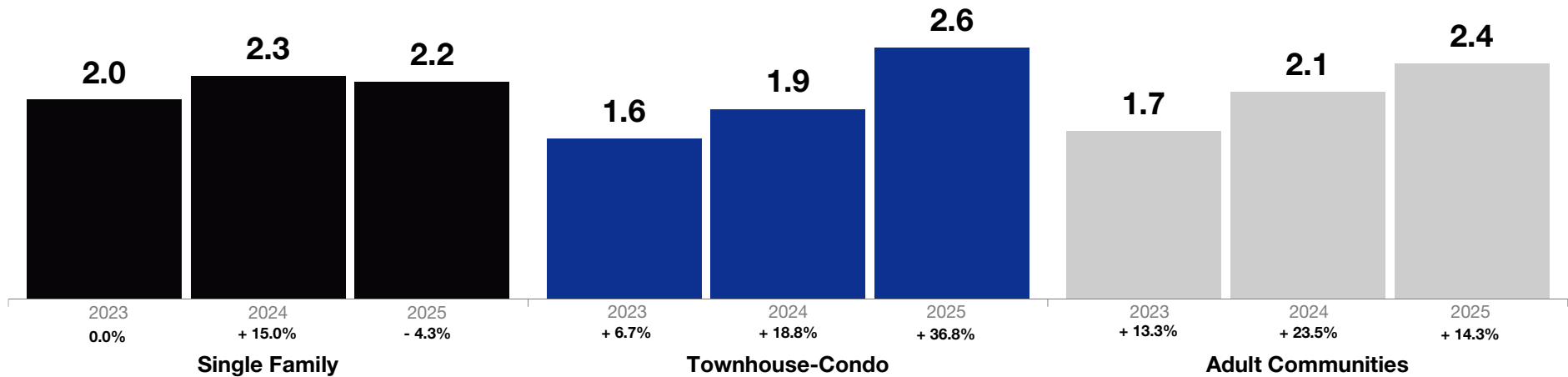
|                      | Single Family | Townhouse-Condo | Adult Communities |
|----------------------|---------------|-----------------|-------------------|
| December 2024        | 1,423         | 366             | 165               |
| January 2025         | 1,405         | 376             | 175               |
| February 2025        | 1,488         | 396             | 161               |
| March 2025           | 1,588         | 413             | 189               |
| April 2025           | 1,740         | 484             | 198               |
| May 2025             | 1,770         | 524             | 225               |
| June 2025            | 1,895         | 514             | 246               |
| July 2025            | 1,995         | 561             | 249               |
| August 2025          | 1,959         | 556             | 232               |
| September 2025       | 1,900         | 569             | 237               |
| October 2025         | 1,804         | 610             | 235               |
| <b>November 2025</b> | <b>1,620</b>  | <b>552</b>      | <b>214</b>        |
| 12-Month Avg.        | 1,716         | 493             | 211               |

# Months Supply of Inventory

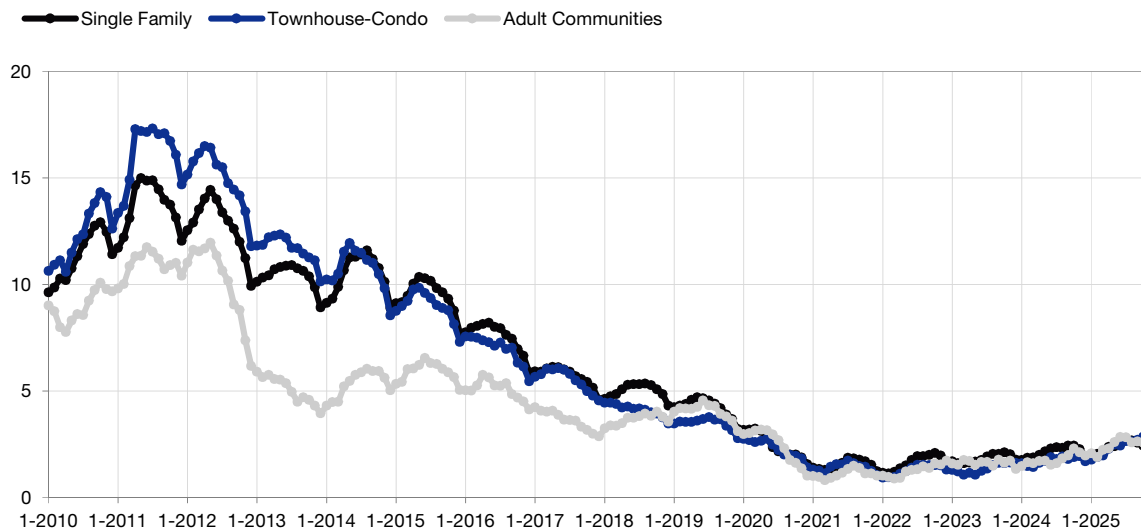
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



## November



## 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 |
|----------------------|---------------|-----------------|-------------------|
| 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          | 2.7           | 2.6             | 2.6               |
| September 2025       | 2.6           | 2.7             | 2.6               |
| October 2025         | 2.4           | 2.9             | 2.6               |
| <b>November 2025</b> | <b>2.2</b>    | <b>2.6</b>      | <b>2.4</b>        |
| 12-Month Avg.*       | 2.3           | 2.3             | 2.4               |

\* Months Supply for all properties from December 2024 through November 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 | 11-2024   | 11-2025   | Percent Change | YTD 2024  | YTD 2025  | Percent Change |
|-----------------------------|-----------------------|-----------|-----------|----------------|-----------|-----------|----------------|
| New Listings                |                       | 1,014     | 912       | - 10.1%        | 14,739    | 15,356    | + 4.2%         |
| Pending Sales               |                       | 922       | 798       | - 13.4%        | 11,863    | 11,885    | + 0.2%         |
| Closed Sales                |                       | 972       | 950       | - 2.3%         | 11,539    | 11,614    | + 0.6%         |
| Median Sales Price          |                       | \$375,000 | \$380,000 | + 1.3%         | \$370,000 | \$390,000 | + 5.4%         |
| Average Sales Price         |                       | \$457,935 | \$480,471 | + 4.9%         | \$457,792 | \$489,659 | + 7.0%         |
| Pct. of List Price Received |                       | 100.7%    | 99.8%     | - 0.9%         | 101.5%    | 100.7%    | - 0.8%         |
| Days on Market Until Sale   |                       | 32        | 40        | + 25.0%        | 30        | 34        | + 13.3%        |
| Housing Affordability Index |                       | 108       | 112       | + 3.7%         | 109       | 109       | 0.0%           |
| Inventory of Homes for Sale |                       | 2,310     | 2,439     | + 5.6%         | --        | --        | --             |
| Months Supply of Inventory  |                       | 2.2       | 2.3       | + 4.5%         | --        | --        | --             |