

Monthly Indicators



December 2025

U.S. existing home sales ticked up 0.5% from the previous month to a seasonally adjusted annual rate of 4.13 million, marking the third consecutive monthly increase, according to the National Association of REALTORS® (NAR). However, sales were down 1.0% from the same period last year. Regionally, sales rose month-over-month in the Northeast and South, were unchanged in the West, and declined in the Midwest. On a year-over-year basis, sales were flat in the Northeast and South and fell in both the Midwest and West.

- Single Family Closed Sales remained flat at 777.
- Townhouse-Condo Closed Sales were up 20.0 percent to 240.
- Adult Communities Closed Sales were down 1.1 percent to 87.
- Single Family Median Sales Price decreased 0.6 percent to \$410,000.
- Townhouse-Condo Median Sales Price decreased 0.2 percent to \$313,500.
- Adult Communities Median Sales Price increased 13.2 percent to \$400,000.

The national median existing-home price continued to climb, rising 1.2% from a year ago to \$409,200, according to NAR. This year-over-year increase—the 29th consecutive monthly gain—reflects ongoing tightness in housing supply. At the end of November, there were 1.43 million units for sale, down 5.9% from the previous month but up 7.5% from the same time last year, representing a 4.2-month supply at the current sales pace.

Monthly Snapshot

+ 4.1% **+ 5.3%** **+ 0.7%**

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
--	--	--

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



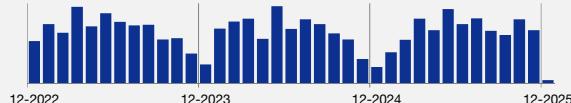
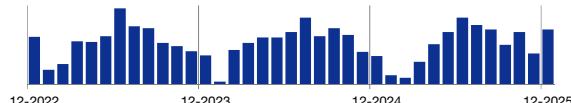
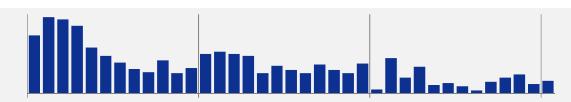
Key metrics for **Single Family Properties Only**, excluding Manufactured Housing, for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	12-2024		12-2025	Percent Change	YTD 2024		YTD 2025	Percent Change
		12-2024	12-2025	YTD 2024		YTD 2024	YTD 2025	YTD 2025	
New Listings		498	488	- 2.0%	10,914	11,132	+ 2.0%		
Pending Sales		511	414	- 19.0%	8,816	8,835	+ 0.2%		
Closed Sales		777	777	0.0%	8,792	8,894	+ 1.2%		
Median Sales Price		\$412,500	\$410,000	- 0.6%	\$405,000	\$427,000	+ 5.4%		
Average Sales Price		\$544,738	\$499,937	- 8.2%	\$521,993	\$551,474	+ 5.6%		
Pct. of List Price Received		100.8%	99.8%	- 1.0%	101.6%	101.0%	- 0.6%		
Days on Market Until Sale		36	38	+ 5.6%	31	34	+ 9.7%		
Housing Affordability Index		98	104	+ 6.1%	99	100	+ 1.0%		
Inventory of Homes for Sale		1,425	1,357	- 4.8%	--	--	--		
Months Supply of Inventory		1.9	1.8	- 5.3%	--	--	--		

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	12-2024		12-2025	Percent Change	YTD 2024		YTD 2025	Percent Change
		12-2024	12-2025	12-2025		YTD 2024	YTD 2025	YTD 2025	
New Listings		151	163	+ 7.9%	3,112	3,410	+ 9.6%		
Pending Sales		153	129	- 15.7%	2,609	2,604	- 0.2%		
Closed Sales		200	240	+ 20.0%	2,650	2,625	- 0.9%		
Median Sales Price		\$314,000	\$313,500	- 0.2%	\$275,000	\$300,000	+ 9.1%		
Average Sales Price		\$328,116	\$328,993	+ 0.3%	\$298,835	\$320,198	+ 7.1%		
Pct. of List Price Received		100.5%	100.0%	- 0.5%	101.8%	100.3%	- 1.5%		
Days on Market Until Sale		29	39	+ 34.5%	26	33	+ 26.9%		
Housing Affordability Index		128	136	+ 6.3%	146	142	- 2.7%		
Inventory of Homes for Sale		366	500	+ 36.6%	--	--	--		
Months Supply of Inventory		1.7	2.3	+ 35.3%	--	--	--		

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.



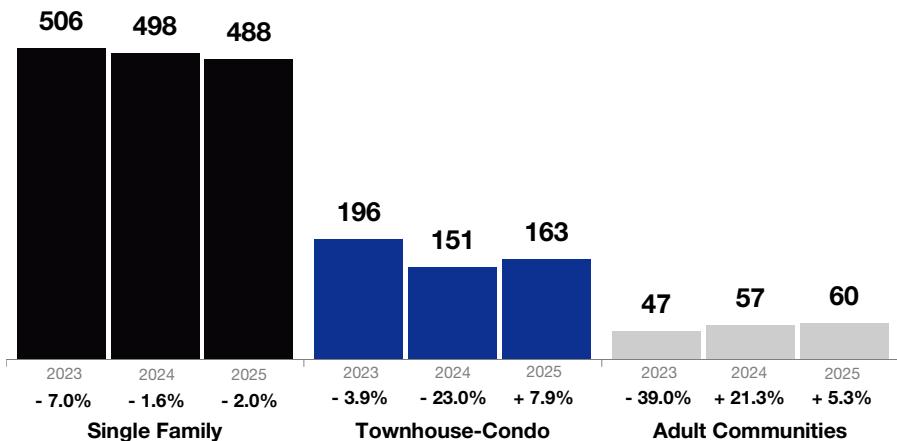
Key Metrics	Historical Sparklines	12-2024		12-2025	Percent Change	YTD 2024		YTD 2025	Percent Change
		12-2024	12-2025	12-2025		YTD 2024	YTD 2025	YTD 2025	
New Listings		57	60	+ 5.3%	1,216	1,345	+ 10.6%		
Pending Sales		55	48	- 12.7%	1,008	1,075	+ 6.6%		
Closed Sales		88	87	- 1.1%	1,017	1,094	+ 7.6%		
Median Sales Price		\$353,250	\$400,000	+ 13.2%	\$360,000	\$375,000	+ 4.2%		
Average Sales Price		\$368,361	\$414,786	+ 12.6%	\$374,177	\$386,764	+ 3.4%		
Pct. of List Price Received		99.1%	97.9%	- 1.2%	99.9%	99.3%	- 0.6%		
Days on Market Until Sale		36	46	+ 27.8%	35	38	+ 8.6%		
Housing Affordability Index		114	107	- 6.1%	112	114	+ 1.8%		
Inventory of Homes for Sale		165	190	+ 15.2%	--	--	--		
Months Supply of Inventory		2.0	2.1	+ 5.0%	--	--	--		

New Listings

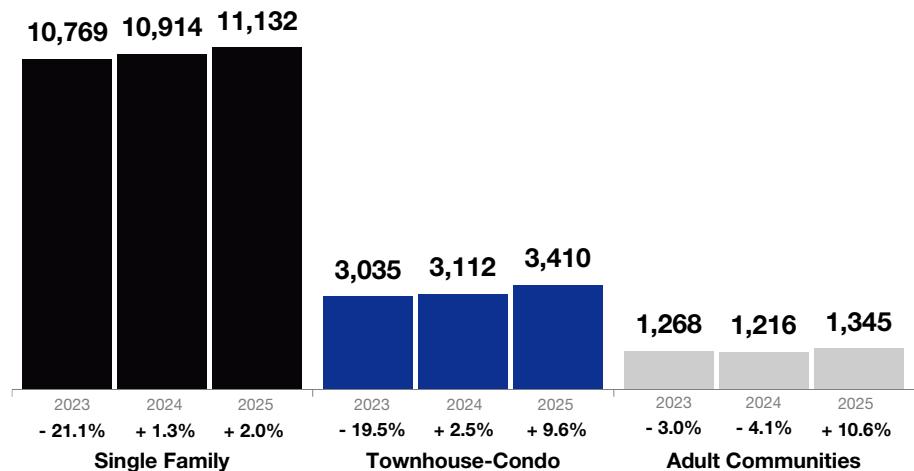
A count of the properties that have been newly listed on the market in a given month.



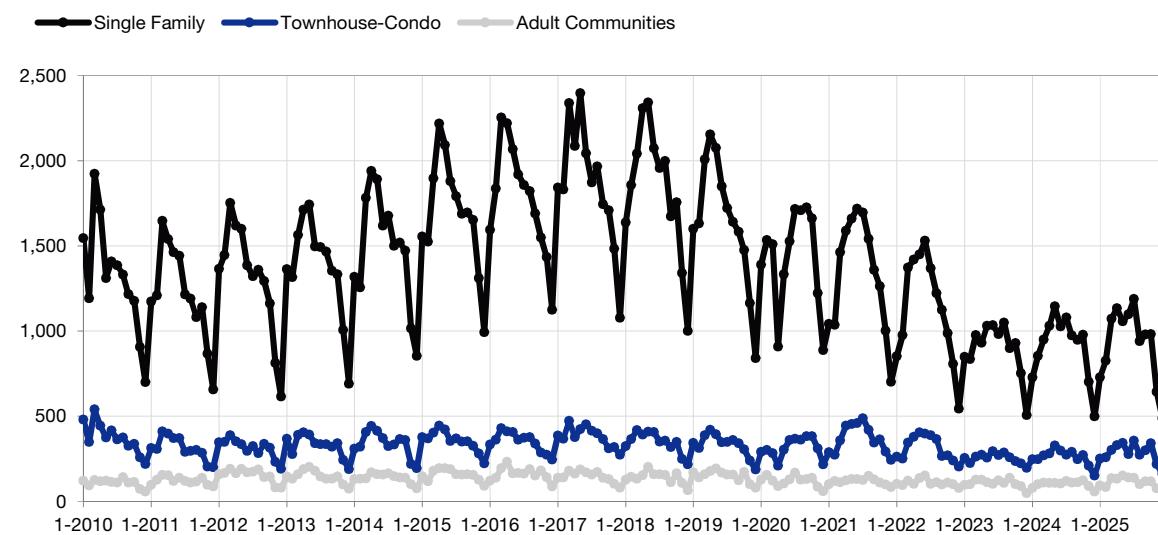
December



Year to Date



Historical New Listings by Month



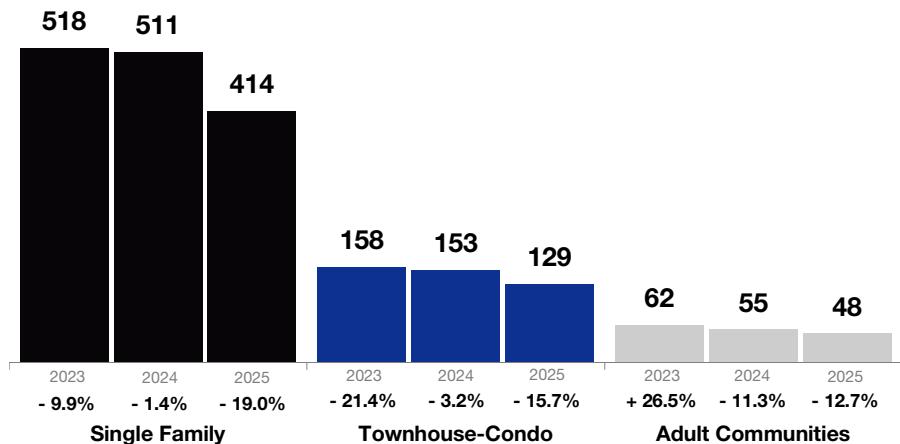
	Single Family	Townhouse-Condo	Adult Communities
January 2025	728	251	93
February 2025	825	258	84
March 2025	1,071	301	136
April 2025	1,134	330	133
May 2025	1,057	342	151
June 2025	1,098	277	140
July 2025	1,188	355	137
August 2025	940	274	101
September 2025	979	300	118
October 2025	981	341	117
November 2025	643	218	75
December 2025	488	163	60
12-Month Avg.	928	284	112

Pending Sales

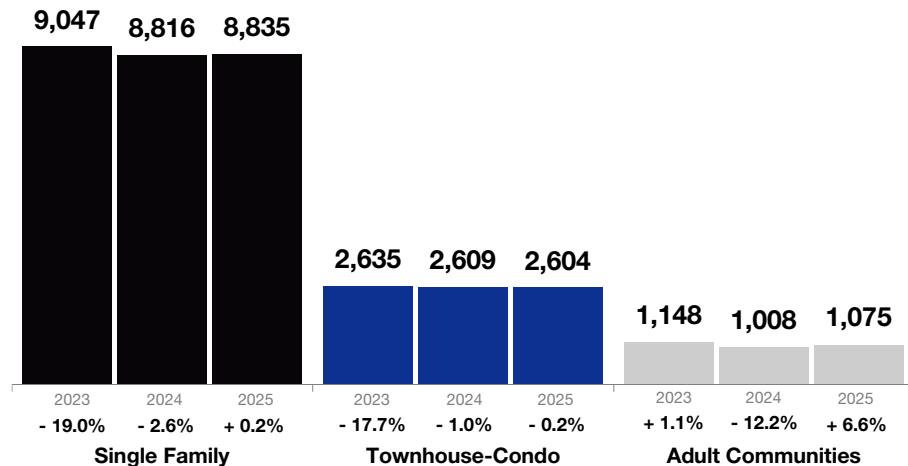
A count of the properties on which offers have been accepted in a given month.



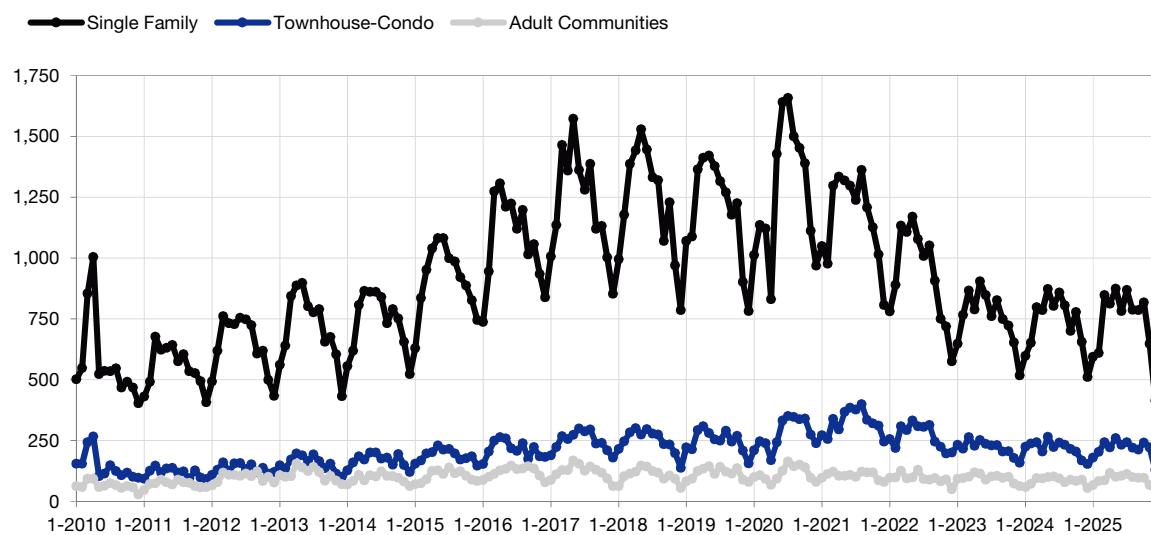
December



Year to Date



Historical Pending Sales by Month



	Single Family	Townhouse-Condo	Adult Communities
January 2025	593	180	66
February 2025	609	203	84
March 2025	847	242	86
April 2025	812	221	116
May 2025	874	260	101
June 2025	782	232	104
July 2025	868	243	112
August 2025	787	220	99
September 2025	785	212	96
October 2025	817	241	97
November 2025	647	221	66
December 2025	414	129	48
12-Month Avg.	736	217	90

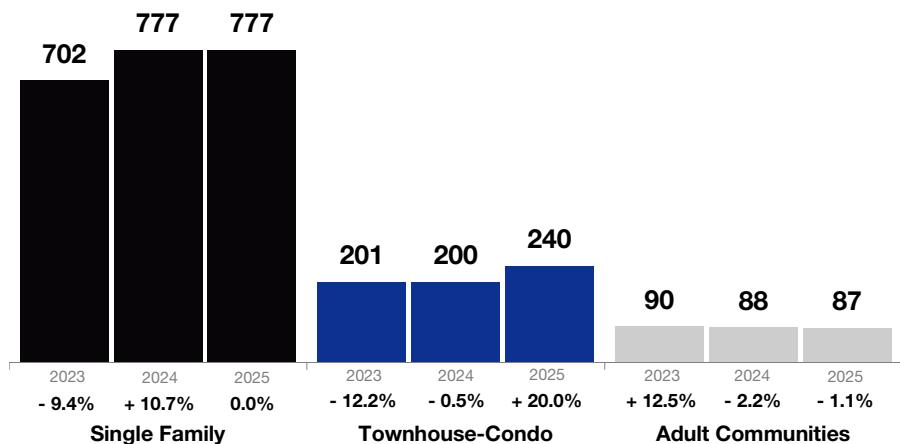
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Closed Sales

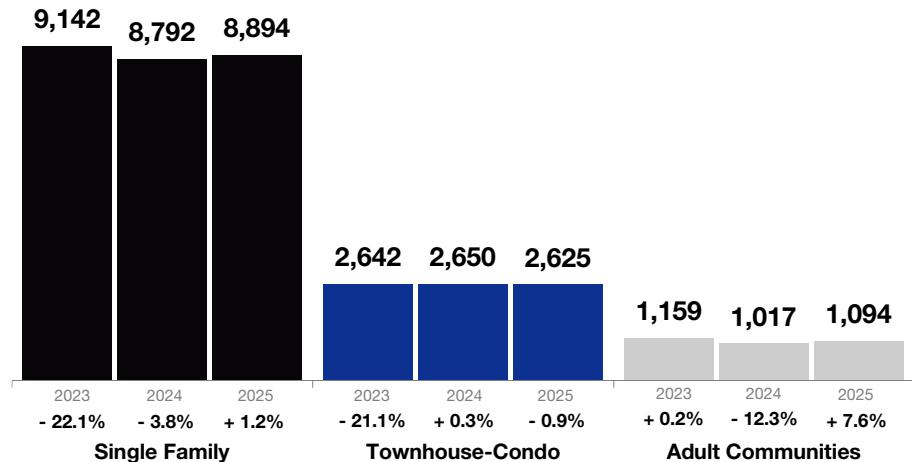
A count of the actual sales that closed in a given month.



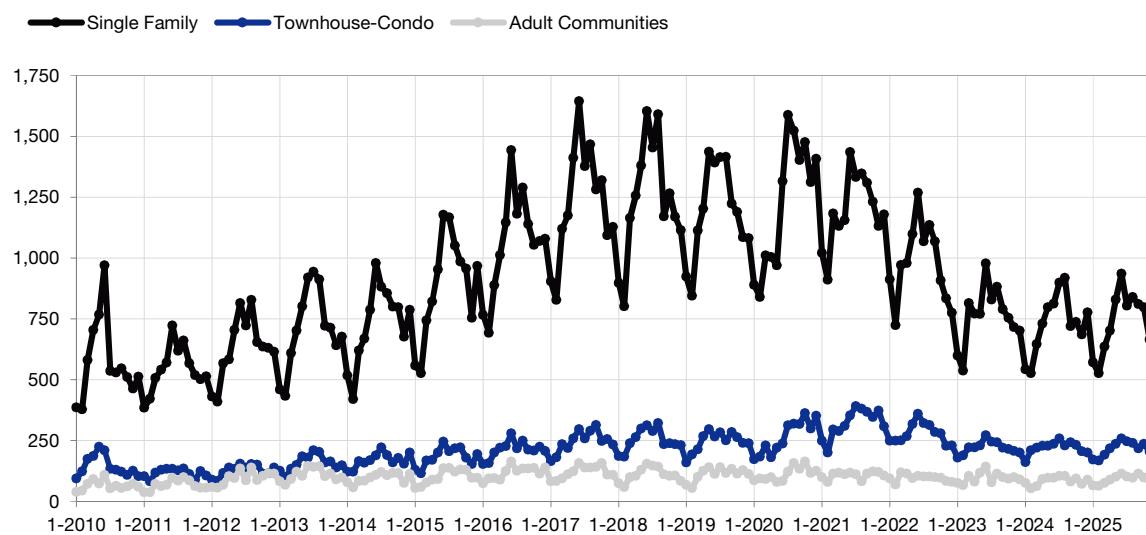
December



Year to Date



Historical Closed Sales by Month



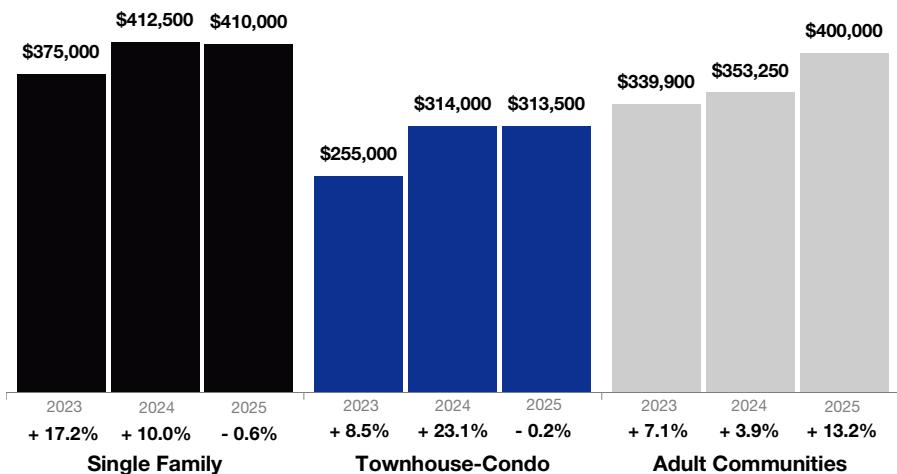
	Single Family	Townhouse-Condo	Adult Communities
January 2025	571	171	65
February 2025	527	167	64
March 2025	636	191	76
April 2025	701	218	88
May 2025	829	236	101
June 2025	936	258	114
July 2025	804	247	102
August 2025	840	240	97
September 2025	810	217	113
October 2025	798	236	98
November 2025	665	204	89
December 2025	777	240	87
12-Month Avg.	741	219	91

Median Sales Price

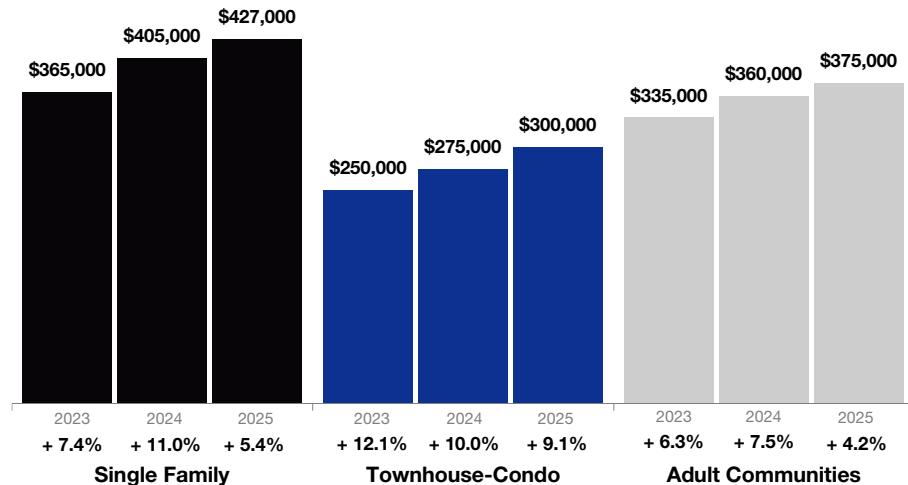
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



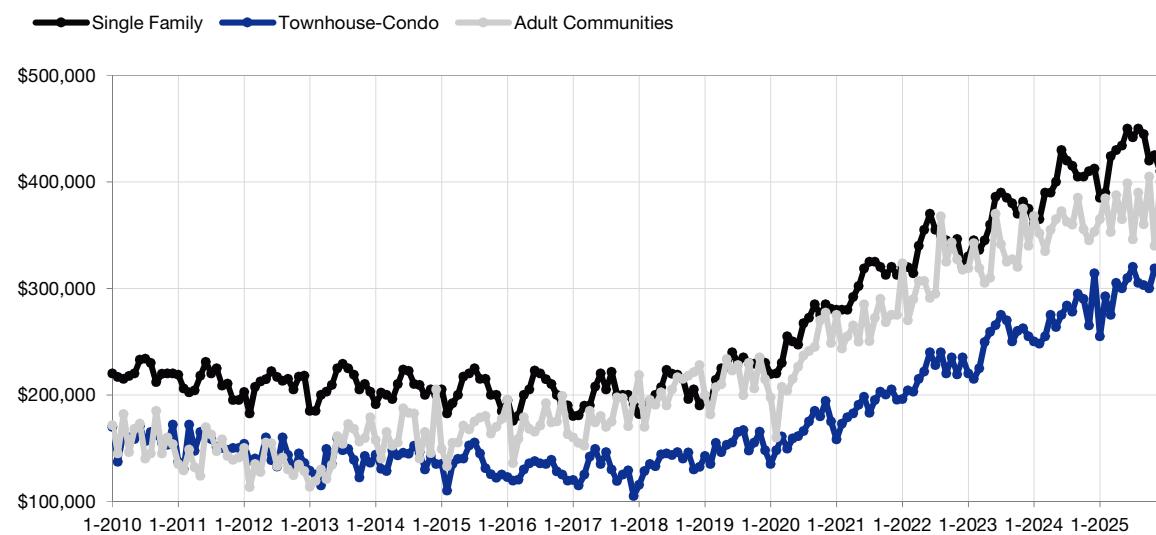
December



Year to Date



Historical Median Sales Price by Month



	Single Family	Townhouse-Condo	Adult Communities
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	\$303,050	\$360,000
October 2025	\$420,000	\$300,000	\$405,000
November 2025	\$425,000	\$318,500	\$340,000
December 2025	\$410,000	\$313,500	\$400,000
12-Month Med.*	\$427,000	\$300,000	\$375,000

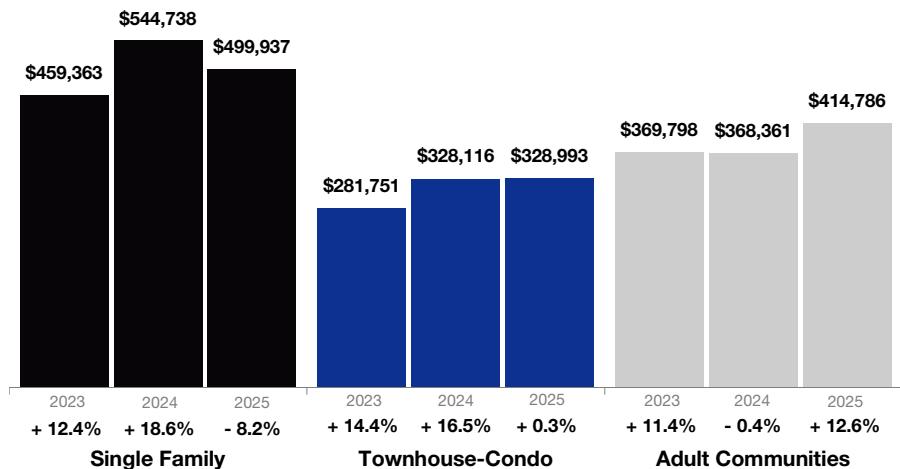
* Median Sales Price for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

Average Sales Price

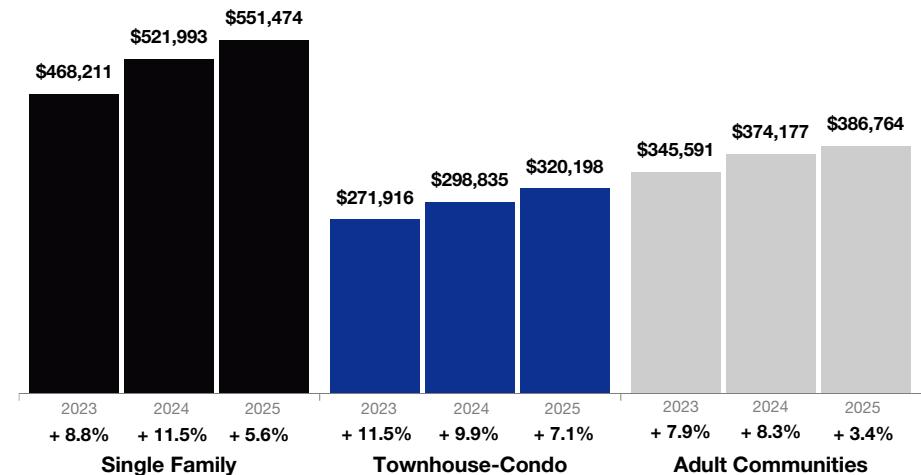


Average sales price for all closed sales, not accounting for seller concessions, in a given month.

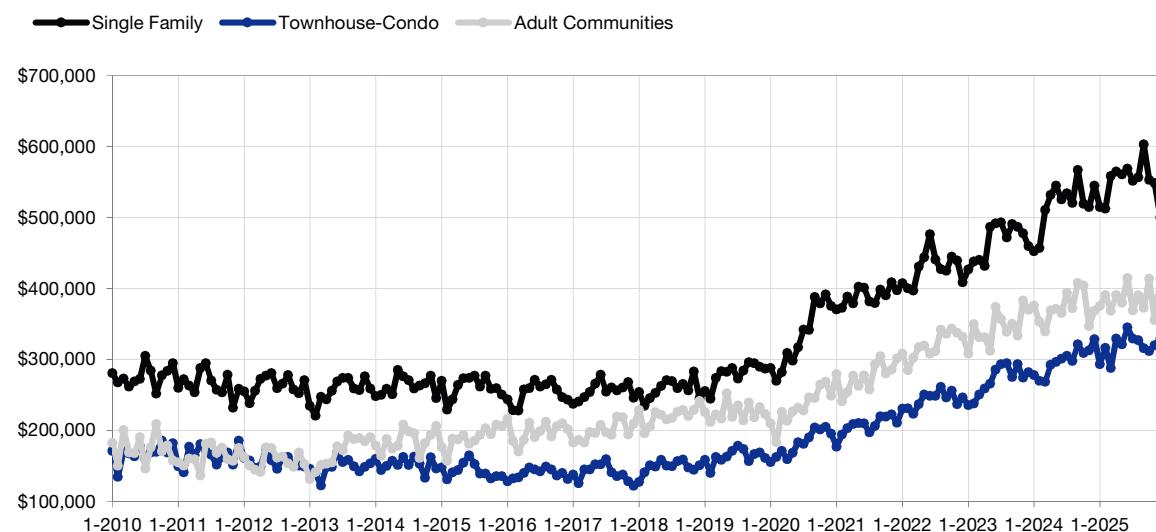
December



Year to Date



Historical Average Sales Price by Month



	Single Family	Townhouse-Condo	Adult Communities
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	\$564,493	\$329,450	\$390,638
May 2025	\$560,544	\$321,309	\$379,570
June 2025	\$568,632	\$344,910	\$414,638
July 2025	\$551,454	\$329,210	\$368,710
August 2025	\$556,263	\$326,984	\$390,031
September 2025	\$602,892	\$315,675	\$372,660
October 2025	\$552,644	\$311,559	\$413,335
November 2025	\$548,399	\$319,803	\$355,164
December 2025	\$499,937	\$328,993	\$414,786
12-Month Avg.*	\$551,474	\$320,198	\$386,764

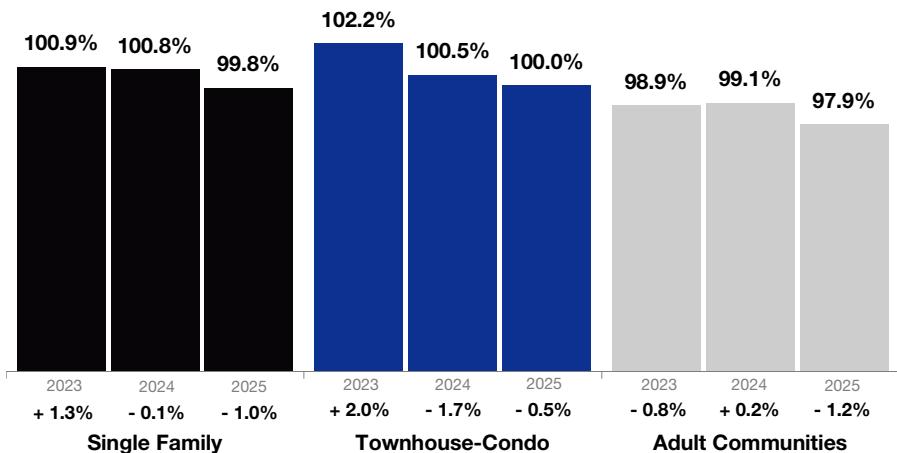
* Avg. Sales Price for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

Percent of List Price Received

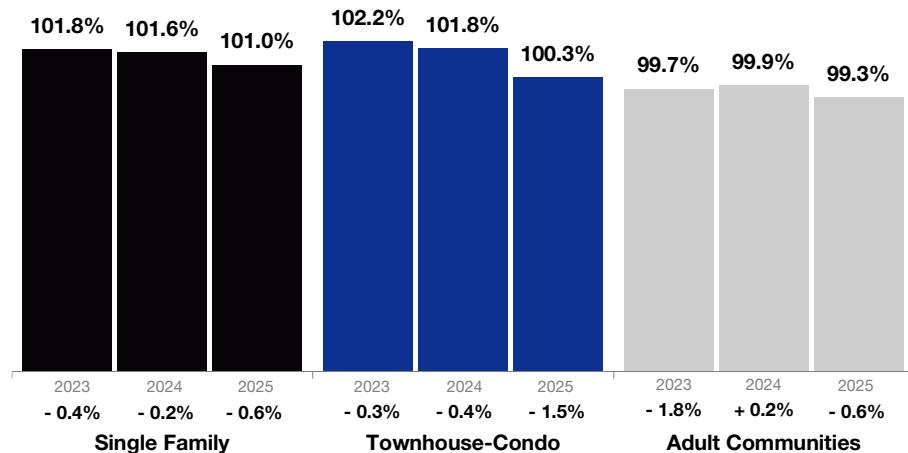


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

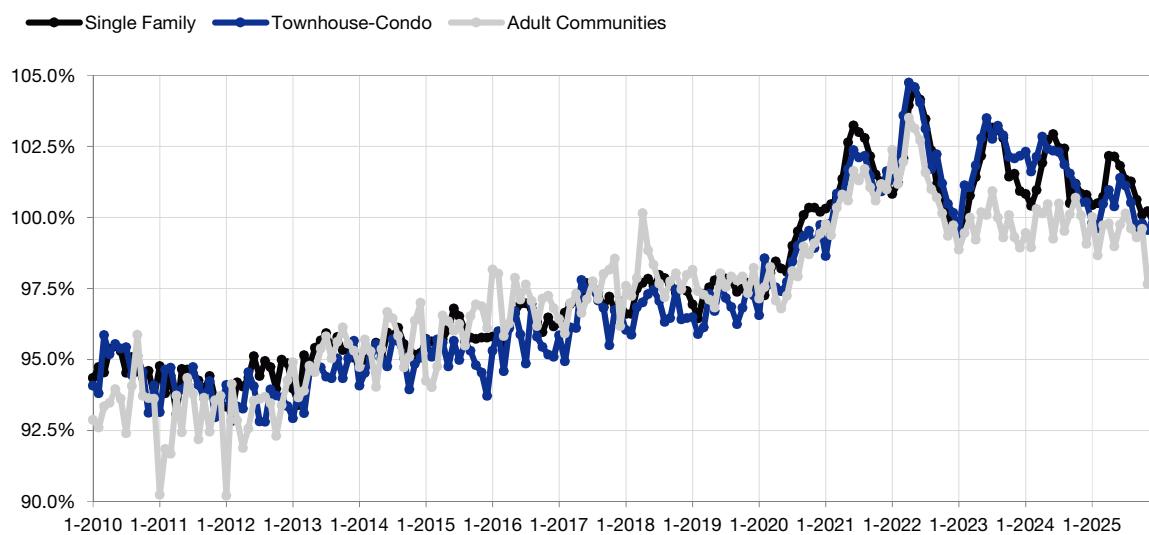
December



Year to Date



Historical Percent of List Price Received by Month



	Single Family	Townhouse-Condo	Adult Communities
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%
November 2025	100.2%	99.5%	97.7%
December 2025	99.8%	100.0%	97.9%
12-Month Avg.*	101.0%	100.3%	99.3%

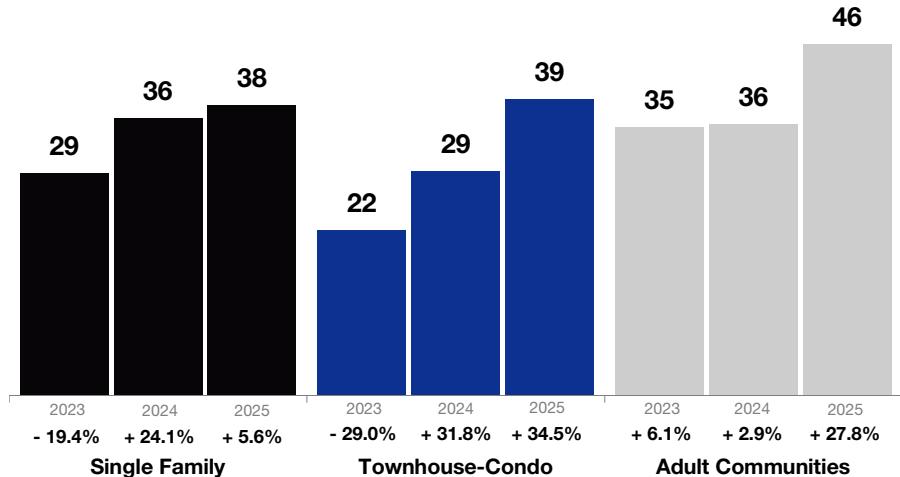
* Pct. of List Price Received for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

Days on Market Until Sale

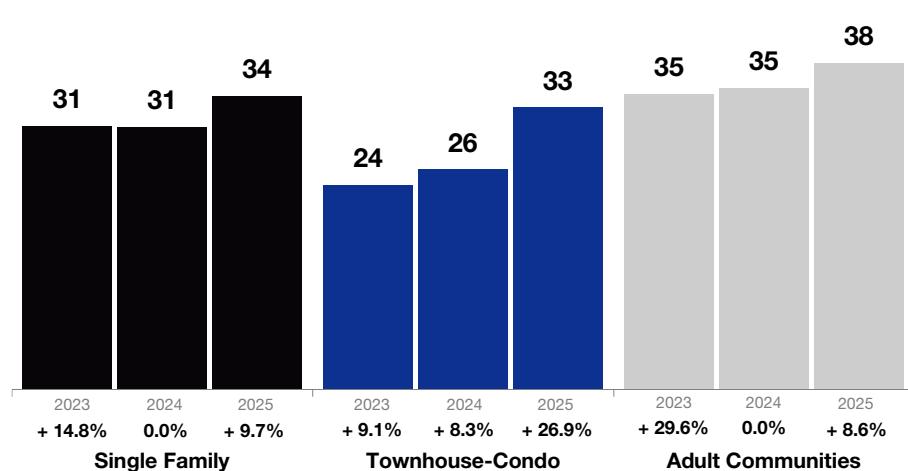
Average number of days between when a property is listed and when an offer is accepted in a given month.



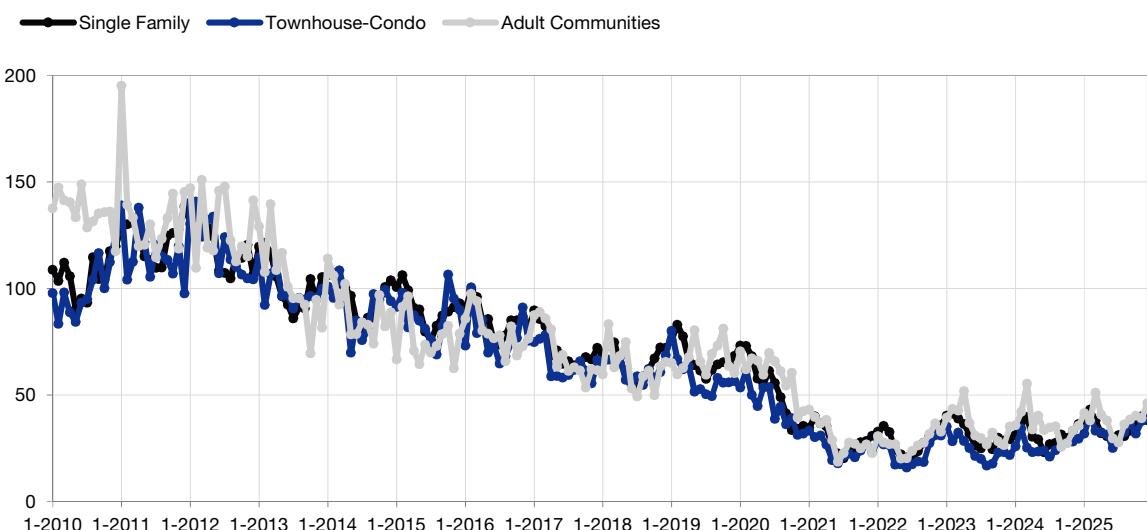
December



Year to Date



Historical Days on Market Until Sale by Month



	Single Family	Townhouse-Condo	Adult Communities
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	38
October 2025	37	32	40
November 2025	40	38	39
December 2025	38	39	46
12-Month Avg.*	34	33	38

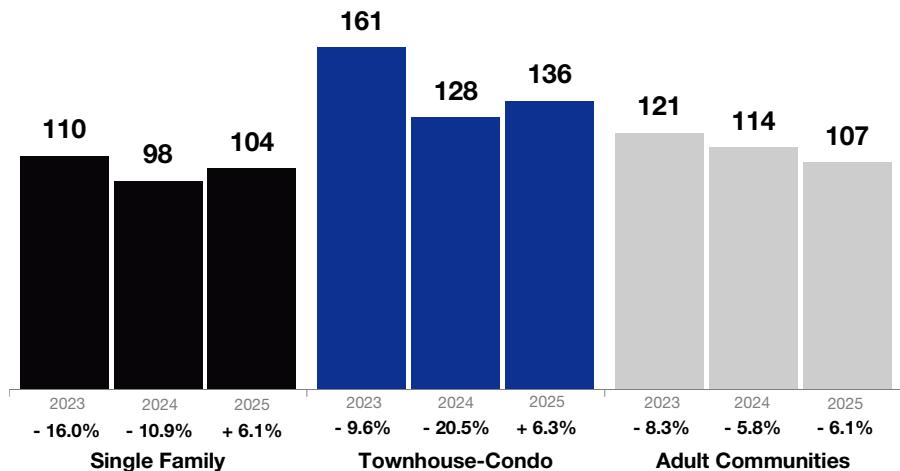
* Days on Market for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

Housing Affordability Index

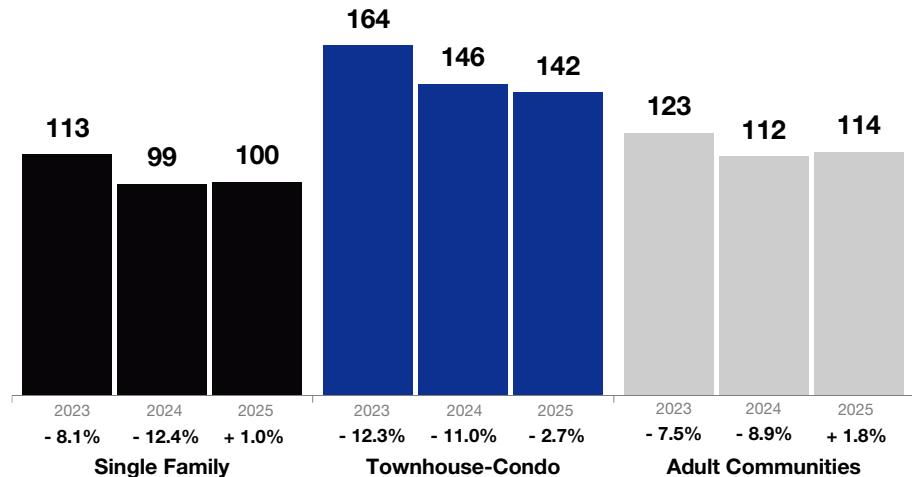


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

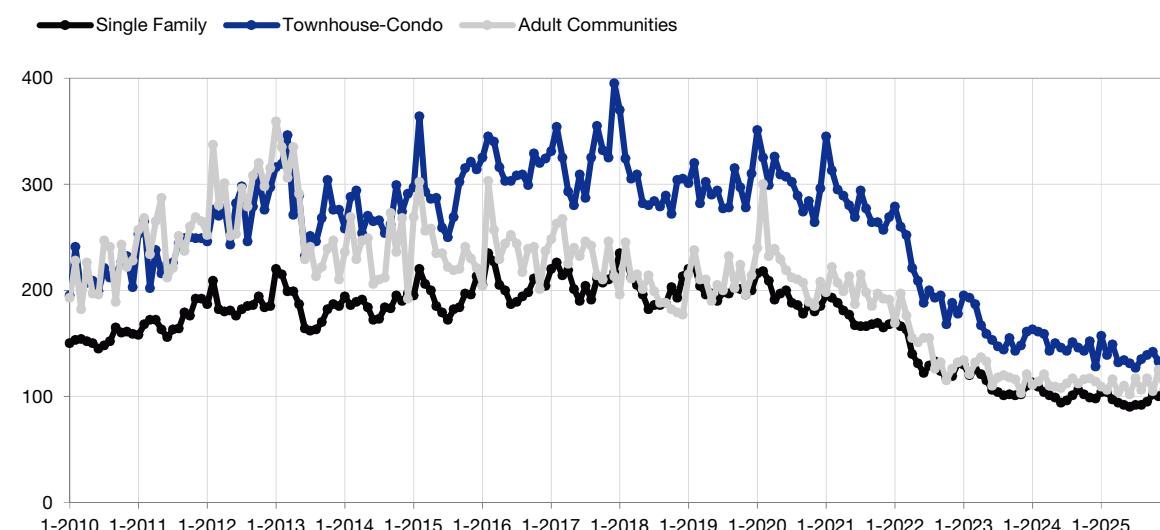
December



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
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
December 2025	104	136	107
12-Month Avg.*	97	138	110

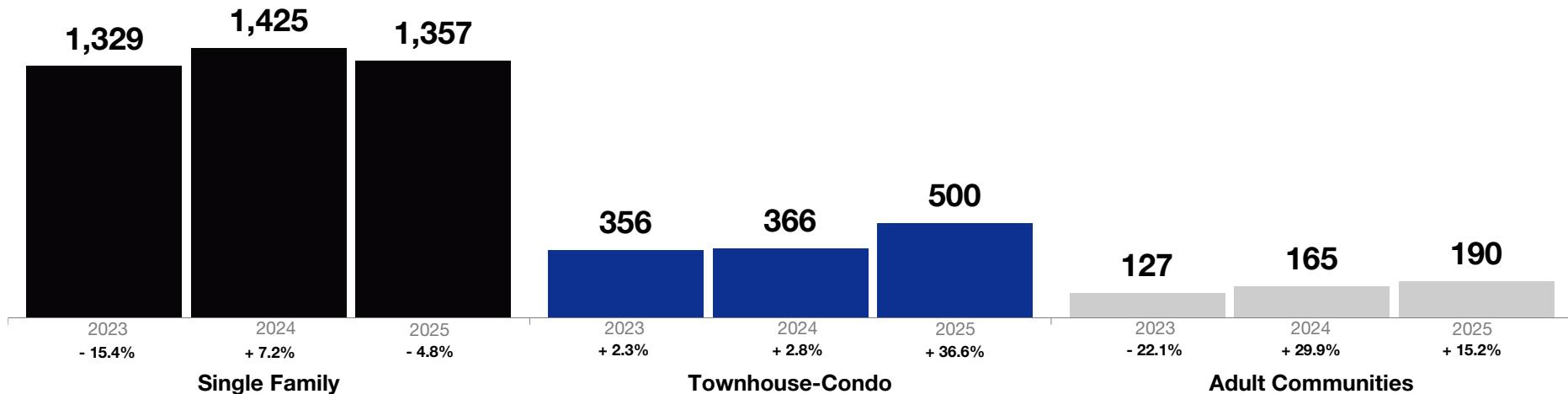
* Affordability Index for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

Inventory of Homes for Sale

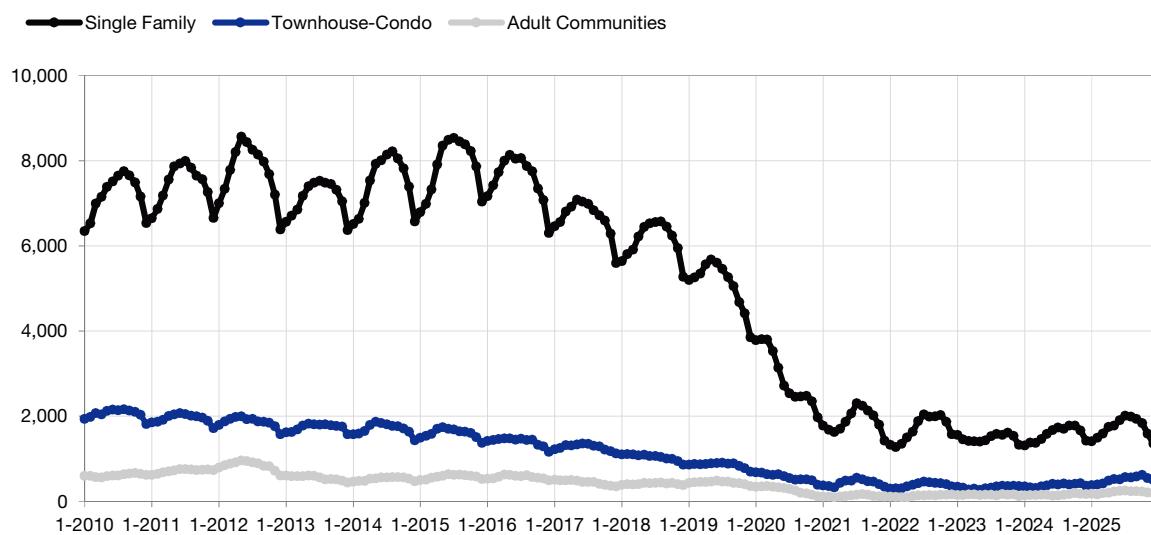
The number of properties available for sale in active status at the end of a given month.



December



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.

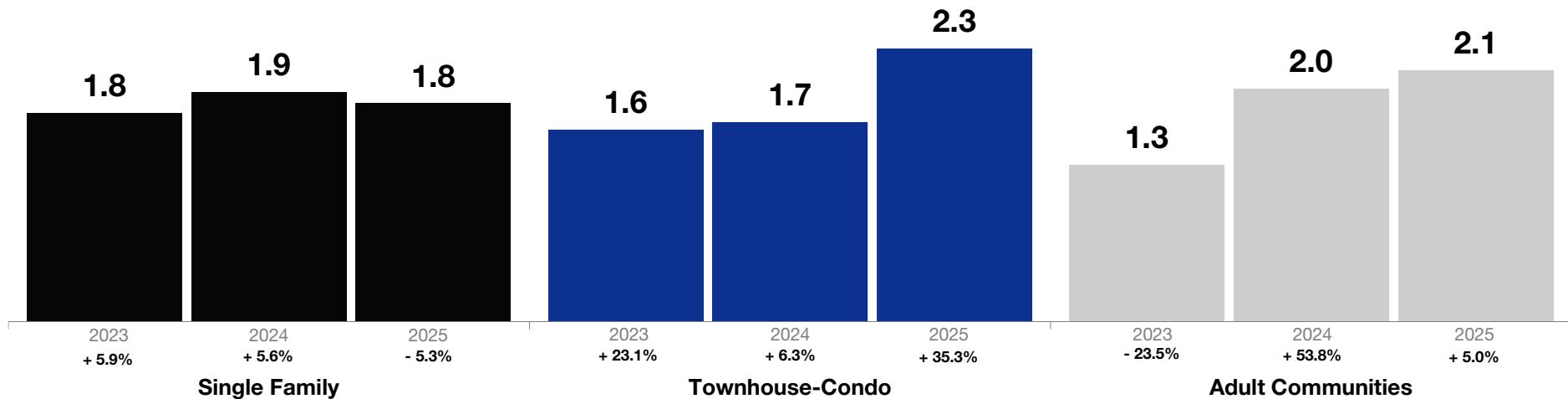
	Single Family	Townhouse-Condo	Adult Communities
January 2025	1,407	376	175
February 2025	1,490	396	161
March 2025	1,592	414	189
April 2025	1,746	485	198
May 2025	1,776	525	225
June 2025	1,904	516	246
July 2025	2,012	565	250
August 2025	1,985	561	233
September 2025	1,937	578	236
October 2025	1,835	616	232
November 2025	1,586	542	209
December 2025	1,357	500	190
12-Month Avg.	1,719	506	212

Months Supply of Inventory

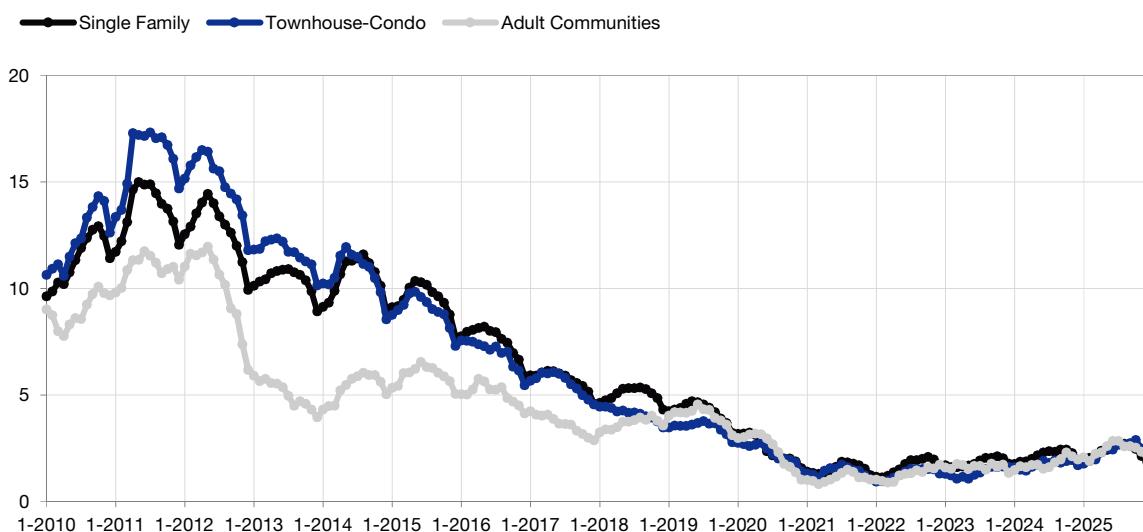
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



December



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
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	2.7	2.8
August 2025	2.7	2.6	2.6
September 2025	2.6	2.7	2.6
October 2025	2.5	2.9	2.5
November 2025	2.1	2.5	2.3
December 2025	1.8	2.3	2.1
12-Month Avg.*	2.3	2.4	2.4

* Months Supply for all properties from January 2025 through December 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	12-2024		12-2025	Percent Change	YTD 2024		YTD 2025	Percent Change
		12-2024	12-2025	12-2025		YTD 2024	YTD 2025	YTD 2025	
New Listings		716	720	+ 0.6%	15,455	16,131	15,455	16,131	+ 4.4%
Pending Sales		727	593	- 18.4%	12,590	12,665	12,590	12,665	+ 0.6%
Closed Sales		1,074	1,118	+ 4.1%	12,614	12,765	12,614	12,765	+ 1.2%
Median Sales Price		\$382,500	\$385,000	+ 0.7%	\$370,000	\$390,000	\$370,000	\$390,000	+ 5.4%
Average Sales Price		\$489,619	\$459,526	- 6.1%	\$460,492	\$487,317	\$460,492	\$487,317	+ 5.8%
Pct. of List Price Received		100.6%	99.7%	- 0.9%	101.5%	100.7%	101.5%	100.7%	- 0.8%
Days on Market Until Sale		35	39	+ 11.4%	30	35	30	35	+ 16.7%
Housing Affordability Index		105	111	+ 5.7%	109	109	109	109	0.0%
Inventory of Homes for Sale		1,996	2,102	+ 5.3%	--	--	--	--	--
Months Supply of Inventory		1.9	2.0	+ 5.3%	--	--	--	--	--