

Monthly Indicators



January 2026

U.S. existing-home sales climbed 5.1% month-over-month and 1.4% year-over-year to a seasonally adjusted annual rate of 4.35 million units, the strongest pace in nearly three years, according to the National Association of REALTORS® (NAR). Lower mortgage rates and slower home price growth helped spur buyer activity, and sales increased month-over-month in every region. On an annual basis, sales rose in the South, held steady in the West and Midwest, and declined in the Northeast.

- Single Family Closed Sales were down 3.3 percent to 552.
- Townhouse-Condo Closed Sales were down 10.5 percent to 153.
- Adult Communities Closed Sales were down 9.2 percent to 59.

- Single Family Median Sales Price increased 13.0 percent to \$435,000.
- Townhouse-Condo Median Sales Price increased 13.7 percent to \$290,000.
- Adult Communities Median Sales Price decreased 1.4 percent to \$359,900.

Nationally, there were 1.18 million homes for sale heading into January, an 18.1% decline from the previous month but 3.5% higher compared to the same period last year, representing a 3.3-month supply at the current sales pace, according to NAR. Meanwhile, the median existing-home price rose 0.4% from a year ago to \$405,400, reflecting a continued moderation in national price growth.

Monthly Snapshot

- 5.3% **+ 10.8%** **+ 8.3%**

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	1-2025	1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		729	736	+ 1.0%	729	736	+ 1.0%
Pending Sales		593	506	- 14.7%	593	506	- 14.7%
Closed Sales		571	552	- 3.3%	571	552	- 3.3%
Median Sales Price		\$385,000	\$435,000	+ 13.0%	\$385,000	\$435,000	+ 13.0%
Average Sales Price		\$514,738	\$581,254	+ 12.9%	\$514,738	\$581,254	+ 12.9%
Pct. of List Price Received		100.4%	99.5%	- 0.9%	100.4%	99.5%	- 0.9%
Days on Market Until Sale		37	44	+ 18.9%	37	44	+ 18.9%
Housing Affordability Index		108	103	- 4.6%	108	103	- 4.6%
Inventory of Homes for Sale		1,410	1,420	+ 0.7%	--	--	--
Months Supply of Inventory		1.9	1.9	0.0%	--	--	--

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	1-2025	1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		251	268	+ 6.8%	251	268	+ 6.8%
Pending Sales		180	155	- 13.9%	180	155	- 13.9%
Closed Sales		171	153	- 10.5%	171	153	- 10.5%
Median Sales Price		\$255,000	\$290,000	+ 13.7%	\$255,000	\$290,000	+ 13.7%
Average Sales Price		\$293,054	\$294,249	+ 0.4%	\$293,054	\$294,249	+ 0.4%
Pct. of List Price Received		99.8%	99.8%	0.0%	99.8%	99.8%	0.0%
Days on Market Until Sale		32	41	+ 28.1%	32	41	+ 28.1%
Housing Affordability Index		163	154	- 5.5%	163	154	- 5.5%
Inventory of Homes for Sale		376	552	+ 46.8%	--	--	--
Months Supply of Inventory		1.8	2.5	+ 38.9%	--	--	--

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.

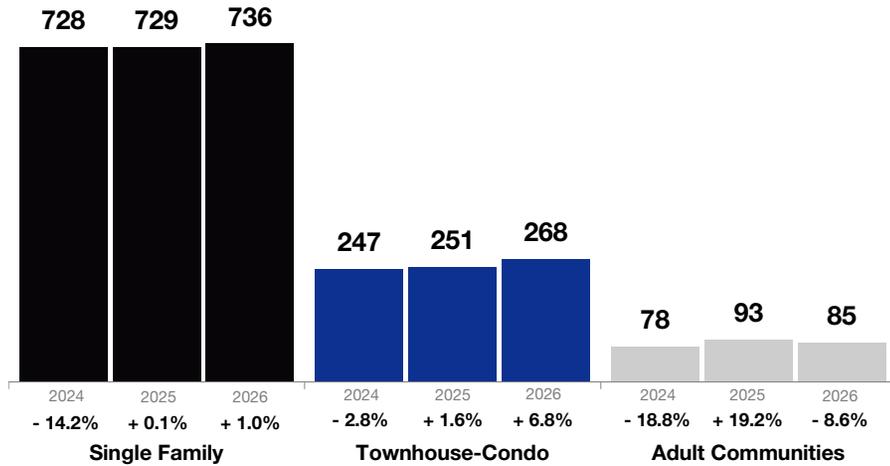
Key Metrics	Historical Sparklines	1-2025	1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		93	85	- 8.6%	93	85	- 8.6%
Pending Sales		66	65	- 1.5%	66	65	- 1.5%
Closed Sales		65	59	- 9.2%	65	59	- 9.2%
Median Sales Price		\$365,000	\$359,900	- 1.4%	\$365,000	\$359,900	- 1.4%
Average Sales Price		\$375,279	\$359,158	- 4.3%	\$375,279	\$359,158	- 4.3%
Pct. of List Price Received		100.0%	98.1%	- 1.9%	100.0%	98.1%	- 1.9%
Days on Market Until Sale		41	59	+ 43.9%	41	59	+ 43.9%
Housing Affordability Index		114	124	+ 8.8%	114	124	+ 8.8%
Inventory of Homes for Sale		176	187	+ 6.3%	--	--	--
Months Supply of Inventory		2.1	2.1	0.0%	--	--	--

New Listings

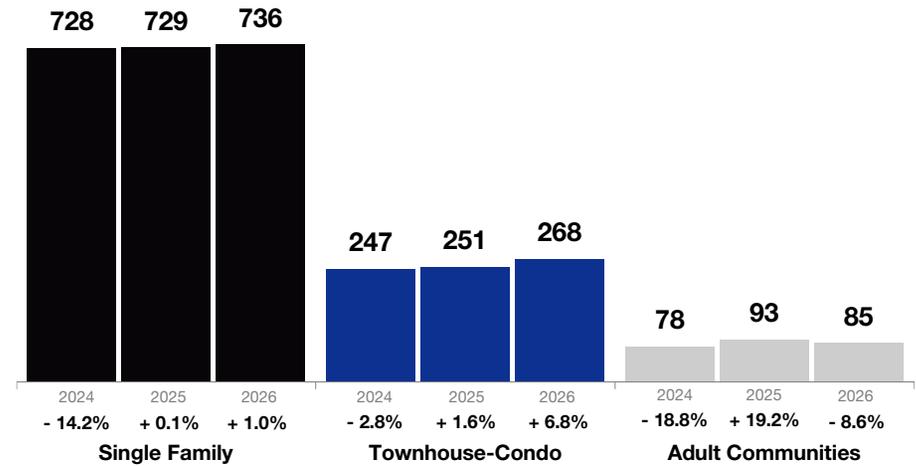
A count of the properties that have been newly listed on the market in a given month.



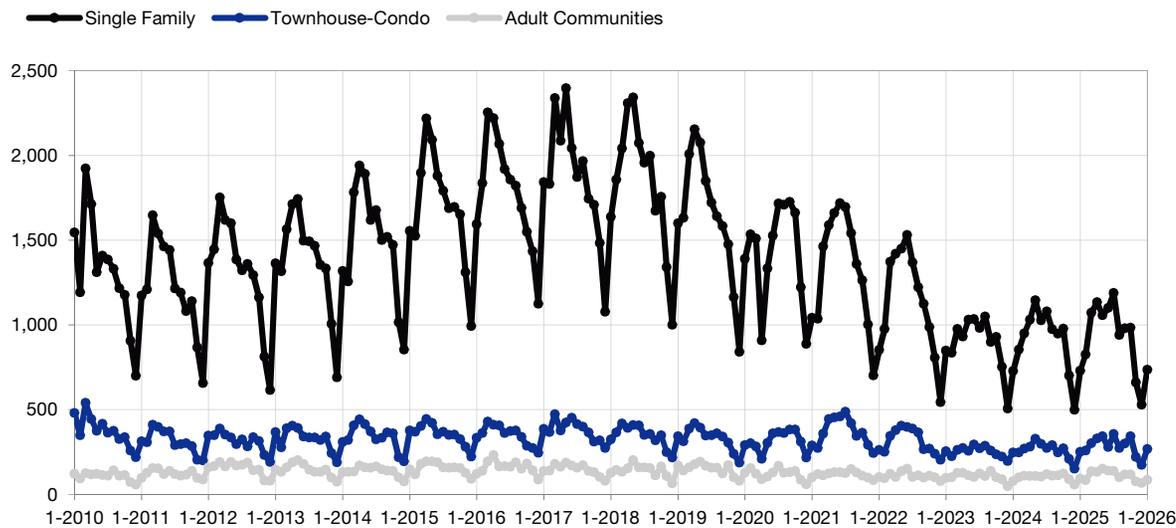
January



Year to Date



Historical New Listings by Month



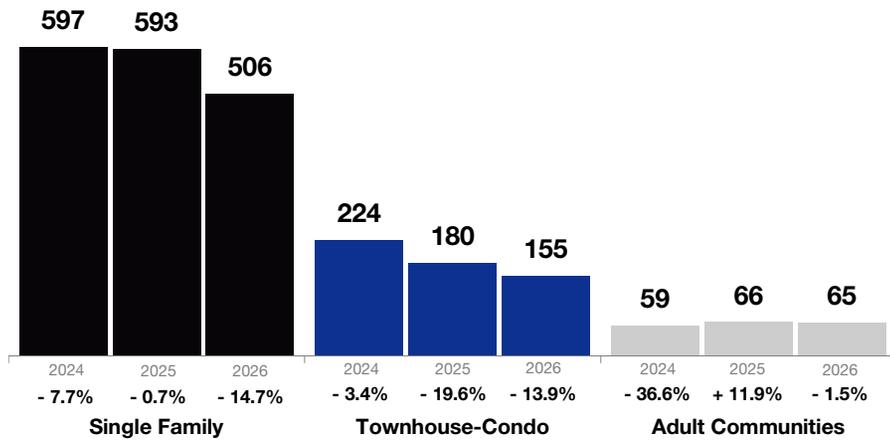
	Single Family	Townhouse-Condo	Adult Communities
February 2025	825	258	84
March 2025	1,071	301	136
April 2025	1,134	330	133
May 2025	1,057	342	151
June 2025	1,099	278	140
July 2025	1,188	355	137
August 2025	941	274	101
September 2025	980	300	118
October 2025	983	342	118
November 2025	660	220	75
December 2025	528	173	67
January 2026	736	268	85
12-Month Avg.	934	287	112

Pending Sales

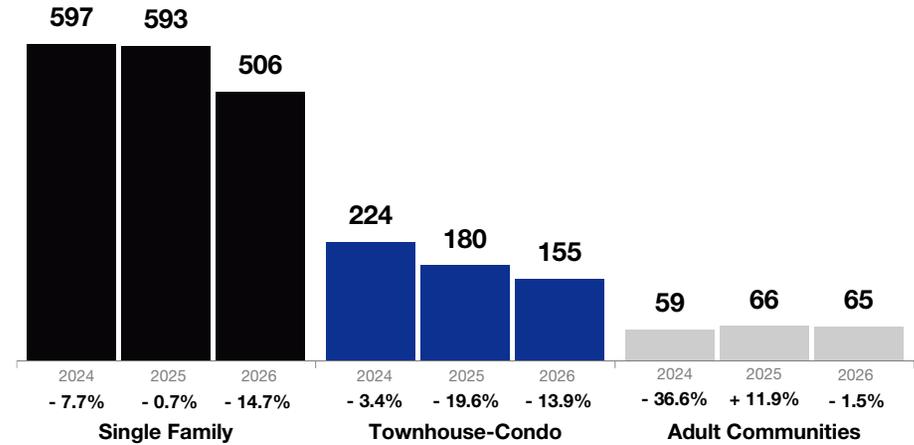
A count of the properties on which offers have been accepted in a given month.



January

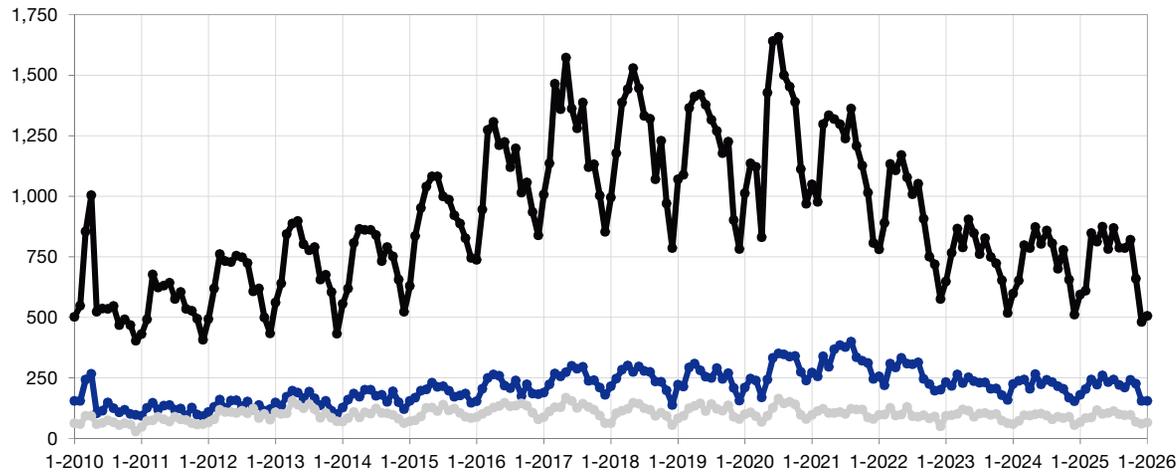


Year to Date



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.

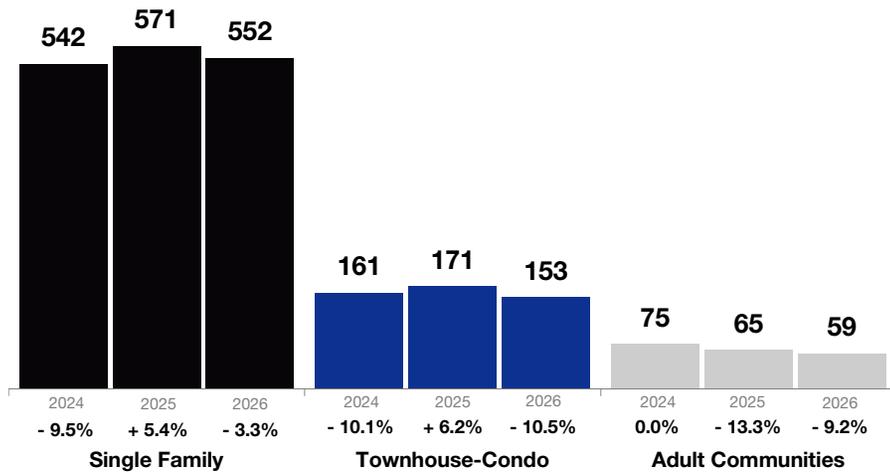
	Single Family	Townhouse-Condo	Adult Communities
February 2025	609	203	84
March 2025	847	242	86
April 2025	812	221	116
May 2025	874	260	101
June 2025	782	232	104
July 2025	869	242	112
August 2025	787	220	99
September 2025	786	210	95
October 2025	820	241	97
November 2025	659	225	68
December 2025	481	154	60
January 2026	506	155	65
12-Month Avg.	736	217	91

Closed Sales

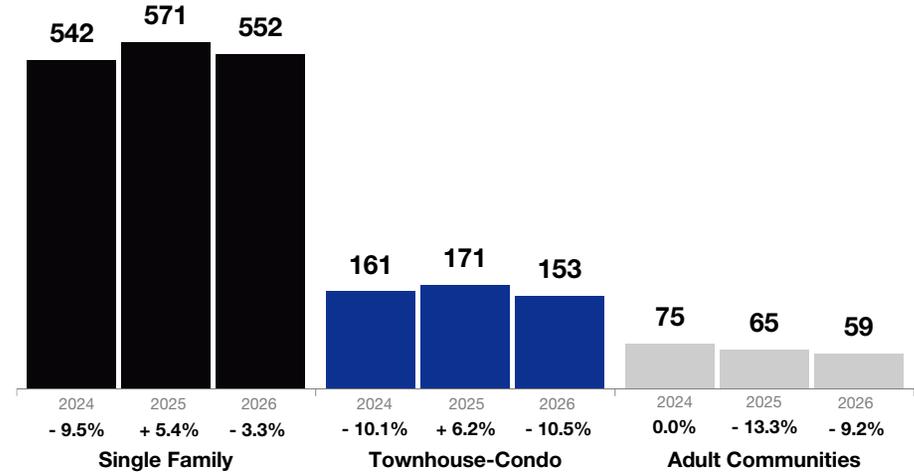
A count of the actual sales that closed in a given month.



January

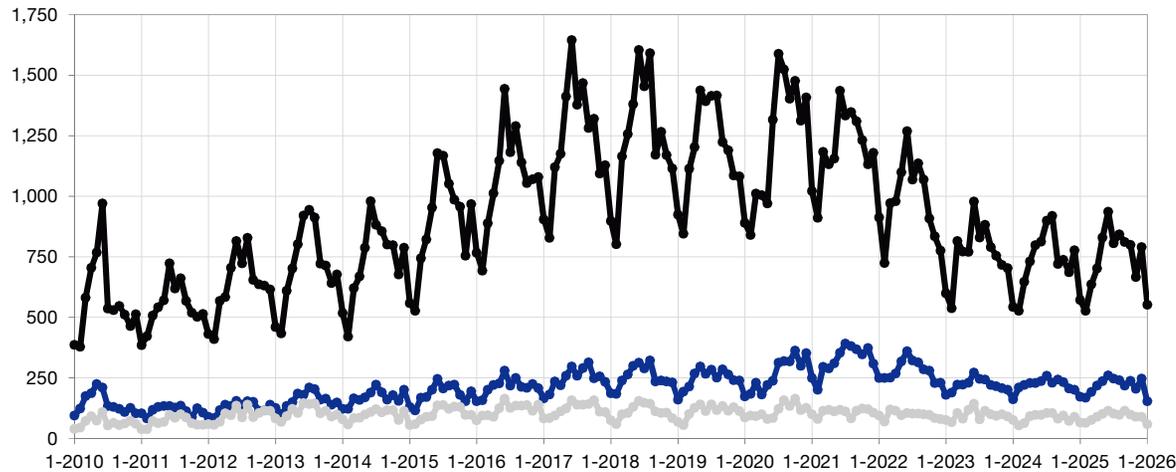


Year to Date



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.

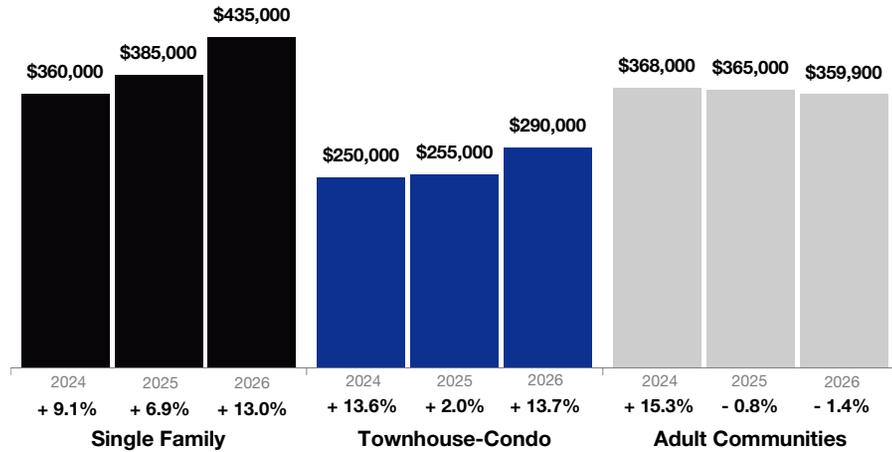
	Single Family	Townhouse-Condo	Adult Communities
February 2025	527	168	64
March 2025	636	191	76
April 2025	701	218	88
May 2025	829	236	101
June 2025	936	259	114
July 2025	805	247	102
August 2025	842	240	97
September 2025	810	217	113
October 2025	799	237	98
November 2025	666	204	89
December 2025	789	246	88
January 2026	552	153	59
12-Month Avg.	741	218	91

Median Sales Price

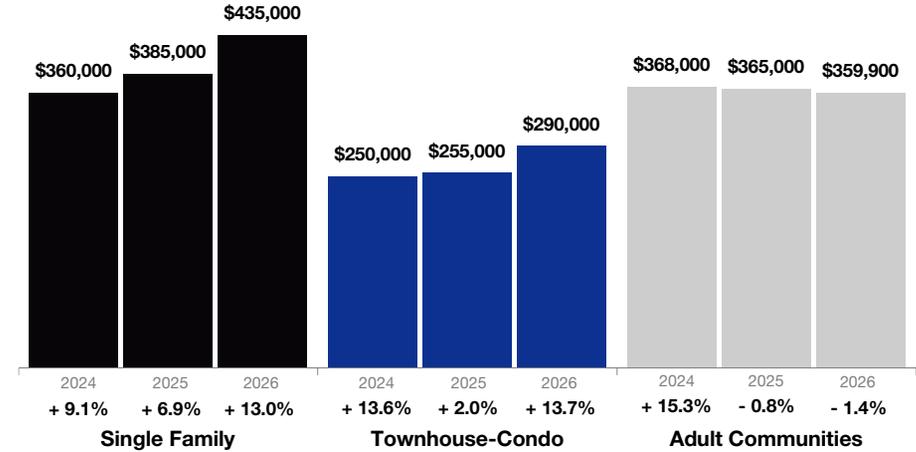
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



January

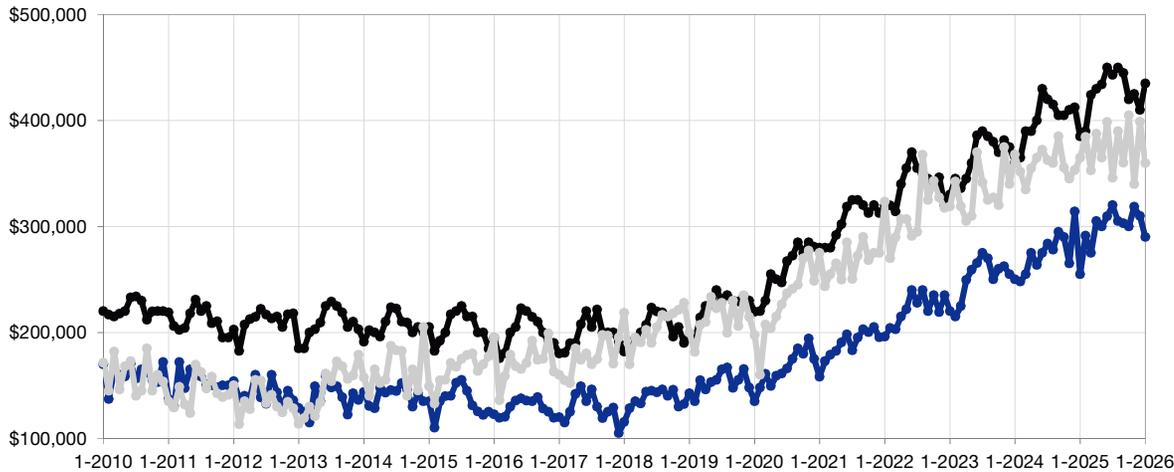


Year to Date



Historical Median Sales Price 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
February 2025	\$390,000	\$291,250	\$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	\$309,750	\$398,500
July 2025	\$443,000	\$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	\$310,000	\$399,000
January 2026	\$435,000	\$290,000	\$359,900
12-Month Med.*	\$430,000	\$302,000	\$375,000

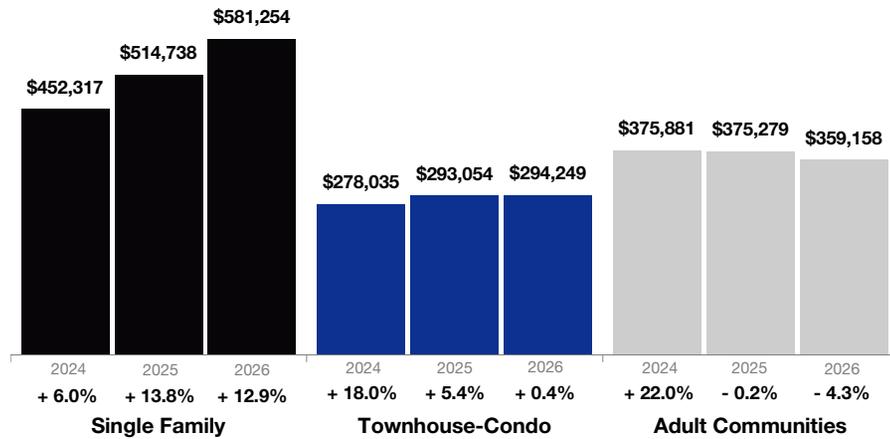
* Median Sales Price for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

Average Sales Price

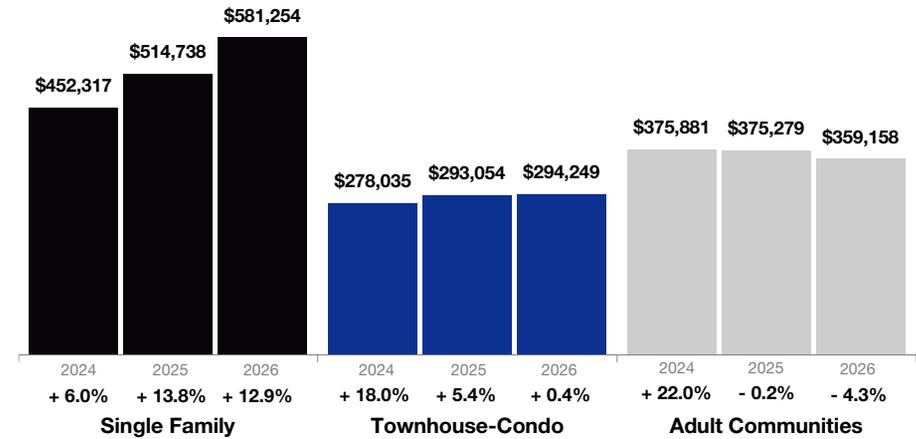
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



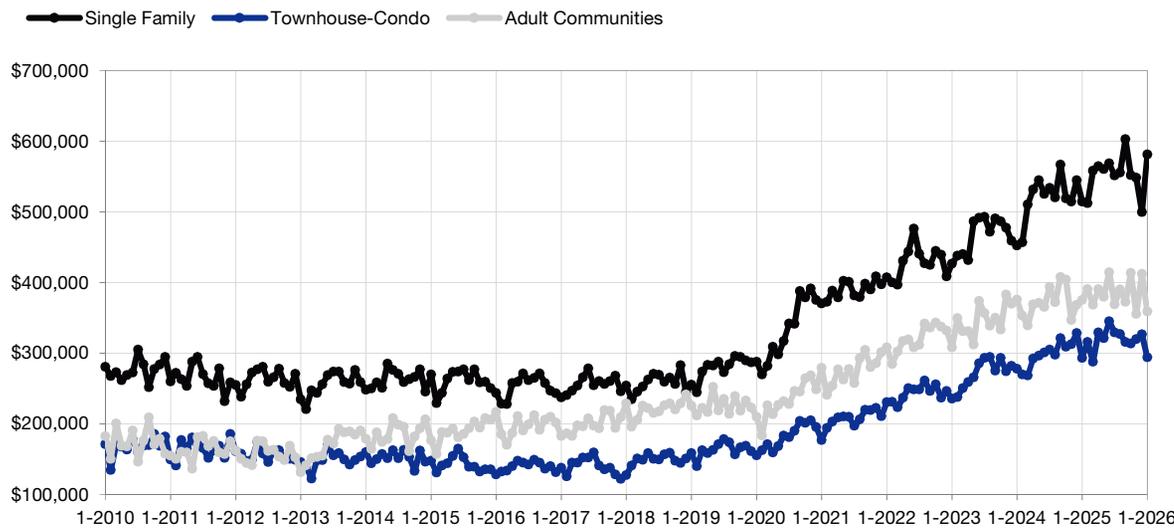
January



Year to Date



Historical Average Sales Price by Month



	Single Family	Townhouse-Condo	Adult Communities
February 2025	\$512,228	\$315,872	\$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	\$345,046	\$414,638
July 2025	\$551,654	\$329,210	\$368,710
August 2025	\$555,750	\$326,984	\$390,031
September 2025	\$602,892	\$315,675	\$372,660
October 2025	\$552,177	\$313,237	\$413,335
November 2025	\$548,130	\$319,803	\$355,164
December 2025	\$499,477	\$326,660	\$412,322
January 2026	\$581,254	\$294,249	\$359,158
12-Month Avg.*	\$555,484	\$320,409	\$385,781

* Avg. Sales Price for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

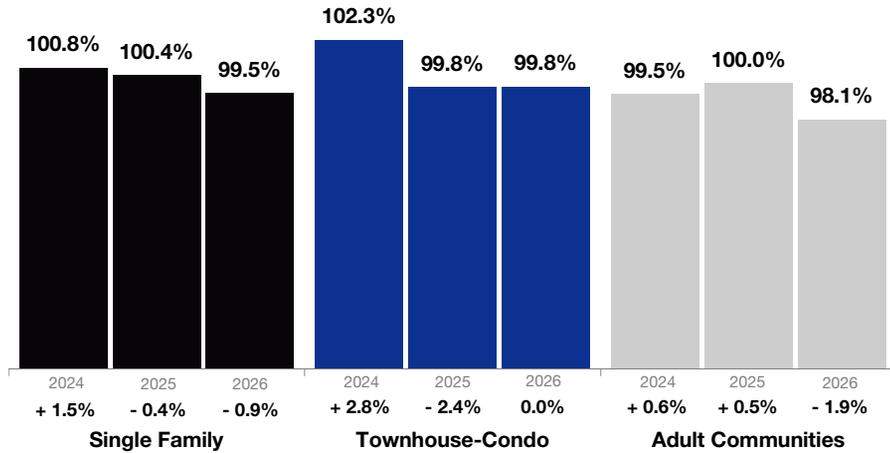
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Percent of List Price Received

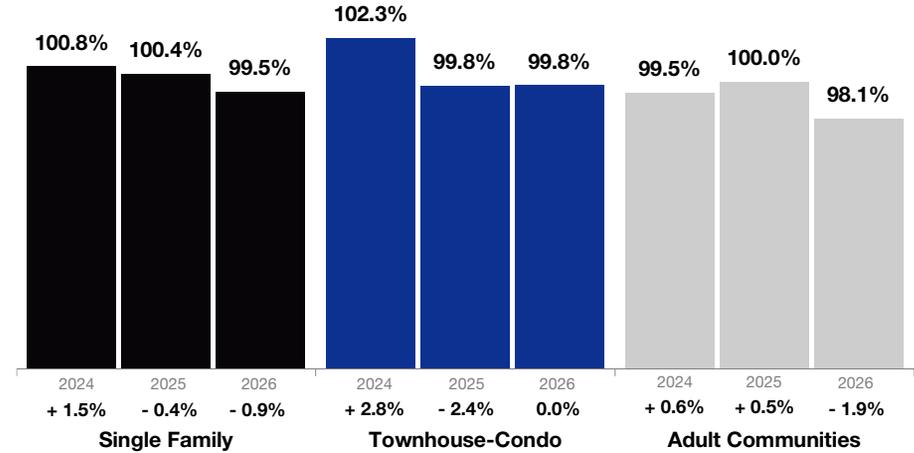
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



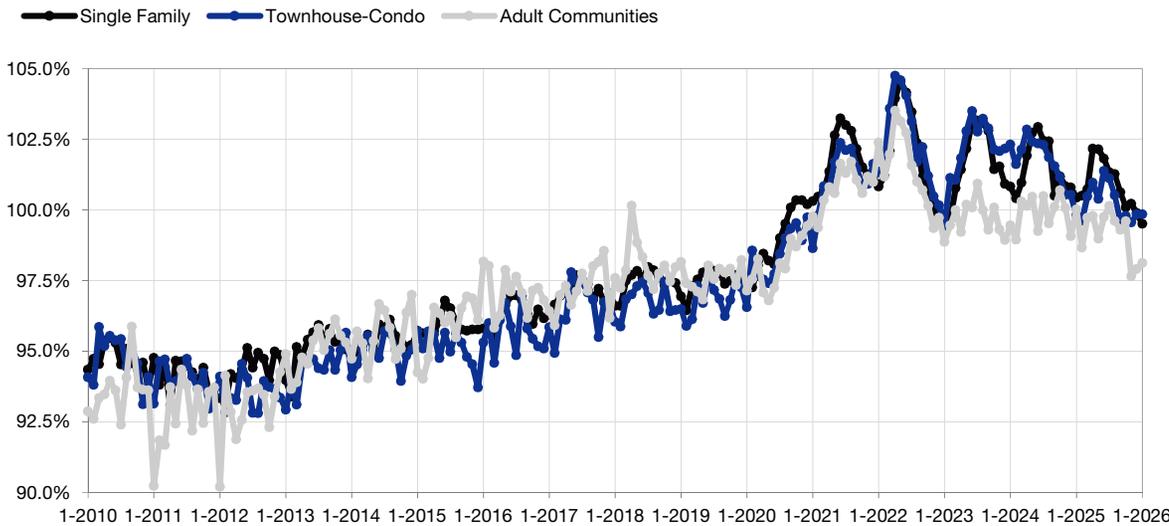
January



Year to Date



Historical Percent of List Price Received by Month



	Single Family	Townhouse-Condo	Adult Communities
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	99.9%	99.8%	97.9%
January 2026	99.5%	99.8%	98.1%
12-Month Avg.*	100.9%	100.3%	99.2%

* Pct. of List Price Received for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

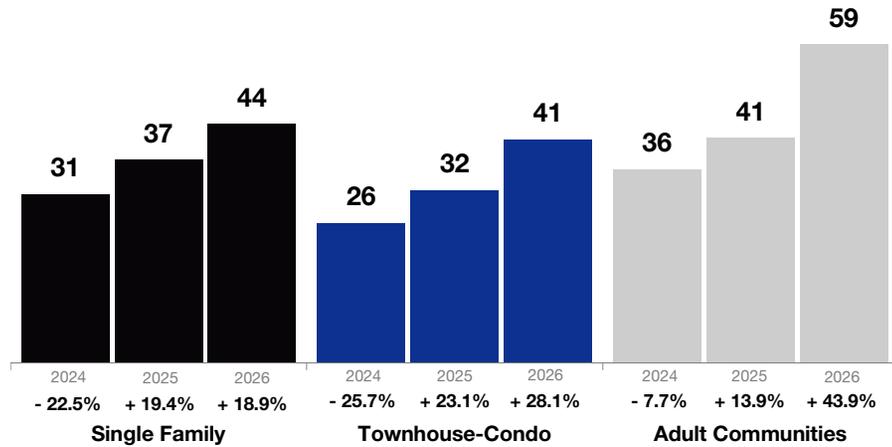
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Days on Market Until Sale

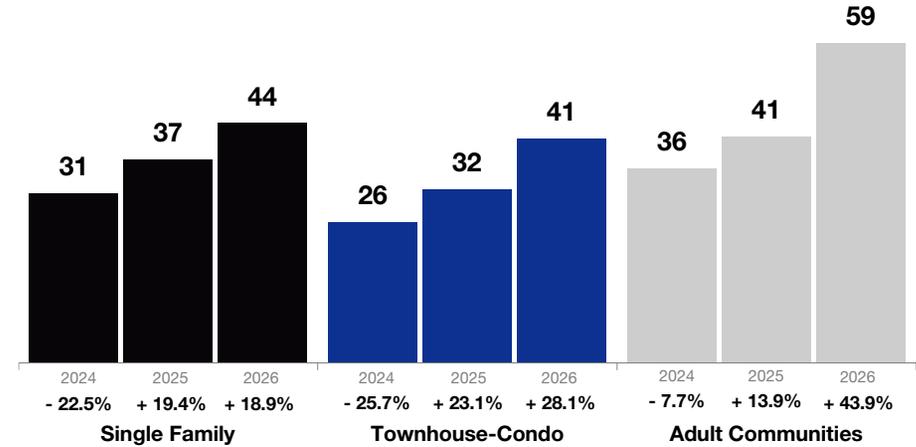
Average number of days between when a property is listed and when an offer is accepted in a given month.



January

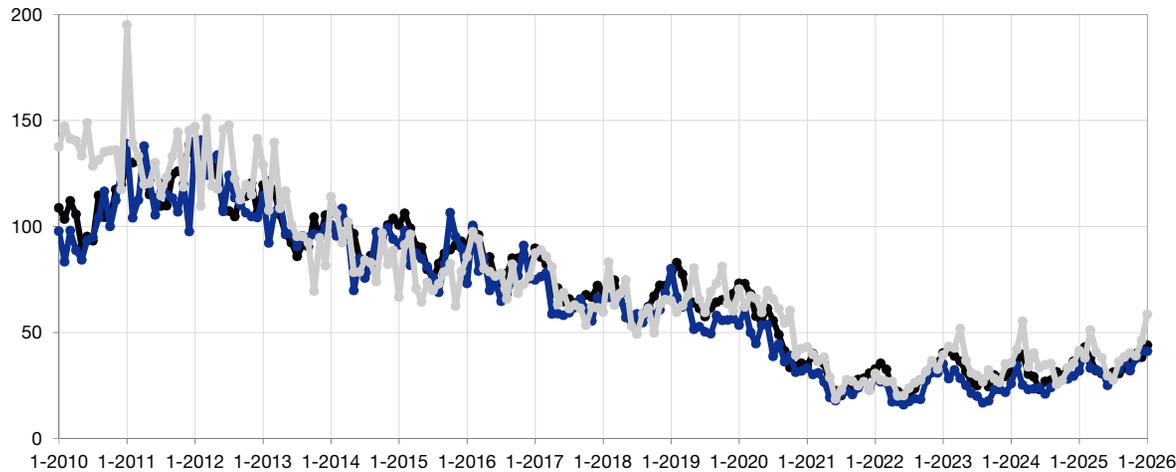


Year to Date



Historical Days on Market Until Sale 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
February 2025	43	41	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	41	46
January 2026	44	41	59
12-Month Avg.*	35	34	39

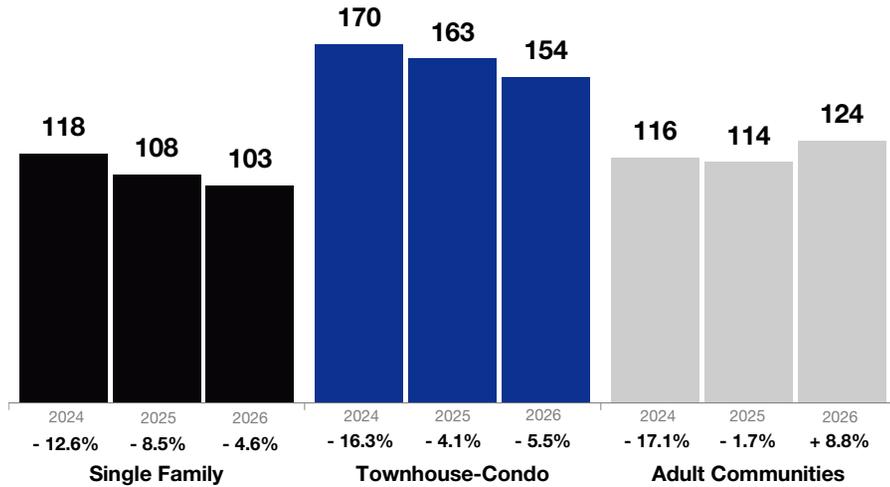
* Days on Market for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

Housing Affordability Index

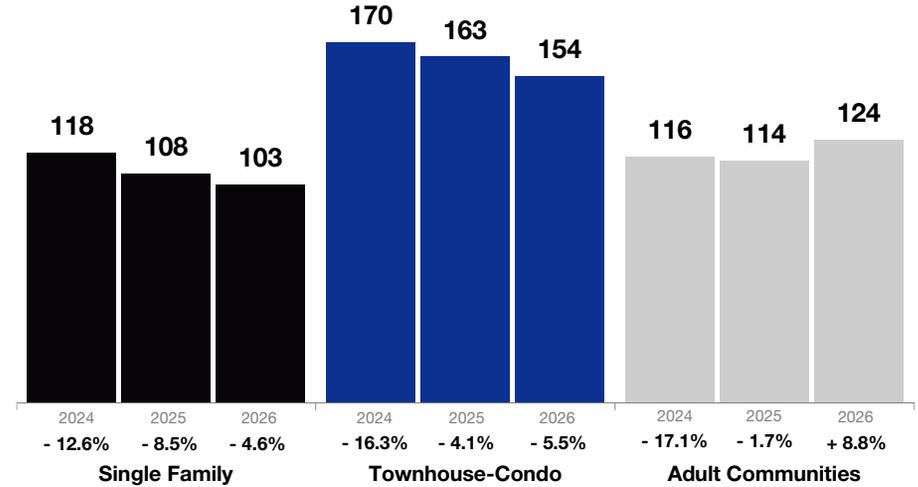


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

January

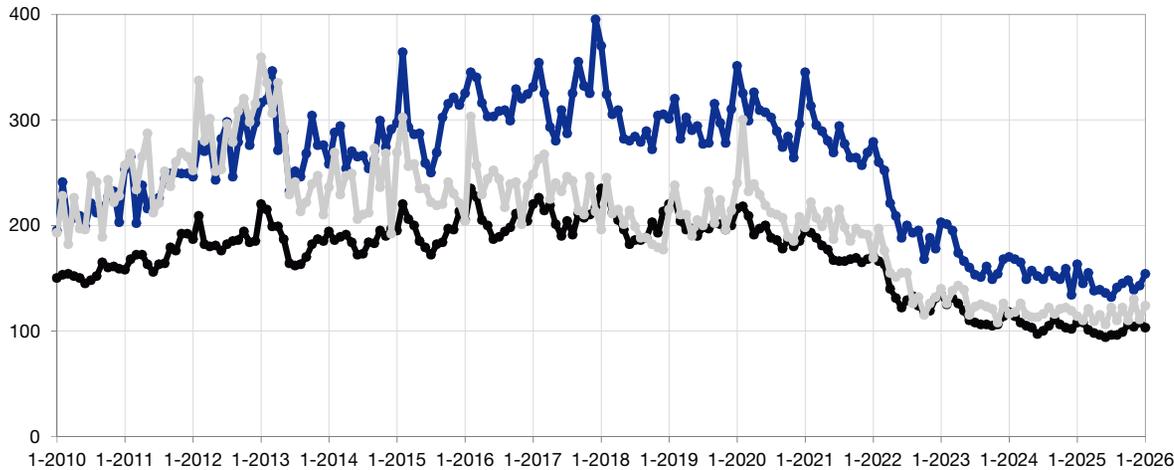


Year to Date



Historical Housing Affordability Index 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
February 2025	108	145	110
March 2025	101	155	121
April 2025	98	138	109
May 2025	96	139	115
June 2025	94	136	106
July 2025	96	132	122
August 2025	96	141	110
September 2025	99	145	122
October 2025	106	148	110
November 2025	104	139	130
December 2025	108	143	111
January 2026	103	154	124
12-Month Avg.*	101	143	116

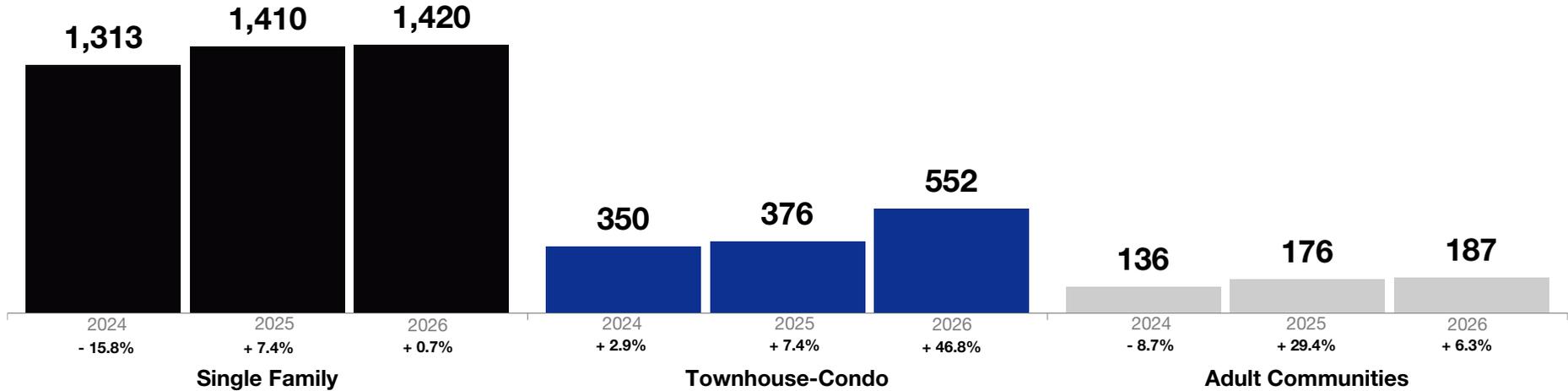
* Affordability Index for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

Inventory of Homes for Sale

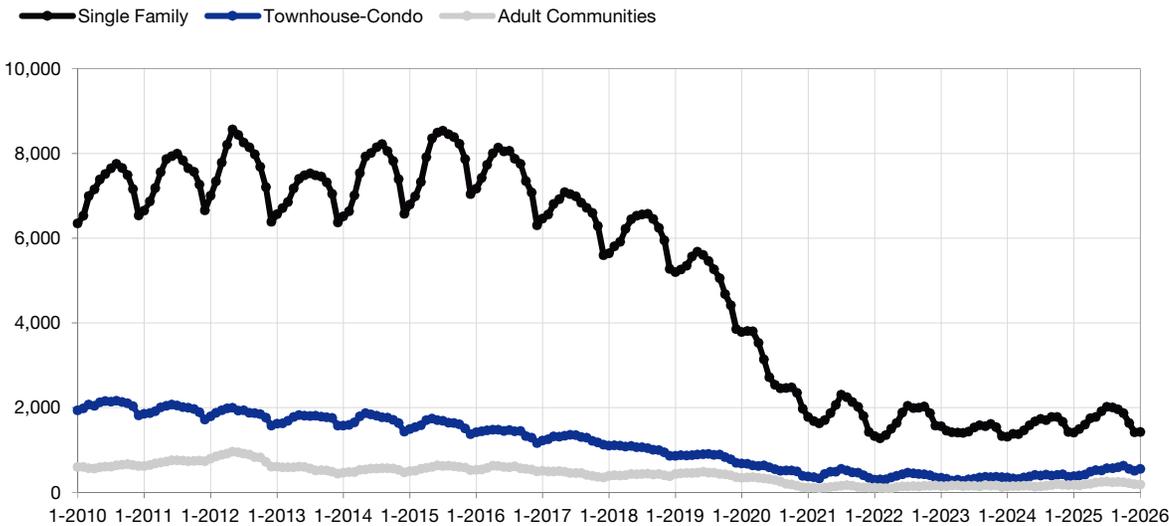
The number of properties available for sale in active status at the end of a given month.



January



Historical Inventory of Homes for Sale by Month



	Single Family	Townhouse-Condo	Adult Communities
February 2025	1,494	396	162
March 2025	1,596	414	190
April 2025	1,750	485	199
May 2025	1,780	525	226
June 2025	1,909	517	247
July 2025	2,019	567	252
August 2025	2,002	566	236
September 2025	1,955	587	240
October 2025	1,865	629	238
November 2025	1,636	555	213
December 2025	1,416	504	192
January 2026	1,420	552	187
12-Month Avg.	1,737	525	215

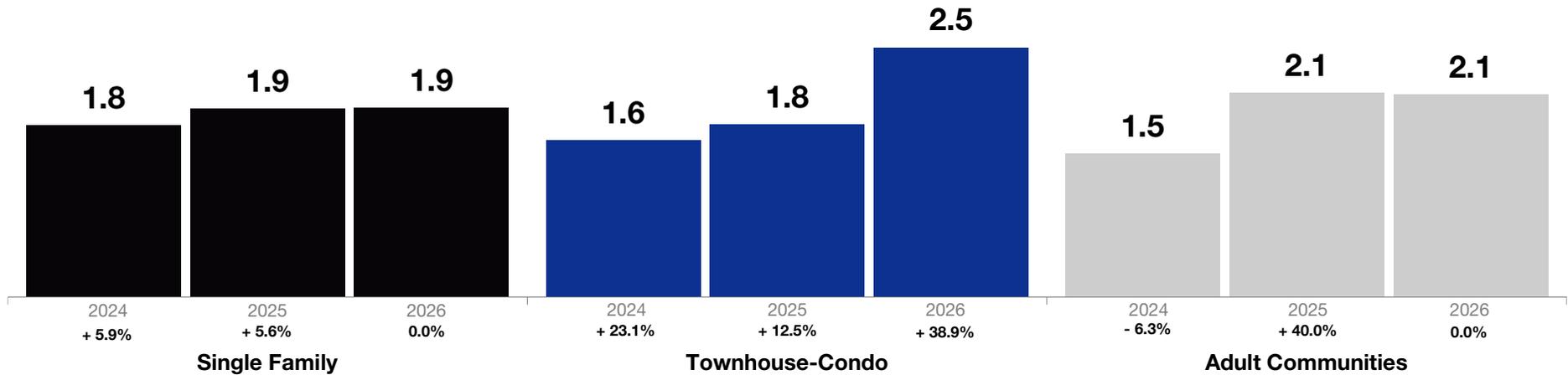
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Months Supply of Inventory

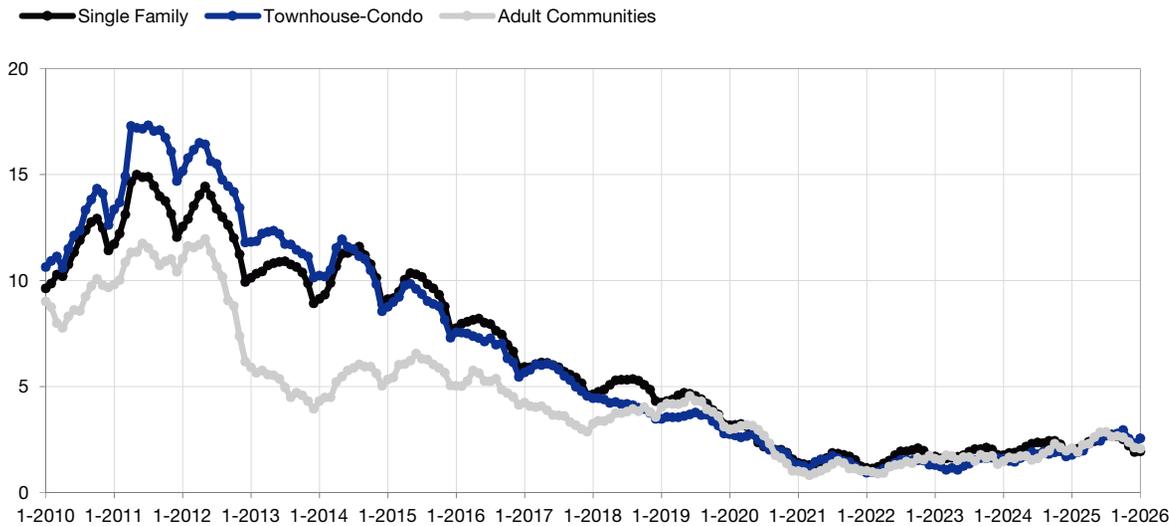


The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

January



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
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	2.7	2.6
September 2025	2.6	2.8	2.6
October 2025	2.5	2.9	2.6
November 2025	2.2	2.5	2.4
December 2025	1.9	2.3	2.1
January 2026	1.9	2.5	2.1
12-Month Avg.*	2.4	2.5	2.4

* Months Supply for all properties from February 2025 through January 2026. 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	1-2025	1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,088	1,112	+ 2.2%	1,088	1,112	+ 2.2%
Pending Sales		847	737	- 13.0%	847	737	- 13.0%
Closed Sales		816	773	- 5.3%	816	773	- 5.3%
Median Sales Price		\$360,000	\$390,000	+ 8.3%	\$360,000	\$390,000	+ 8.3%
Average Sales Price		\$454,248	\$507,042	+ 11.6%	\$454,248	\$507,042	+ 11.6%
Pct. of List Price Received		100.2%	99.4%	- 0.8%	100.2%	99.4%	- 0.8%
Days on Market Until Sale		37	45	+ 21.6%	37	45	+ 21.6%
Housing Affordability Index		116	115	- 0.9%	116	115	- 0.9%
Inventory of Homes for Sale		2,003	2,220	+ 10.8%	--	--	--
Months Supply of Inventory		1.9	2.1	+ 10.5%	--	--	--