

# Monthly Indicators



## February 2026

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

- Single Family Closed Sales were down 16.7 percent to 439.
- Townhouse-Condo Closed Sales were down 7.7 percent to 155.
- Adult Communities Closed Sales were down 10.9 percent to 57.
  
- Single Family Median Sales Price increased 6.4 percent to \$415,000.
- Townhouse-Condo Median Sales Price decreased 2.1 percent to \$285,000.
- Adult Communities Median Sales Price increased 4.0 percent to \$400,000.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

## Monthly Snapshot

**- 13.7%**      **+ 3.7%**      **0.0%**

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	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		825	569	- 31.0%	1,554	1,355	- 12.8%
<b>Pending Sales</b>		608	492	- 19.1%	1,201	1,066	- 11.2%
<b>Closed Sales</b>		527	439	- 16.7%	1,098	1,003	- 8.7%
<b>Median Sales Price</b>		\$390,000	\$415,000	+ 6.4%	\$389,000	\$425,000	+ 9.3%
<b>Average Sales Price</b>		\$512,228	\$512,403	+ 0.0%	\$513,535	\$551,492	+ 7.4%
<b>Pct. of List Price Received</b>		100.5%	99.6%	- 0.9%	100.5%	99.6%	- 0.9%
<b>Days on Market Until Sale</b>		43	42	- 2.3%	40	43	+ 7.5%
<b>Housing Affordability Index</b>		108	109	+ 0.9%	109	106	- 2.8%
<b>Inventory of Homes for Sale</b>		1,495	1,351	- 9.6%	--	--	--
<b>Months Supply of Inventory</b>		2.0	1.8	- 10.0%	--	--	--

# 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	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		258	<b>219</b>	- 15.1%	509	<b>501</b>	- 1.6%
<b>Pending Sales</b>		203	<b>177</b>	- 12.8%	383	<b>358</b>	- 6.5%
<b>Closed Sales</b>		168	<b>155</b>	- 7.7%	339	<b>312</b>	- 8.0%
<b>Median Sales Price</b>		\$291,250	<b>\$285,000</b>	- 2.1%	\$271,000	<b>\$285,000</b>	+ 5.2%
<b>Average Sales Price</b>		\$315,872	<b>\$292,618</b>	- 7.4%	\$304,362	<b>\$295,463</b>	- 2.9%
<b>Pct. of List Price Received</b>		99.6%	<b>99.3%</b>	- 0.3%	99.7%	<b>99.6%</b>	- 0.1%
<b>Days on Market Until Sale</b>		41	<b>51</b>	+ 24.4%	36	<b>46</b>	+ 27.8%
<b>Housing Affordability Index</b>		145	<b>159</b>	+ 9.7%	156	<b>159</b>	+ 1.9%
<b>Inventory of Homes for Sale</b>		397	<b>549</b>	+ 38.3%	--	<b>--</b>	--
<b>Months Supply of Inventory</b>		1.9	<b>2.5</b>	+ 31.6%	--	<b>--</b>	--

# 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.

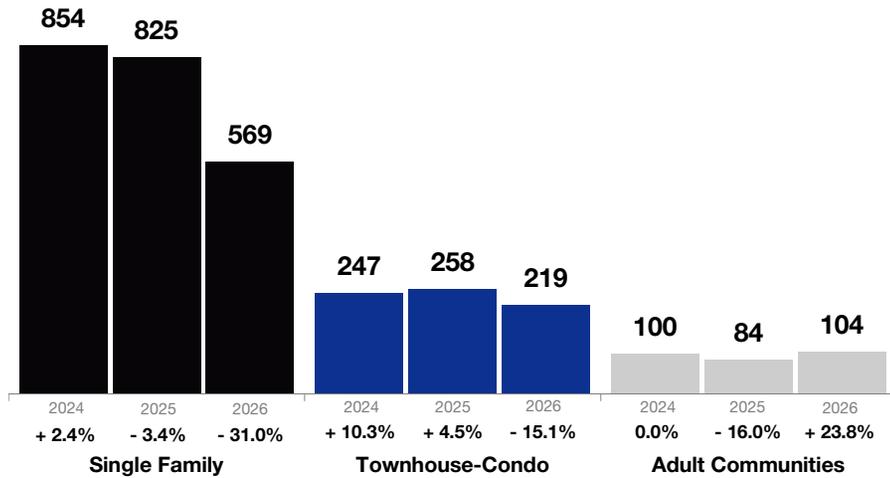
Key Metrics	Historical Sparklines	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		84	<b>104</b>	+ 23.8%	177	<b>195</b>	+ 10.2%
<b>Pending Sales</b>		84	<b>63</b>	- 25.0%	150	<b>140</b>	- 6.7%
<b>Closed Sales</b>		64	<b>57</b>	- 10.9%	129	<b>116</b>	- 10.1%
<b>Median Sales Price</b>		\$384,500	<b>\$400,000</b>	+ 4.0%	\$375,000	<b>\$369,500</b>	- 1.5%
<b>Average Sales Price</b>		\$390,494	<b>\$394,972</b>	+ 1.1%	\$382,828	<b>\$376,756</b>	- 1.6%
<b>Pct. of List Price Received</b>		98.7%	<b>99.4%</b>	+ 0.7%	99.3%	<b>98.7%</b>	- 0.6%
<b>Days on Market Until Sale</b>		38	<b>44</b>	+ 15.8%	40	<b>51</b>	+ 27.5%
<b>Housing Affordability Index</b>		110	<b>113</b>	+ 2.7%	113	<b>122</b>	+ 8.0%
<b>Inventory of Homes for Sale</b>		162	<b>209</b>	+ 29.0%	--	--	--
<b>Months Supply of Inventory</b>		1.9	<b>2.3</b>	+ 21.1%	--	--	--

# New Listings

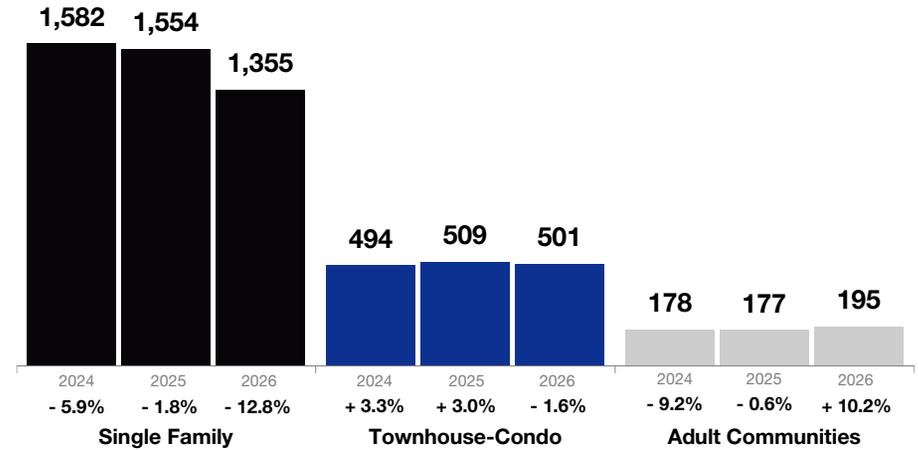
A count of the properties that have been newly listed on the market in a given month.



## February

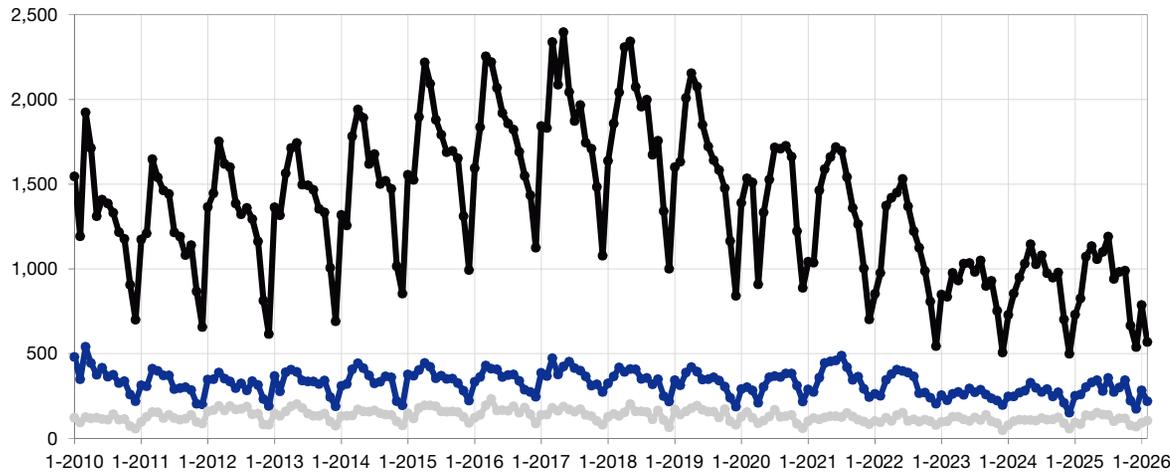


## Year to Date



## Historical New Listings 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.

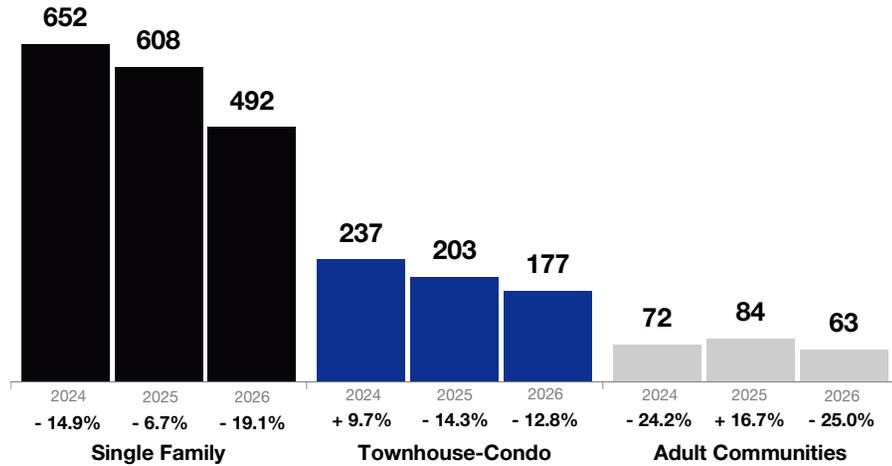
	Single Family	Townhouse-Condo	Adult Communities
March 2025	1,071	301	136
April 2025	1,134	330	133
May 2025	1,057	342	151
June 2025	1,099	278	140
July 2025	1,189	355	137
August 2025	941	274	101
September 2025	982	300	118
October 2025	989	342	118
November 2025	665	222	76
December 2025	538	174	68
January 2026	786	282	91
<b>February 2026</b>	<b>569</b>	<b>219</b>	<b>104</b>
12-Month Avg.	918	285	114

# Pending Sales

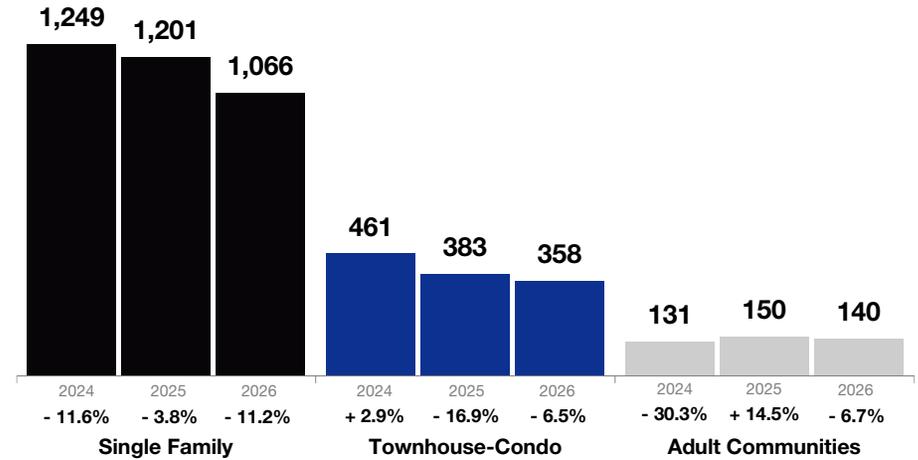
A count of the properties on which offers have been accepted in a given month.



## February

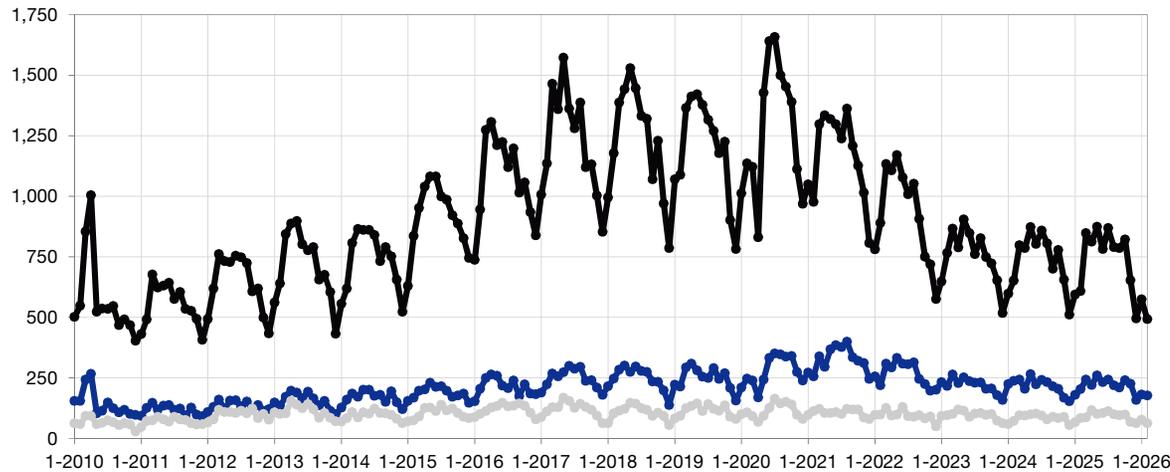


## Year to Date



## 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.

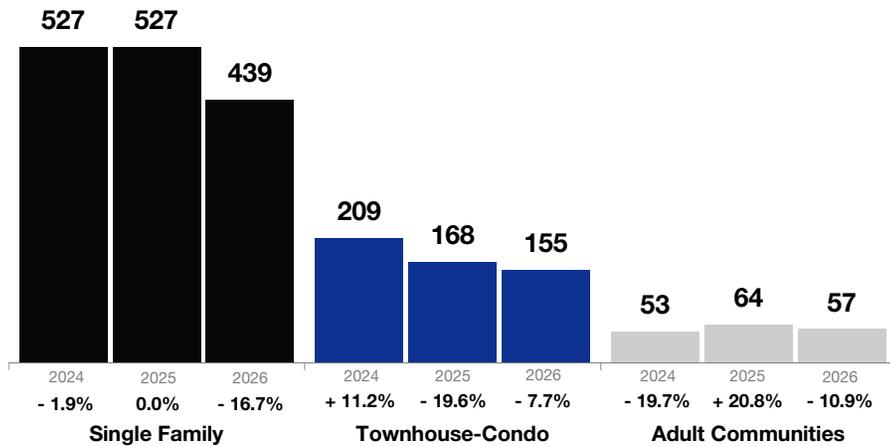
	Single Family	Townhouse-Condo	Adult Communities
March 2025	847	242	86
April 2025	812	220	116
May 2025	874	260	101
June 2025	782	232	104
July 2025	868	242	112
August 2025	789	219	99
September 2025	786	209	95
October 2025	821	240	98
November 2025	653	225	68
December 2025	495	158	63
January 2026	574	181	77
<b>February 2026</b>	<b>492</b>	<b>177</b>	<b>63</b>
12-Month Avg.	733	217	90

# Closed Sales

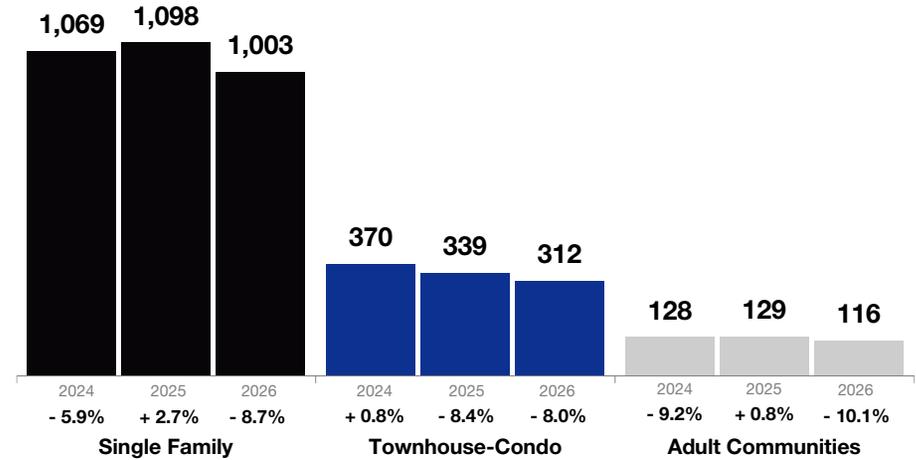
A count of the actual sales that closed in a given month.



## February

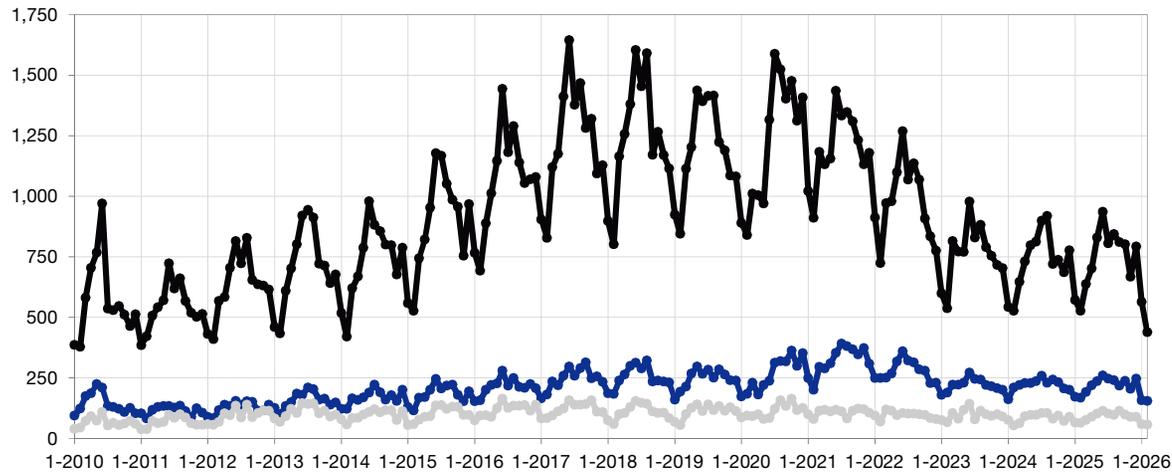


## Year to Date



## 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.

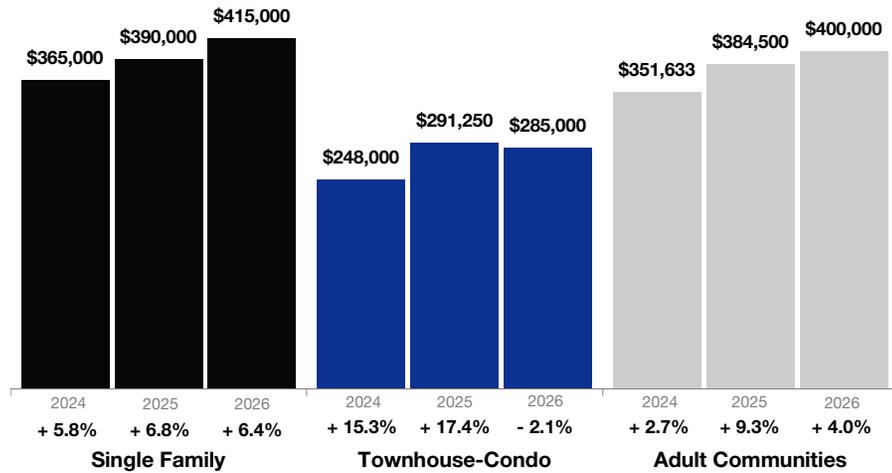
	Single Family	Townhouse-Condo	Adult Communities
March 2025	637	191	76
April 2025	702	219	88
May 2025	829	236	102
June 2025	936	259	114
July 2025	805	247	102
August 2025	843	240	97
September 2025	811	217	113
October 2025	801	237	98
November 2025	667	205	89
December 2025	792	246	88
January 2026	564	157	59
<b>February 2026</b>	<b>439</b>	<b>155</b>	<b>57</b>
12-Month Avg.	736	217	90

# Median Sales Price

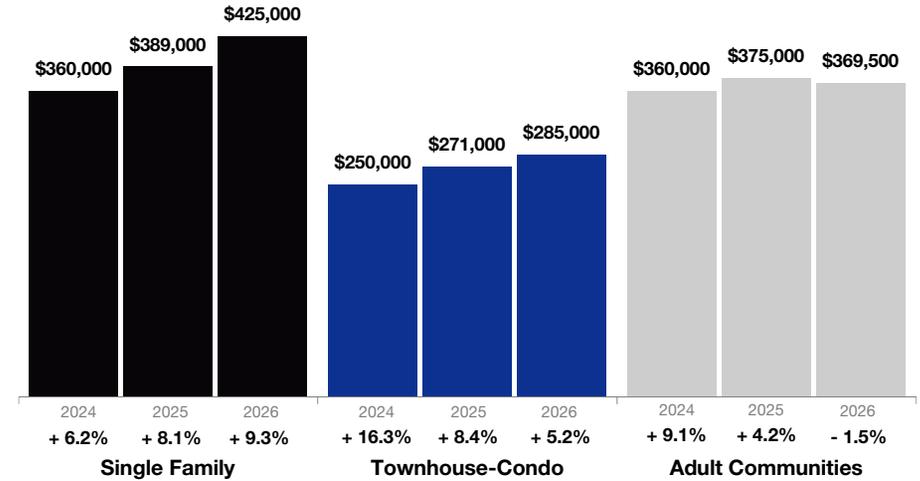
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## February

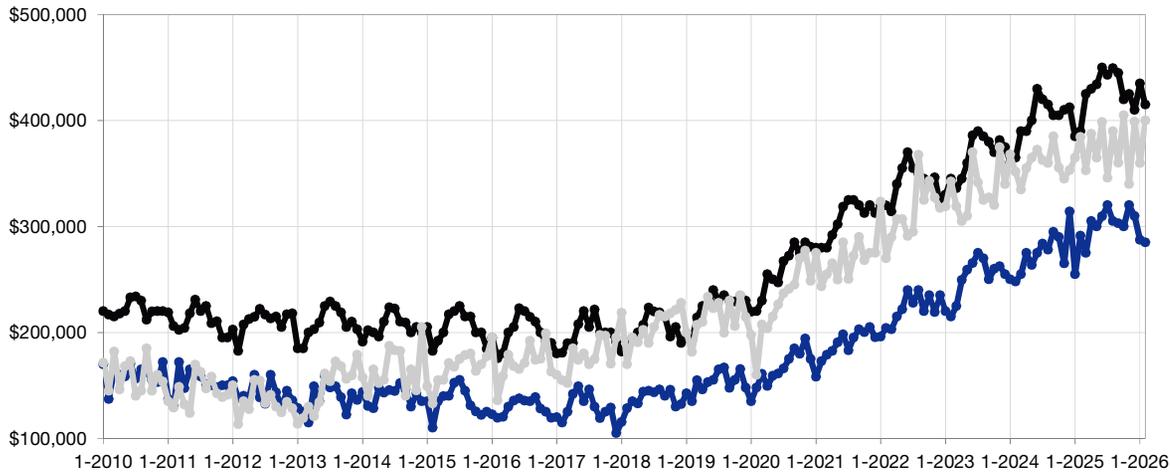


## Year to Date



## 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
March 2025	\$425,000	\$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	\$449,500	\$305,000	\$390,000
September 2025	\$445,000	\$303,050	\$360,000
October 2025	\$420,000	\$300,000	\$405,000
November 2025	\$425,000	\$320,000	\$340,000
December 2025	\$410,000	\$310,000	\$399,000
January 2026	\$435,000	\$287,500	\$359,900
<b>February 2026</b>	<b>\$415,000</b>	<b>\$285,000</b>	<b>\$400,000</b>
12-Month Med.*	\$430,000	\$302,000	\$375,000

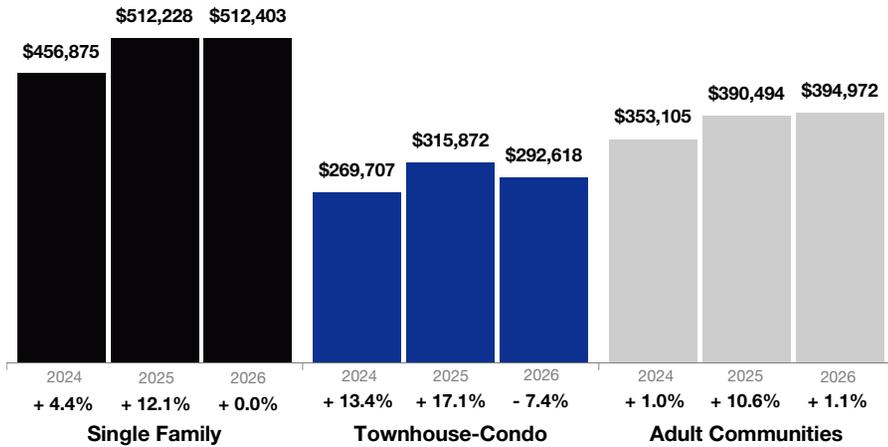
\* Median Sales Price for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

# Average Sales Price

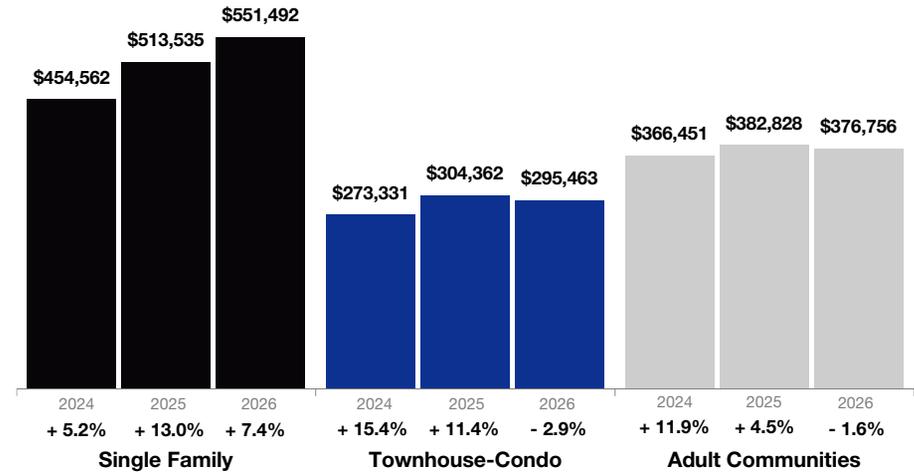
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



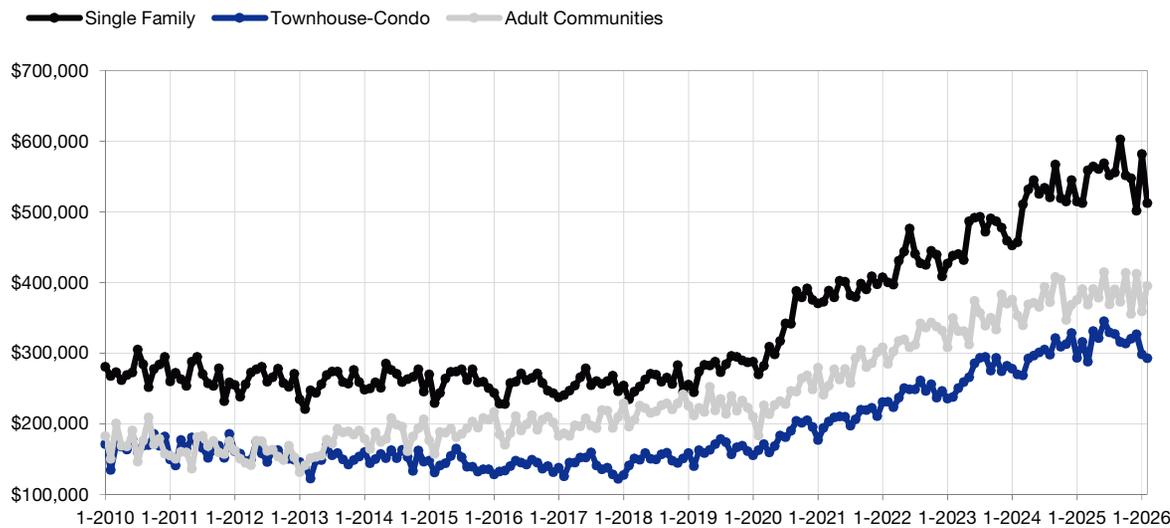
## February



## Year to Date



## Historical Average Sales Price by Month



	Single Family	Townhouse-Condo	Adult Communities
March 2025	\$558,565	\$287,779	\$368,405
April 2025	\$564,027	\$330,991	\$390,638
May 2025	\$560,544	\$321,309	\$378,153
June 2025	\$568,632	\$345,046	\$414,638
July 2025	\$551,654	\$329,210	\$368,710
August 2025	\$555,565	\$326,984	\$390,031
September 2025	\$602,636	\$315,675	\$372,660
October 2025	\$551,666	\$313,237	\$413,335
November 2025	\$547,644	\$320,073	\$355,164
December 2025	\$501,244	\$326,660	\$412,322
January 2026	\$581,850	\$298,252	\$359,158
<b>February 2026</b>	<b>\$512,403</b>	<b>\$292,618</b>	<b>\$394,972</b>
12-Month Avg.*	\$555,986	\$319,422	\$385,847

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

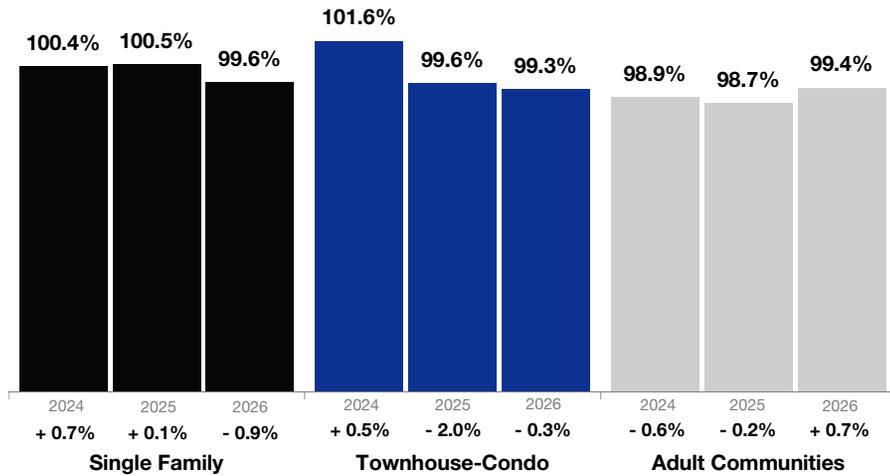
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

# Percent of List Price Received

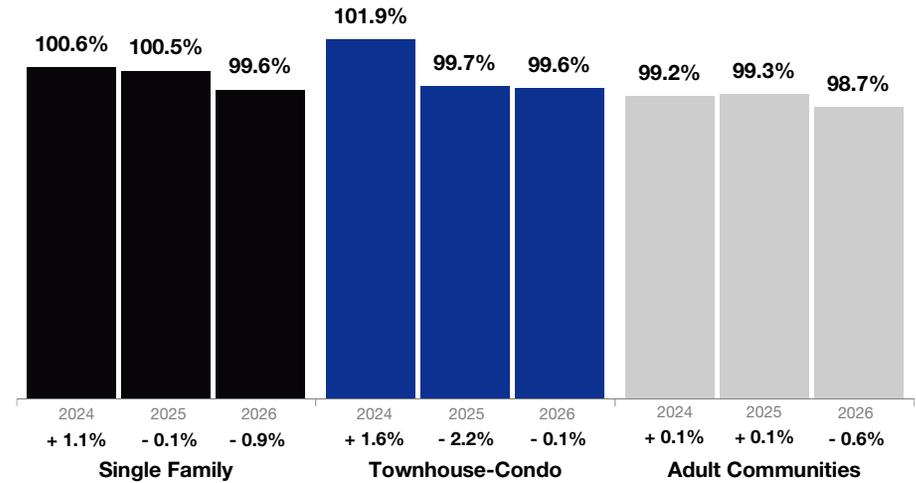


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

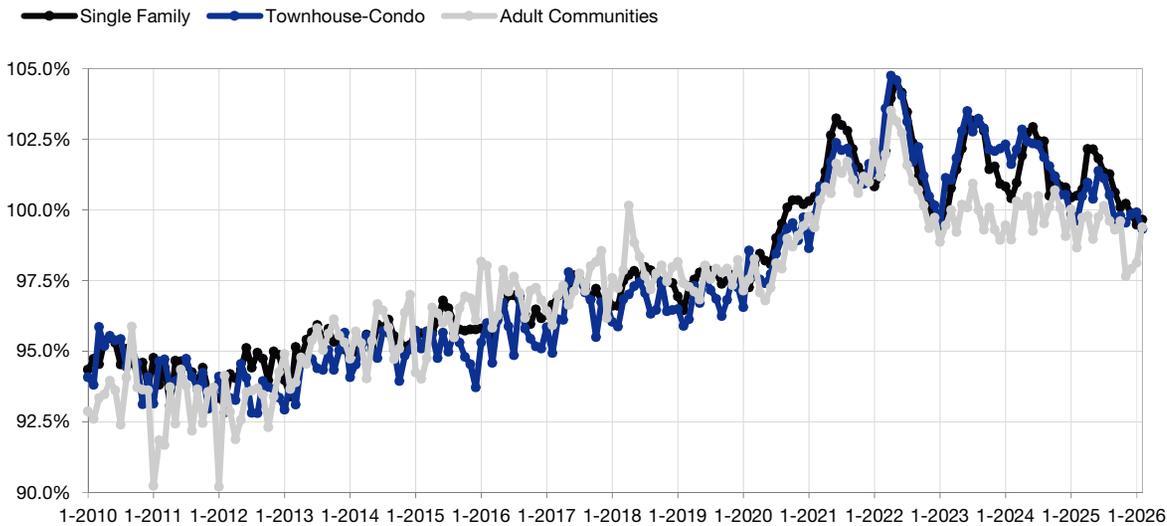
## February



## Year to Date



## Historical Percent of List Price Received by Month



	Single Family	Townhouse-Condo	Adult Communities
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%	99.9%	98.1%
<b>February 2026</b>	<b>99.6%</b>	<b>99.3%</b>	<b>99.4%</b>
12-Month Avg.*	100.9%	100.3%	99.2%

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

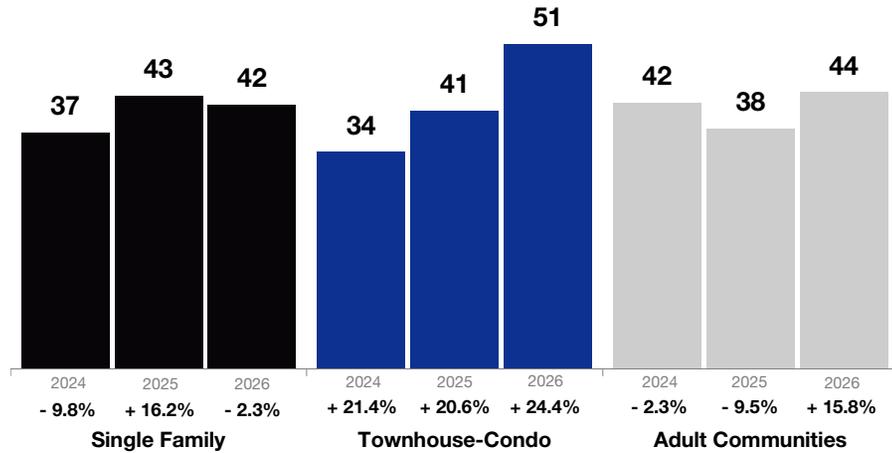
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

# Days on Market Until Sale

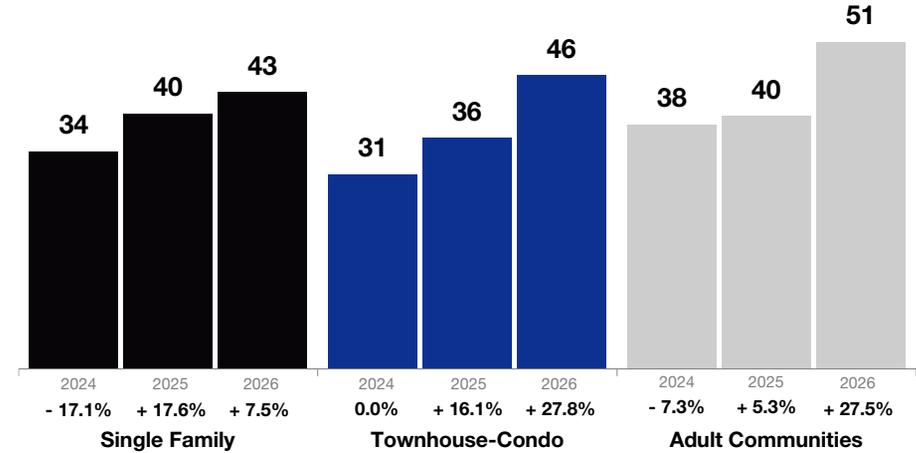
Average number of days between when a property is listed and when an offer is accepted in a given month.



## February

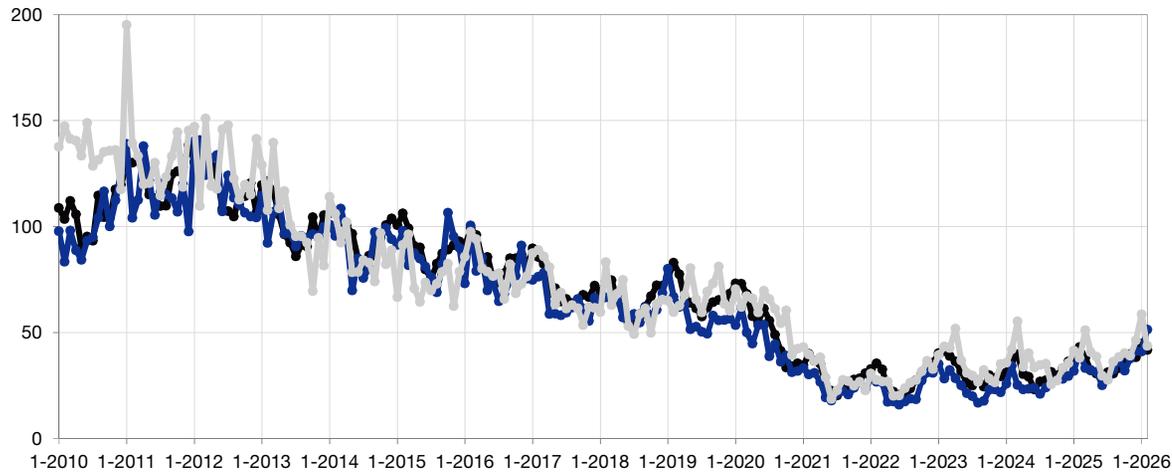


## Year to Date



## 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
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	45	41	59
<b>February 2026</b>	<b>42</b>	<b>51</b>	<b>44</b>
12-Month Avg.*	35	34	40

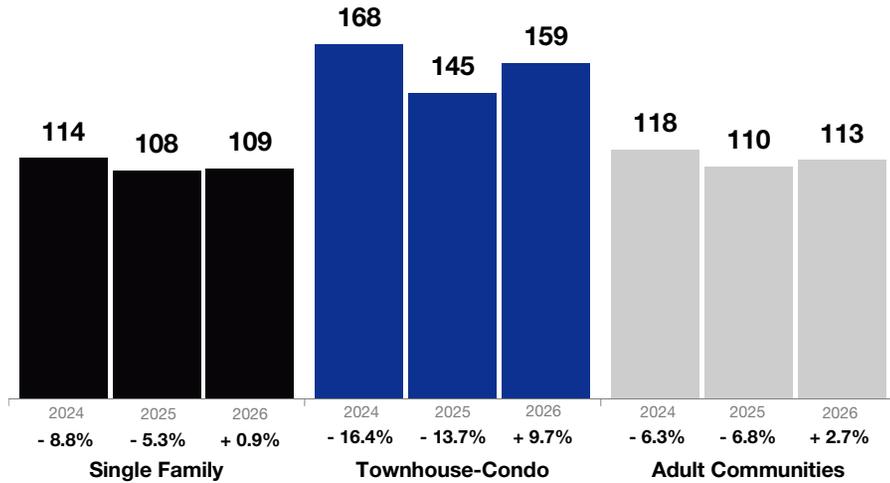
\* Days on Market for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

# Housing Affordability Index

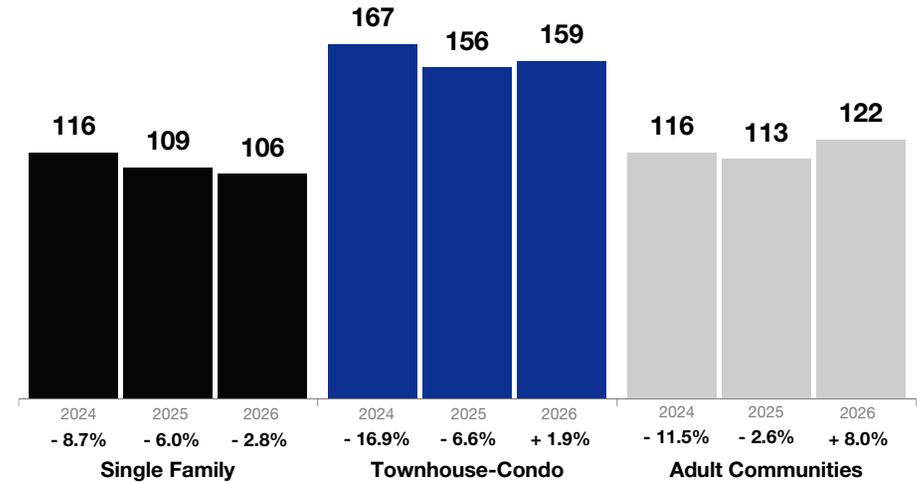


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

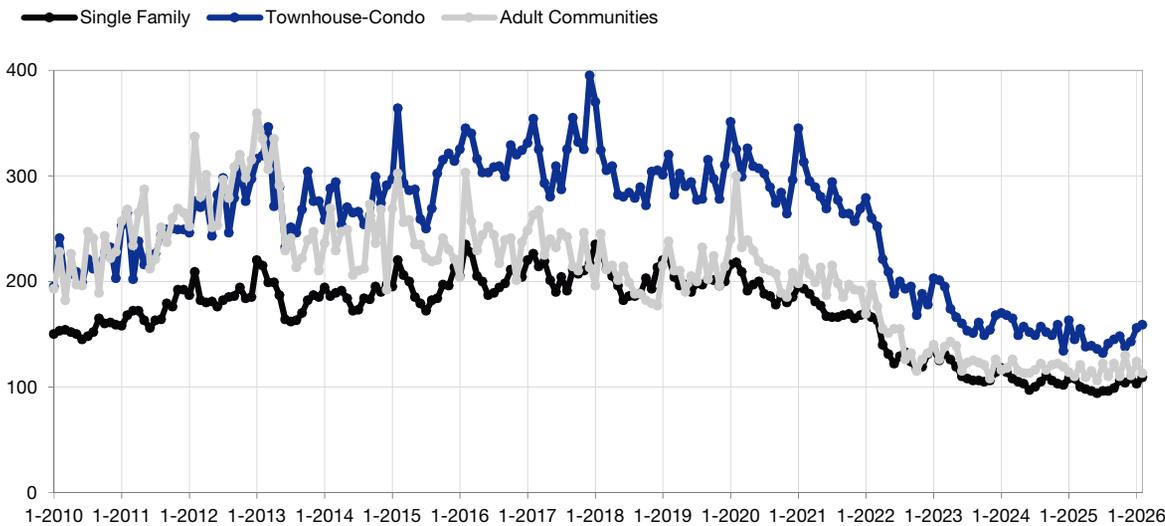
## February



## Year to Date



## Historical Housing Affordability Index by Month



	Single Family	Townhouse-Condo	Adult Communities
March 2025	100	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	138	130
December 2025	108	143	111
January 2026	103	156	124
<b>February 2026</b>	<b>109</b>	<b>159</b>	<b>113</b>
12-Month Avg.*	101	144	116

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

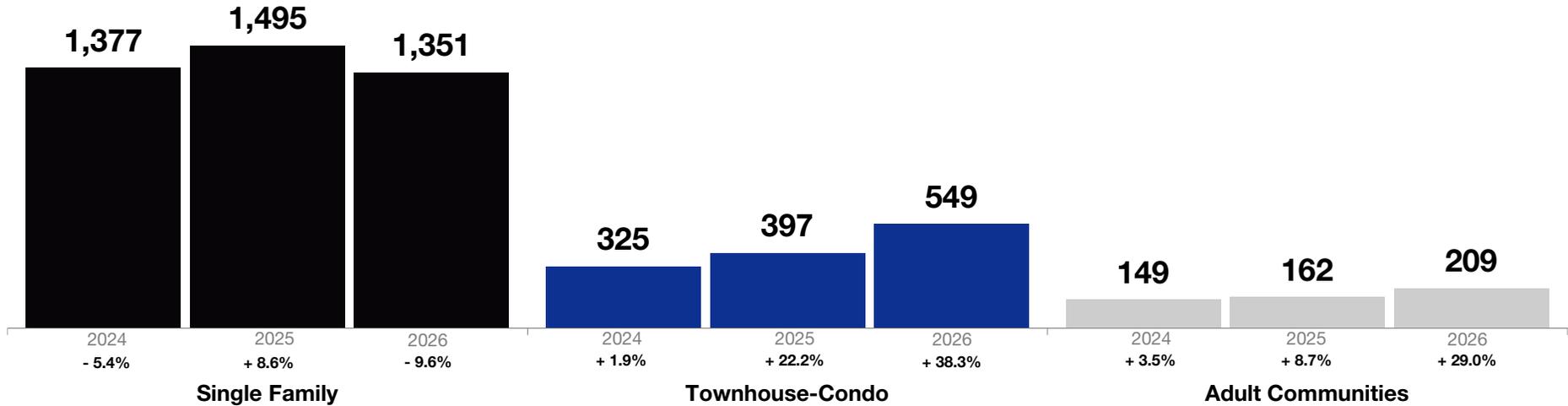
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

# Inventory of Homes for Sale

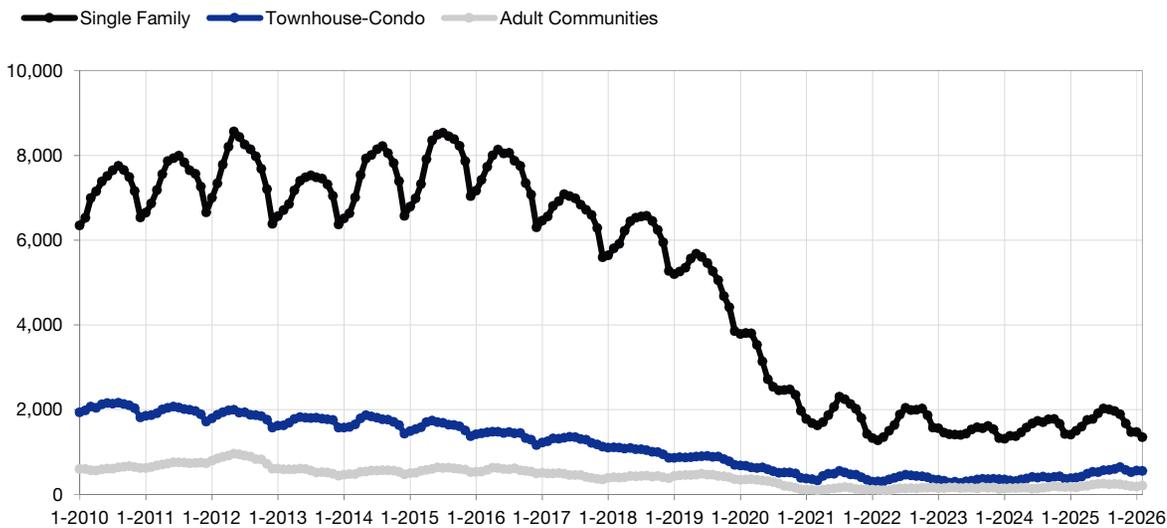
The number of properties available for sale in active status at the end of a given month.



## February



## Historical Inventory of Homes for Sale by Month



	Single Family	Townhouse-Condo	Adult Communities
March 2025	1,597	415	190
April 2025	1,751	487	199
May 2025	1,780	527	226
June 2025	1,909	520	247
July 2025	2,021	570	252
August 2025	2,003	572	237
September 2025	1,963	597	241
October 2025	1,887	641	238
November 2025	1,673	571	216
December 2025	1,465	519	194
January 2026	1,469	558	187
<b>February 2026</b>	<b>1,351</b>	<b>549</b>	<b>209</b>
12-Month Avg.	1,739	544	220

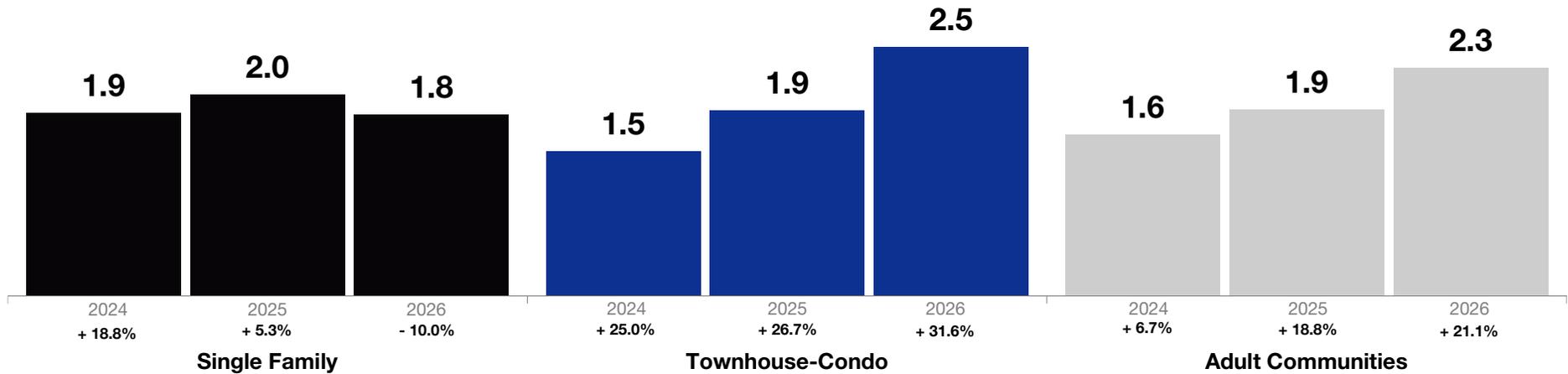
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

# Months Supply of Inventory

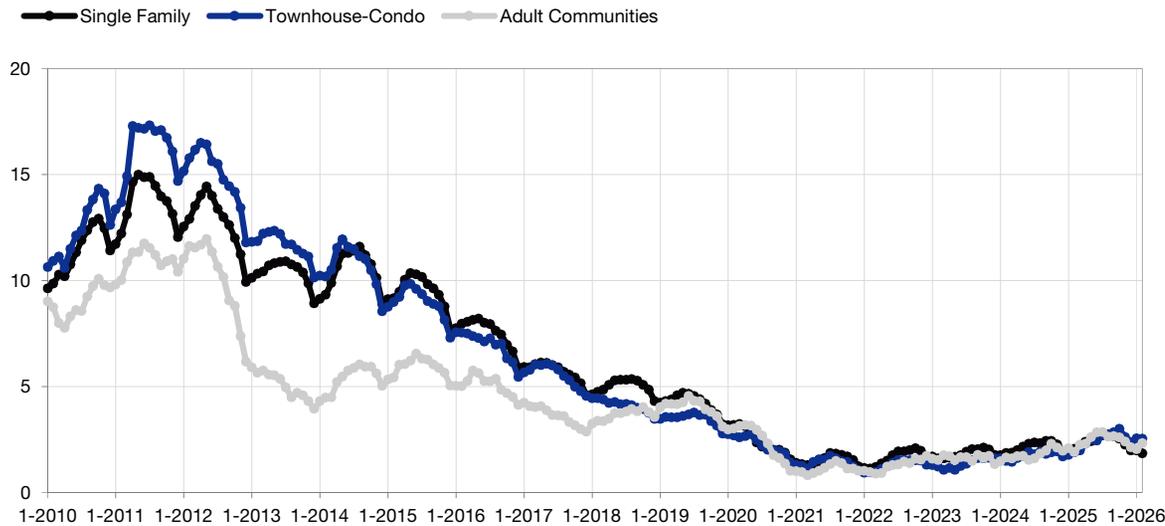


The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

## February



## 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
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	2.7
October 2025	2.5	3.0	2.6
November 2025	2.2	2.6	2.4
December 2025	2.0	2.4	2.1
January 2026	2.0	2.5	2.0
<b>February 2026</b>	<b>1.8</b>	<b>2.5</b>	<b>2.3</b>
12-Month Avg.*	2.4	2.5	2.5

\* Months Supply for all properties from March 2025 through February 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	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		1,185	909	- 23.3%	2,273	2,094	- 7.9%
<b>Pending Sales</b>		904	739	- 18.3%	1,751	1,586	- 9.4%
<b>Closed Sales</b>		768	663	- 13.7%	1,584	1,452	- 8.3%
<b>Median Sales Price</b>		\$375,000	\$375,000	0.0%	\$365,000	\$385,000	+ 5.5%
<b>Average Sales Price</b>		\$456,082	\$446,431	- 2.1%	\$455,137	\$480,106	+ 5.5%
<b>Pct. of List Price Received</b>		100.1%	99.5%	- 0.6%	100.2%	99.4%	- 0.8%
<b>Days on Market Until Sale</b>		43	44	+ 2.3%	40	45	+ 12.5%
<b>Housing Affordability Index</b>		113	121	+ 7.1%	116	117	+ 0.9%
<b>Inventory of Homes for Sale</b>		2,097	2,174	+ 3.7%	--	--	--
<b>Months Supply of Inventory</b>		2.0	2.1	+ 5.0%	--	--	--