

Monthly Indicators



April 2026

U.S. existing-home sales fell 3.6% month-over-month and 1.0% year-over-year to a seasonally adjusted annual rate of 3.98 million, according to the National Association of REALTORS® (NAR), as tight supply and ongoing affordability challenges constrained activity. Sales declined month-over-month in all four regions. Year-over-year, sales increased in the South and West but fell in the Midwest and Northeast.

- Single Family Closed Sales were down 12.5 percent to 614.
- Townhouse-Condo Closed Sales were down 0.9 percent to 217.
- Adult Communities Closed Sales were up 8.0 percent to 95.

- Single Family Median Sales Price increased 2.7 percent to \$441,750.
- Townhouse-Condo Median Sales Price decreased 7.5 percent to \$282,000.
- Adult Communities Median Sales Price decreased 3.2 percent to \$375,000.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

Monthly Snapshot

- 8.3% **+ 7.4%** **- 0.6%**

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	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,134	1,143	+ 0.8%	3,760	3,652	- 2.9%
Pending Sales		812	728	- 10.3%	2,860	2,618	- 8.5%
Closed Sales		702	614	- 12.5%	2,437	2,323	- 4.7%
Median Sales Price		\$430,000	\$441,750	+ 2.7%	\$407,000	\$428,063	+ 5.2%
Average Sales Price		\$564,027	\$607,095	+ 7.6%	\$539,851	\$557,338	+ 3.2%
Pct. of List Price Received		102.2%	100.9%	- 1.3%	101.0%	100.2%	- 0.8%
Days on Market Until Sale		32	36	+ 12.5%	37	42	+ 13.5%
Housing Affordability Index		98	100	+ 2.0%	103	103	0.0%
Inventory of Homes for Sale		1,753	1,757	+ 0.2%	--	--	--
Months Supply of Inventory		2.4	2.4	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	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		330	337	+ 2.1%	1,141	1,222	+ 7.1%
Pending Sales		220	259	+ 17.7%	845	904	+ 7.0%
Closed Sales		219	217	- 0.9%	749	734	- 2.0%
Median Sales Price		\$305,000	\$282,000	- 7.5%	\$280,000	\$285,000	+ 1.8%
Average Sales Price		\$330,991	\$296,733	- 10.4%	\$307,920	\$299,256	- 2.8%
Pct. of List Price Received		101.0%	99.2%	- 1.8%	100.3%	99.4%	- 0.9%
Days on Market Until Sale		32	43	+ 34.4%	34	47	+ 38.2%
Housing Affordability Index		138	157	+ 13.8%	150	155	+ 3.3%
Inventory of Homes for Sale		488	615	+ 26.0%	--	--	--
Months Supply of Inventory		2.3	2.7	+ 17.4%	--	--	--

Adult Community Market Overview



Key metrics for properties in **Adult Communities Only** for the report month and for year-to-date (YTD) starting from the first of the year.

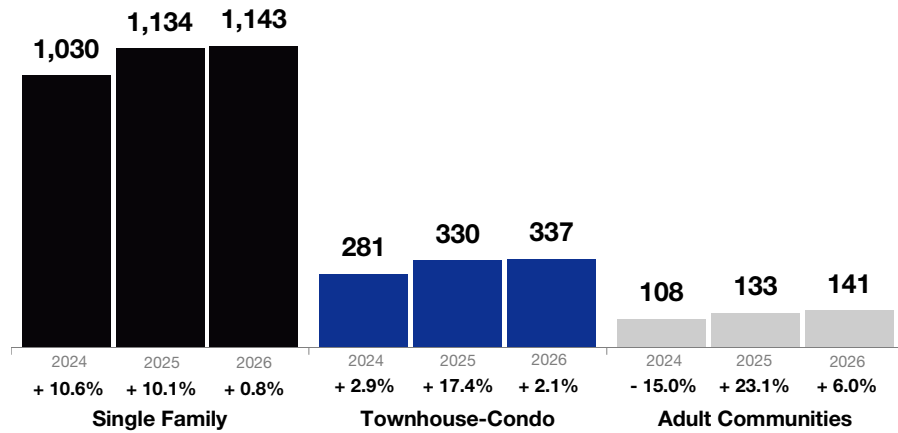
Key Metrics	Historical Sparklines	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		133	141	+ 6.0%	446	485	+ 8.7%
Pending Sales		116	82	- 29.3%	352	355	+ 0.9%
Closed Sales		88	95	+ 8.0%	293	308	+ 5.1%
Median Sales Price		\$387,500	\$375,000	- 3.2%	\$375,000	\$375,000	0.0%
Average Sales Price		\$390,638	\$392,519	+ 0.5%	\$381,432	\$377,670	- 1.0%
Pct. of List Price Received		99.8%	99.2%	- 0.6%	99.6%	98.7%	- 0.9%
Days on Market Until Sale		41	41	0.0%	43	49	+ 14.0%
Housing Affordability Index		109	118	+ 8.3%	112	118	+ 5.4%
Inventory of Homes for Sale		199	245	+ 23.1%	--	--	--
Months Supply of Inventory		2.3	2.7	+ 17.4%	--	--	--

New Listings

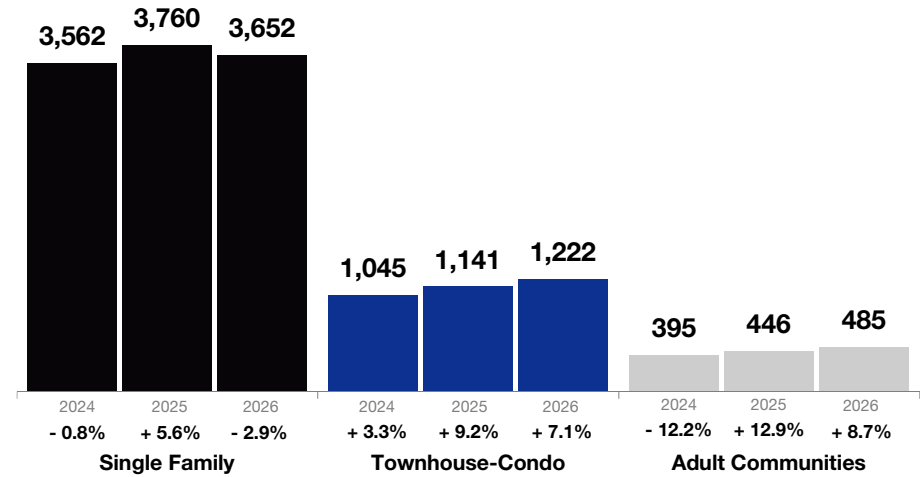
A count of the properties that have been newly listed on the market in a given month.



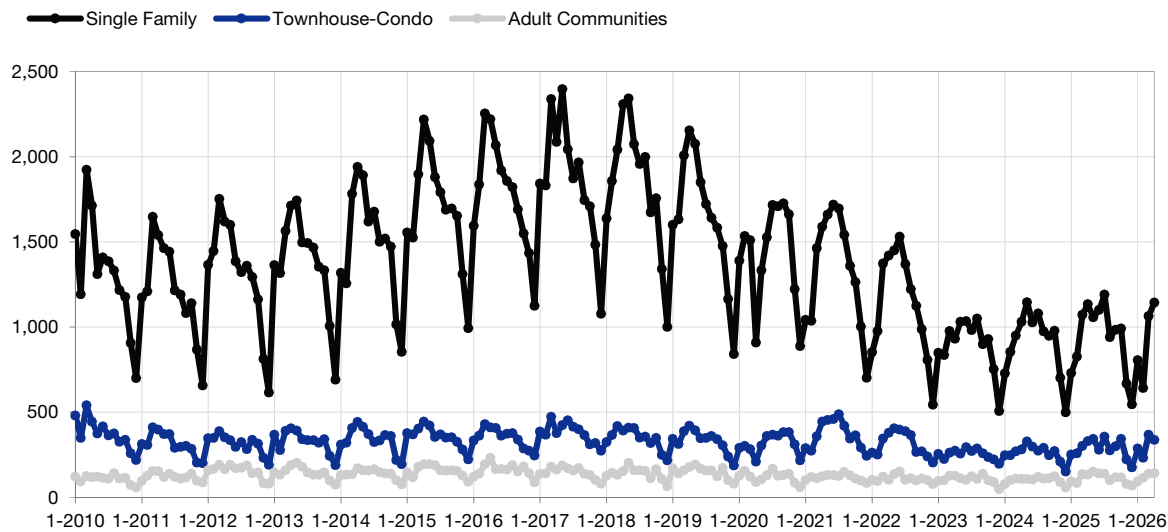
April



Year to Date



Historical New Listings by Month



	Single Family	Townhouse-Condo	Adult Communities
May 2025	1,057	342	151
June 2025	1,099	278	140
July 2025	1,190	355	137
August 2025	941	275	101
September 2025	983	300	118
October 2025	990	343	117
November 2025	667	223	77
December 2025	546	175	69
January 2026	804	286	93
February 2026	641	231	113
March 2026	1,064	368	138
April 2026	1,143	337	141
12-Month Avg.	927	293	116

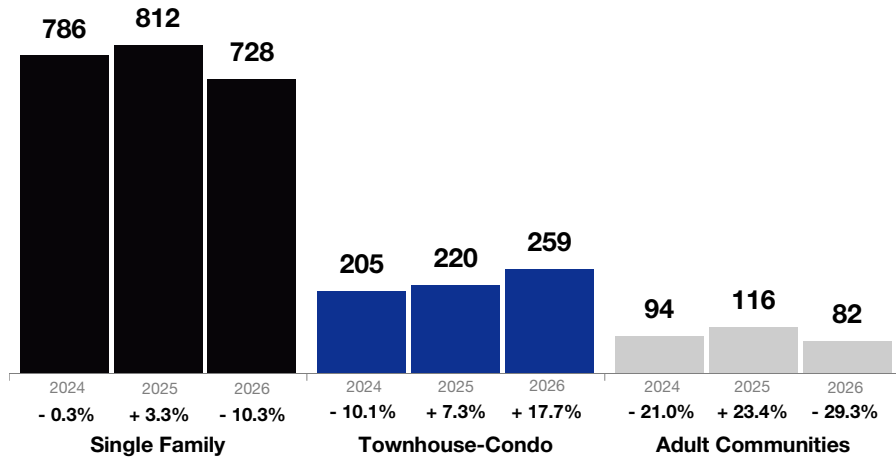
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Pending Sales

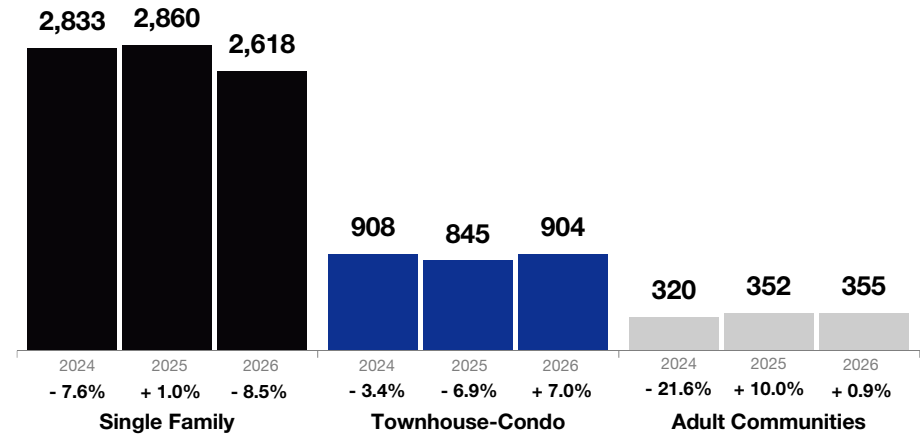
A count of the properties on which offers have been accepted in a given month.



April

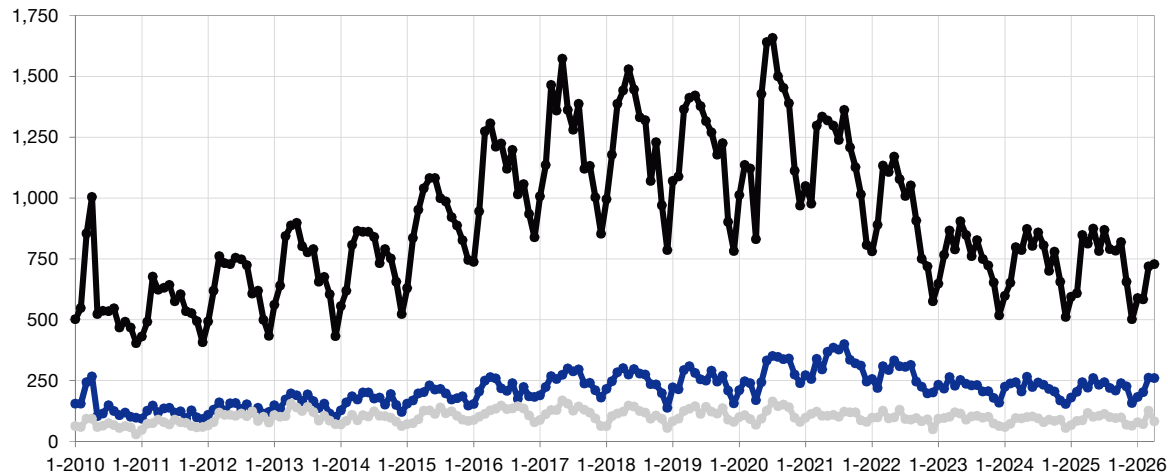


Year to Date



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.

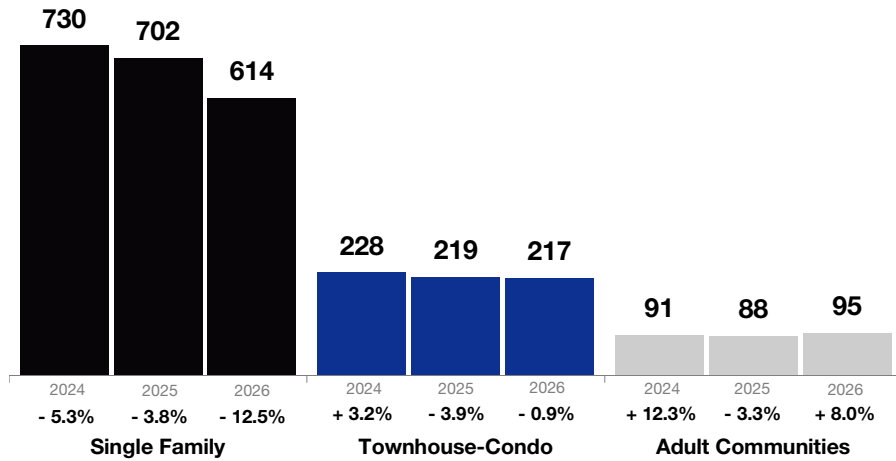
	Single Family	Townhouse-Condo	Adult Communities
May 2025	874	260	101
June 2025	782	232	104
July 2025	868	242	112
August 2025	789	219	99
September 2025	783	208	95
October 2025	818	239	98
November 2025	655	226	68
December 2025	501	157	64
January 2026	588	182	78
February 2026	583	202	70
March 2026	719	261	125
April 2026	728	259	82
12-Month Avg.	724	224	91

Closed Sales

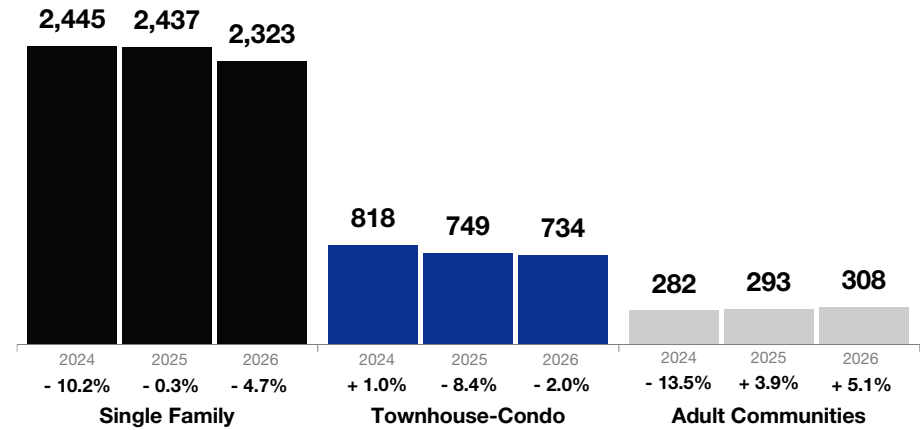
A count of the actual sales that closed in a given month.



April

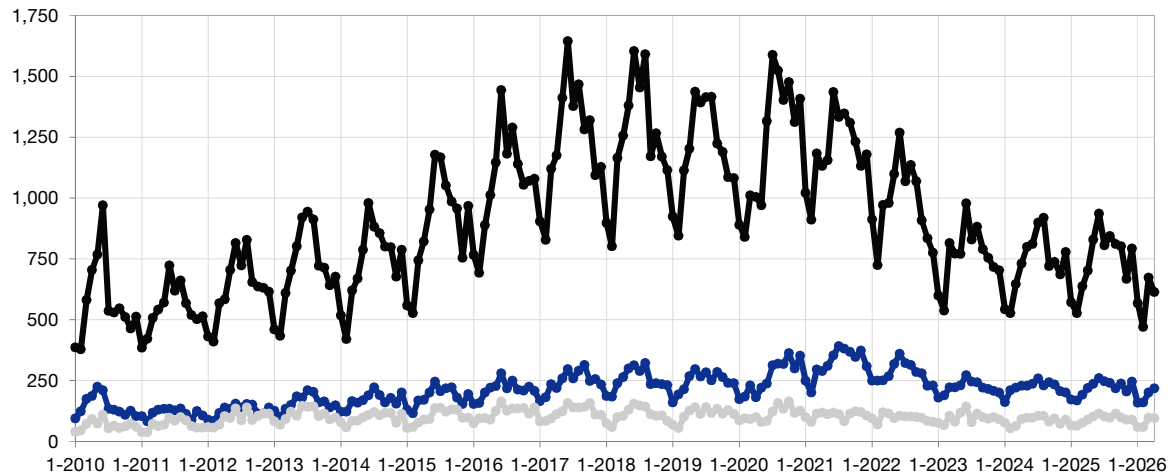


Year to Date



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.

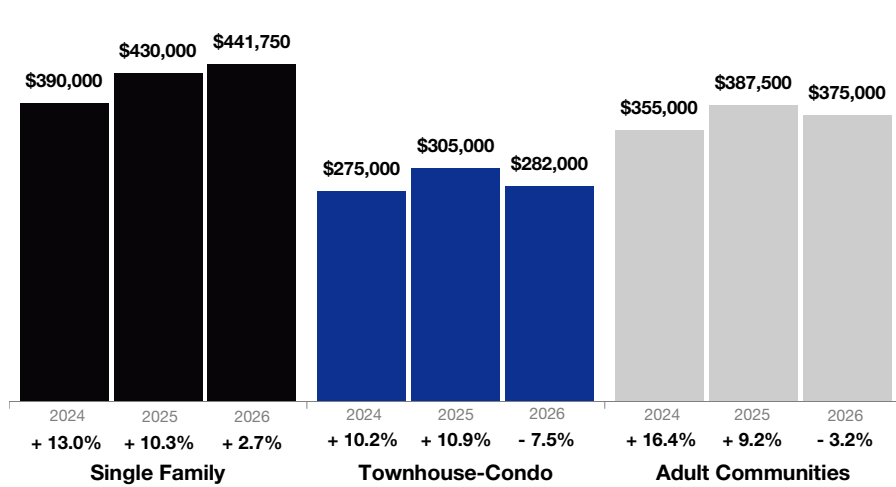
	Single Family	Townhouse-Condo	Adult Communities
May 2025	829	236	102
June 2025	936	259	114
July 2025	805	247	102
August 2025	843	240	97
September 2025	811	217	113
October 2025	801	237	98
November 2025	667	205	89
December 2025	792	245	88
January 2026	567	158	59
February 2026	470	159	58
March 2026	672	200	96
April 2026	614	217	95
12-Month Avg.	734	218	93

Median Sales Price

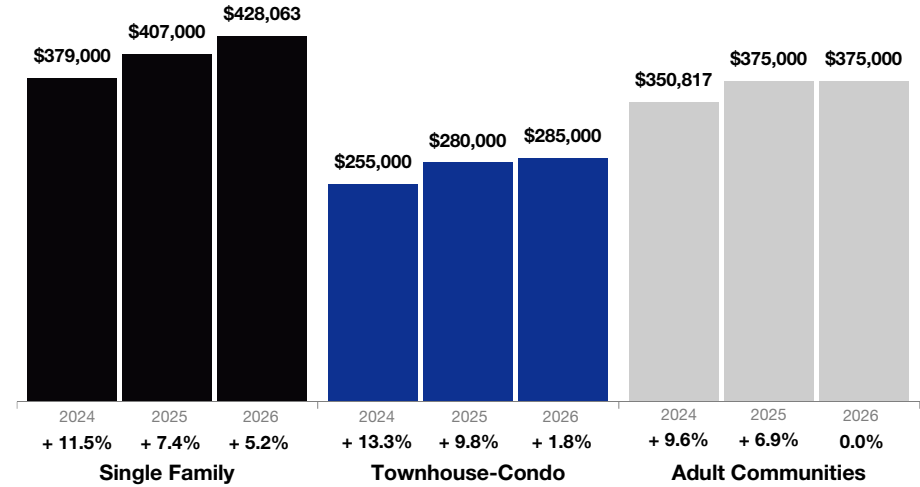
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



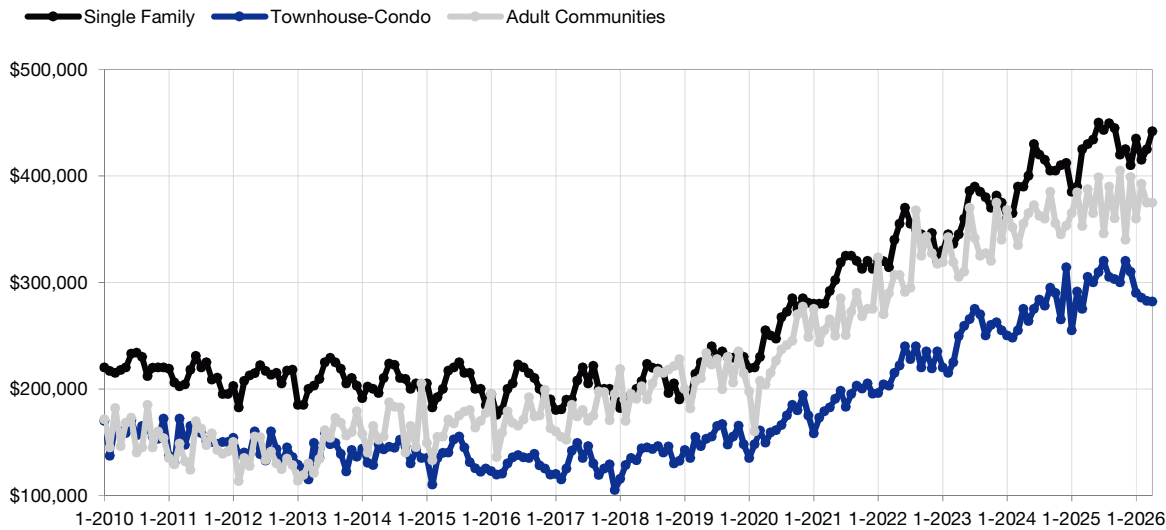
April



Year to Date



Historical Median Sales Price by Month



	Single Family	Townhouse-Condo	Adult Communities
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	\$290,000	\$359,900
February 2026	\$415,000	\$285,500	\$392,500
March 2026	\$425,000	\$282,500	\$375,000
April 2026	\$441,750	\$282,000	\$375,000
12-Month Med.*	\$432,500	\$300,000	\$375,000

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

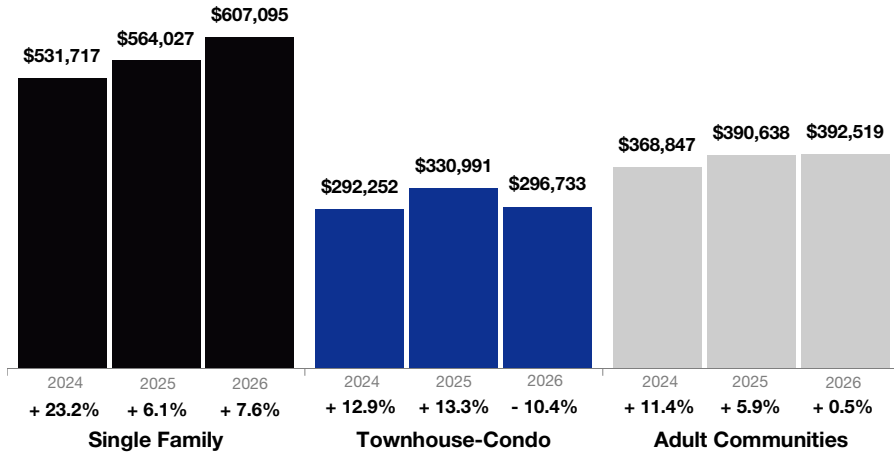
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Average Sales Price

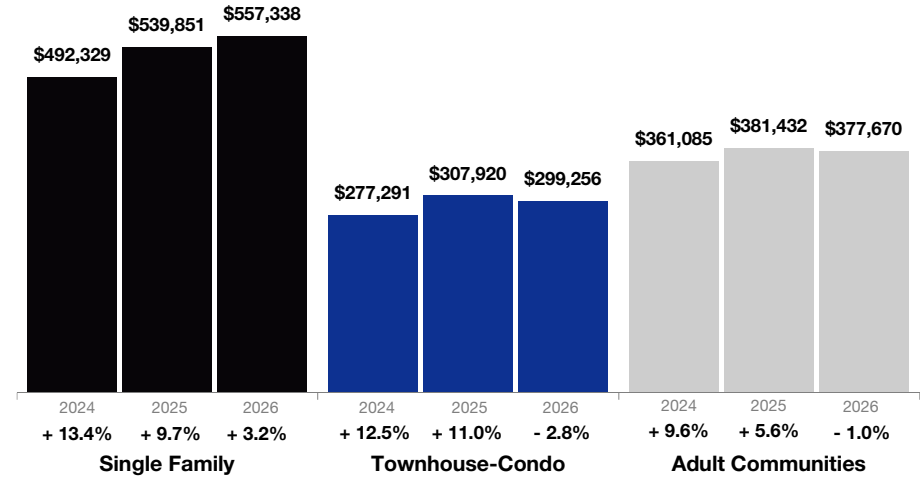
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



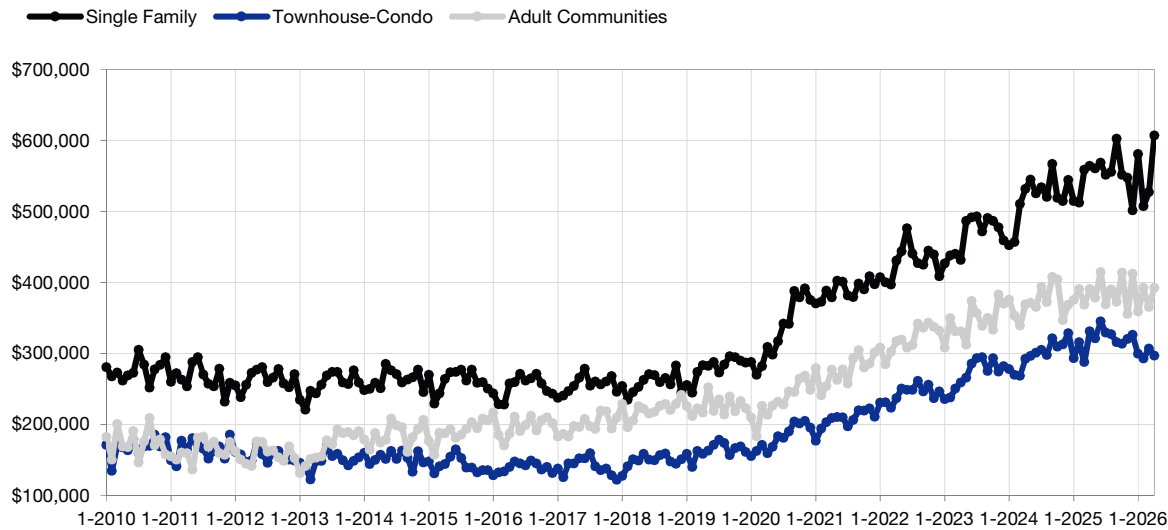
April



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
May 2025	\$560,526	\$321,309	\$378,153
June 2025	\$568,632	\$345,046	\$414,638
July 2025	\$551,644	\$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	\$501,269	\$326,075	\$412,322
January 2026	\$580,702	\$299,410	\$359,158
February 2026	\$507,415	\$292,931	\$392,386
March 2026	\$527,005	\$306,871	\$365,335
April 2026	\$607,095	\$296,733	\$392,519
12-Month Avg.*	\$556,027	\$317,894	\$385,350

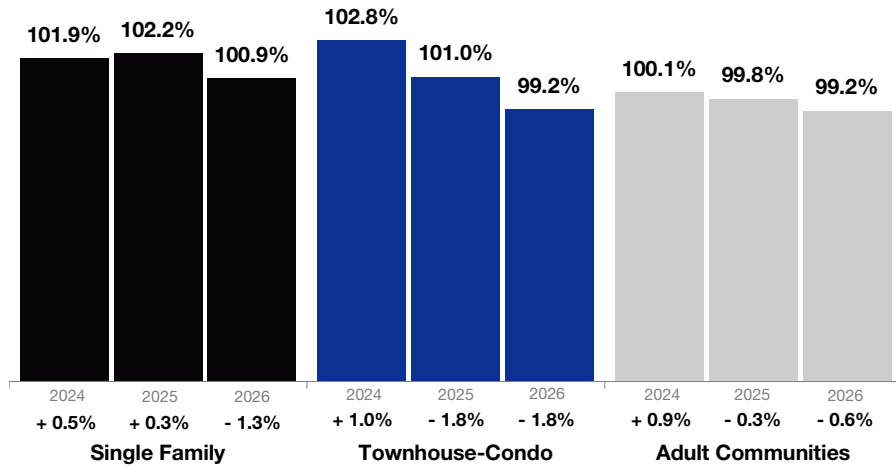
* Avg. Sales Price for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

Percent of List Price Received

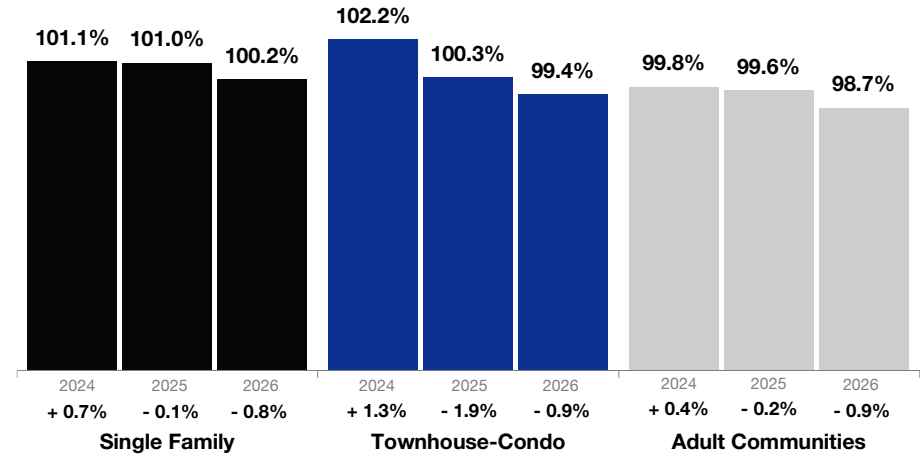


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

April

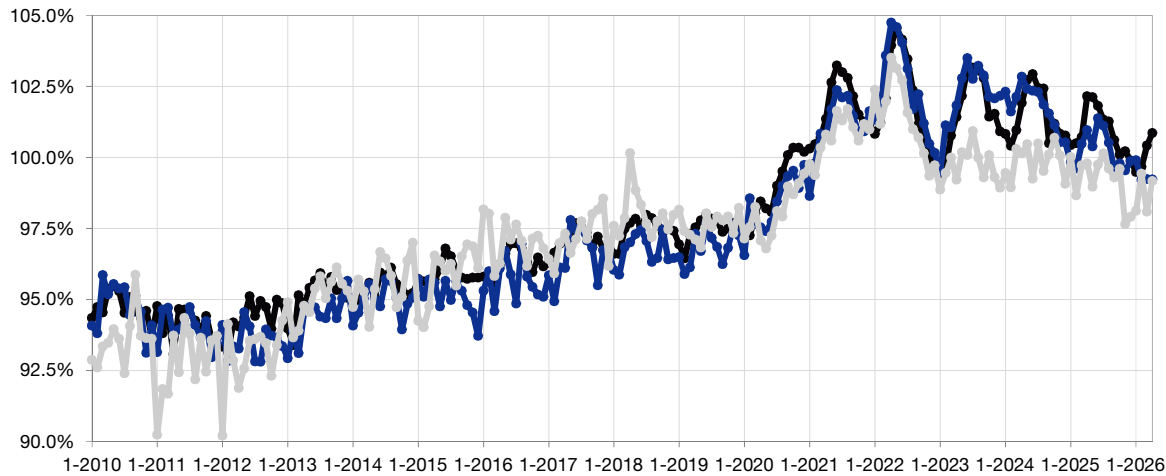


Year to Date



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
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%	99.9%	97.9%
January 2026	99.5%	99.9%	98.1%
February 2026	99.7%	99.2%	99.4%
March 2026	100.4%	99.2%	98.1%
April 2026	100.9%	99.2%	99.2%
12-Month Avg.*	100.7%	100.0%	99.0%

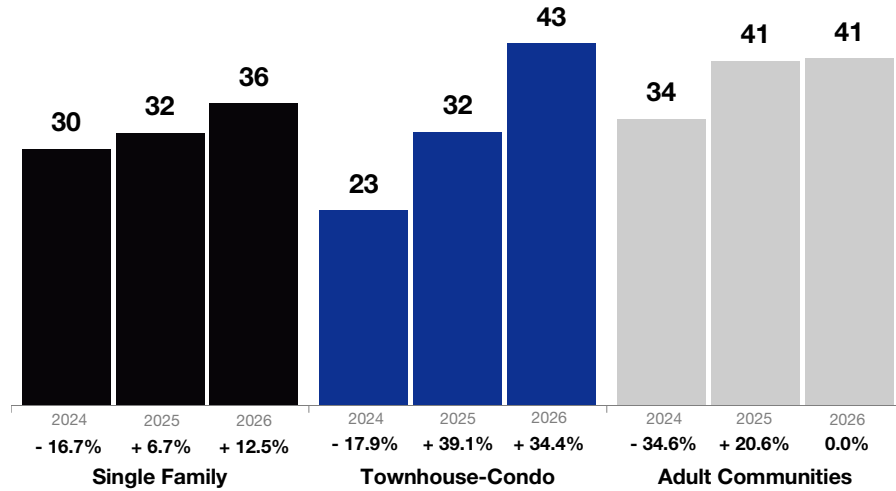
* Pct. of List Price Received for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

Days on Market Until Sale

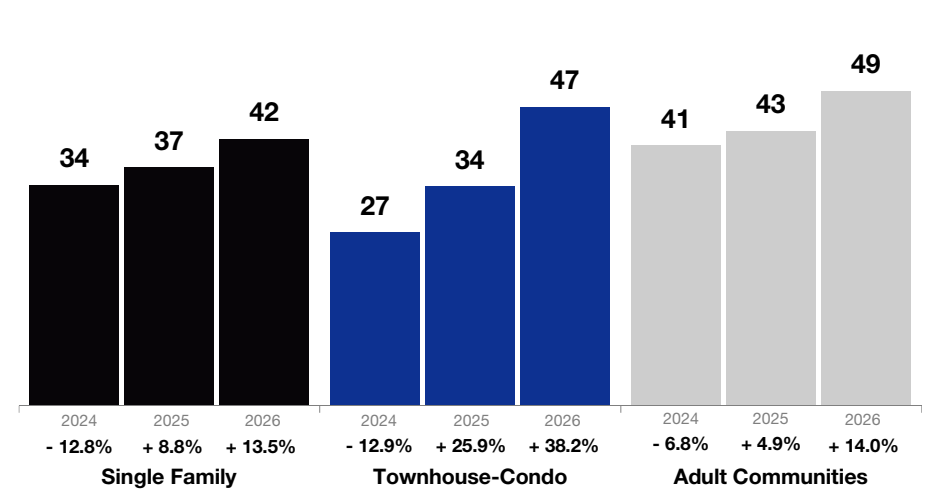
Average number of days between when a property is listed and when an offer is accepted in a given month.



April

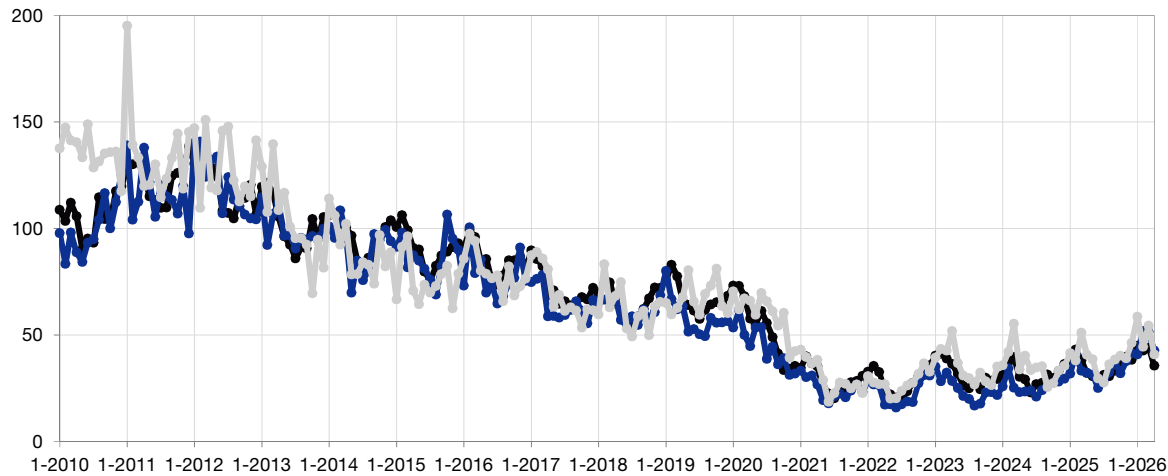


Year to Date



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
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
February 2026	43	52	44
March 2026	44	52	54
April 2026	36	43	41
12-Month Avg.*	36	37	40

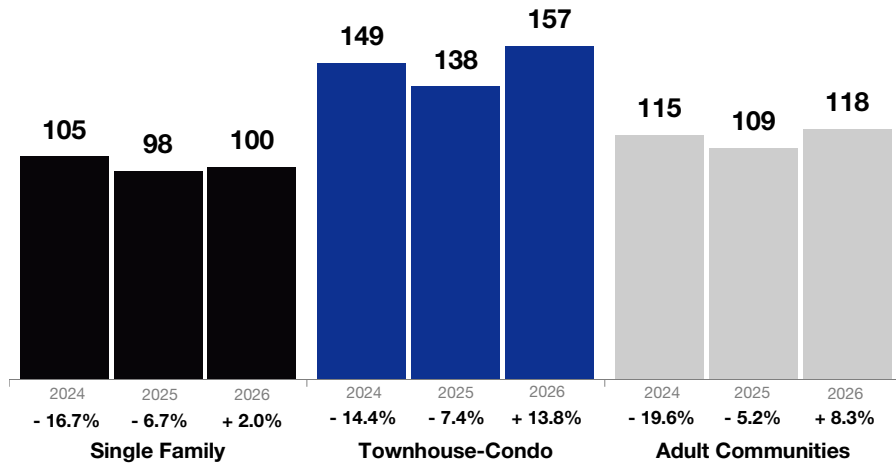
* Days on Market for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

Housing Affordability Index

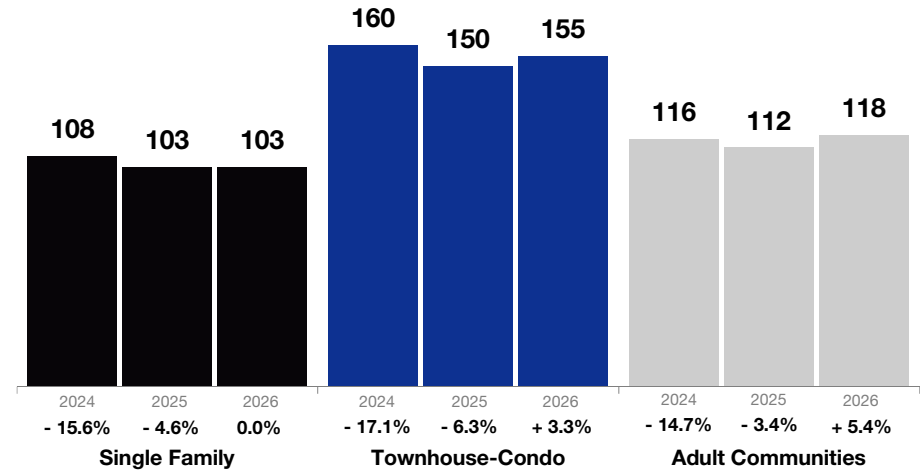


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

April

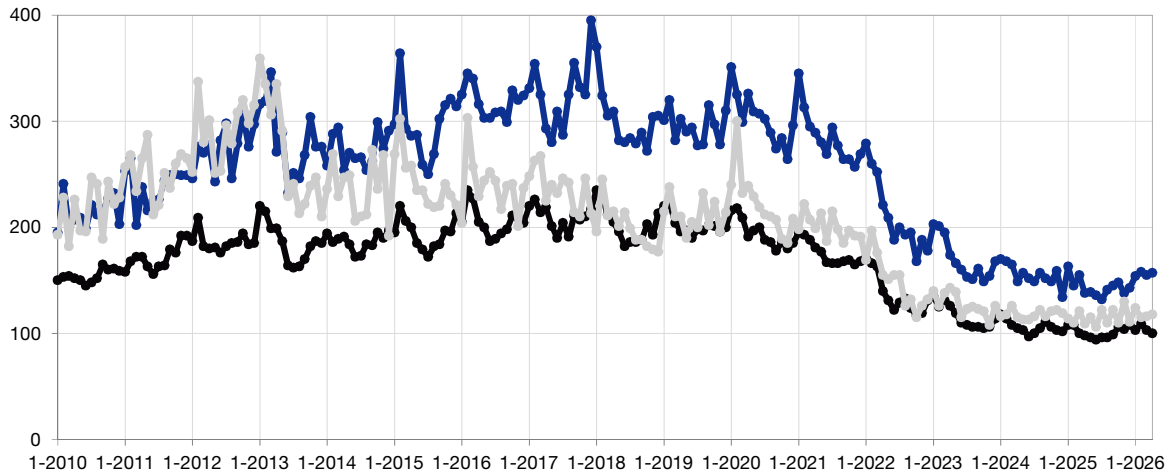


Year to Date



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
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	154	124
February 2026	109	158	115
March 2026	103	155	116
April 2026	100	157	118
12-Month Avg.*	101	146	117

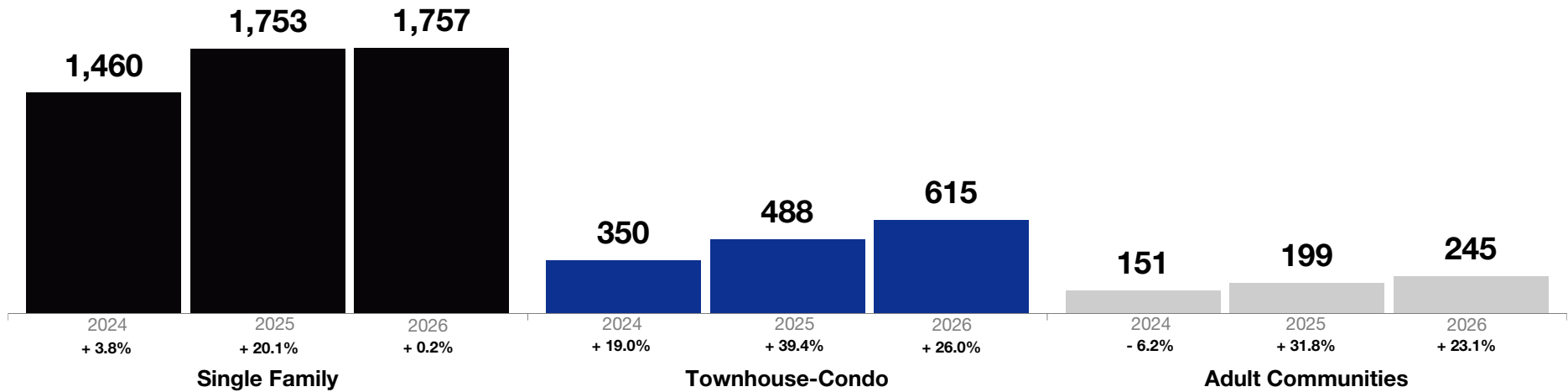
* Affordability Index for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

Inventory of Homes for Sale

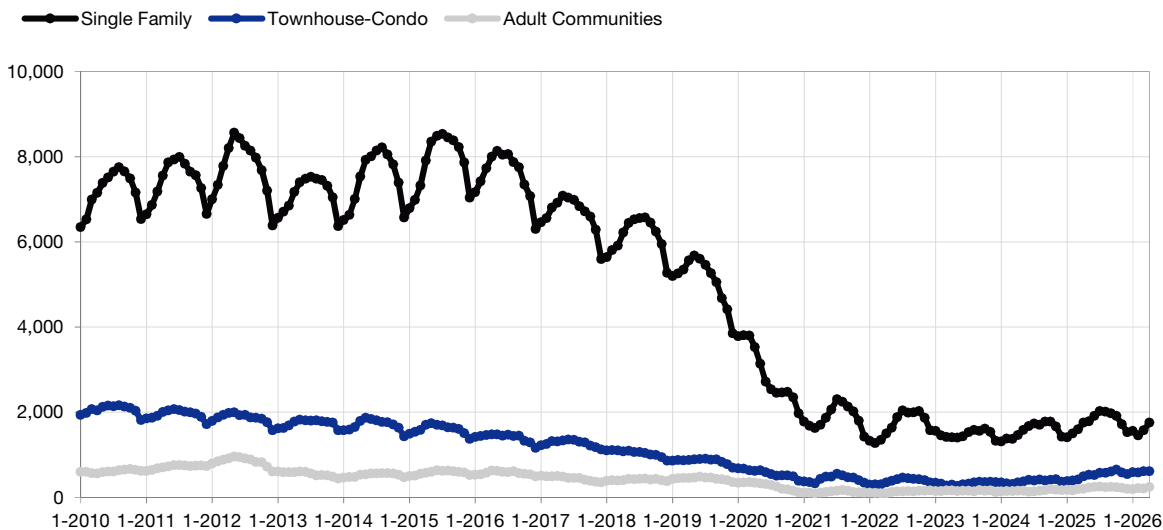
The number of properties available for sale in active status at the end of a given month.



April



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.

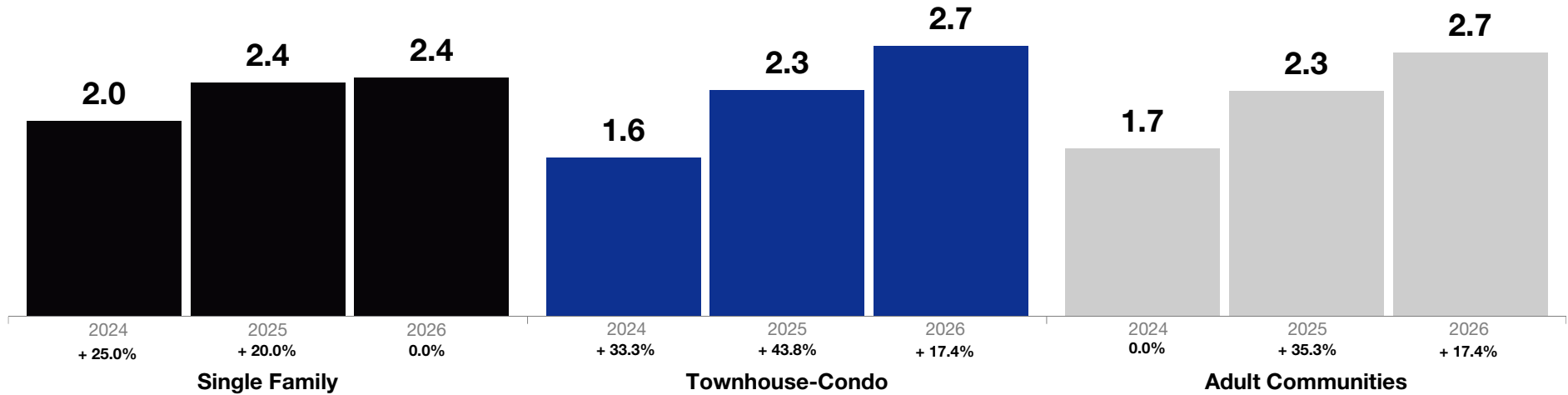
	Single Family	Townhouse-Condo	Adult Communities
May 2025	1,782	528	226
June 2025	1,911	521	247
July 2025	2,024	571	252
August 2025	2,006	574	239
September 2025	1,974	602	243
October 2025	1,914	649	239
November 2025	1,716	583	218
December 2025	1,526	543	196
January 2026	1,557	590	191
February 2026	1,452	578	215
March 2026	1,576	612	206
April 2026	1,757	615	245
12-Month Avg.	1,766	581	226

Months Supply of Inventory

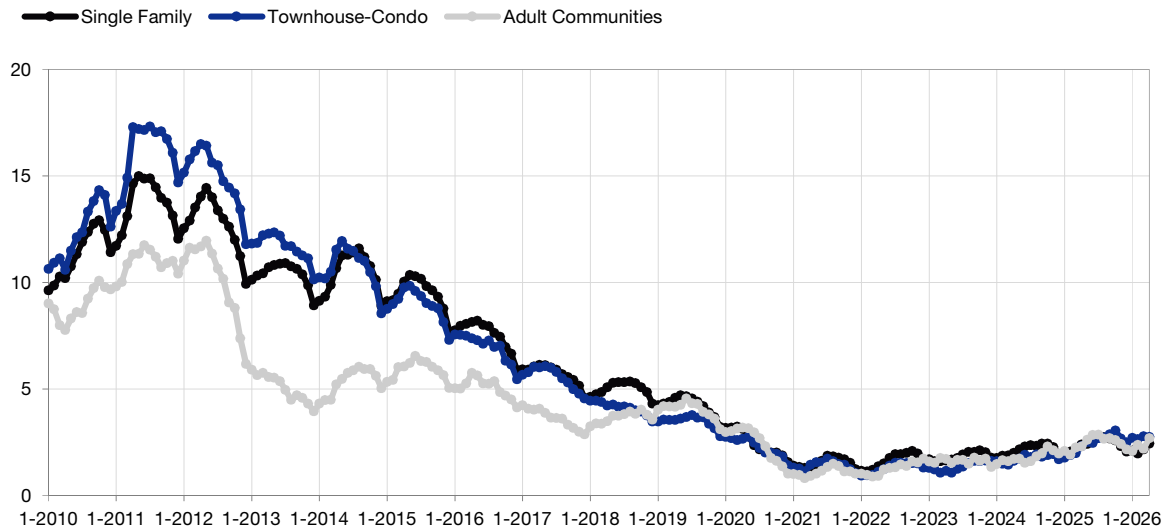


The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

April



Historical Months Supply of Inventory by Month



	Single Family	Townhouse-Condo	Adult Communities
May 2025	2.4	2.5	2.6
June 2025	2.6	2.5	2.8
July 2025	2.7	2.7	2.8
August 2025	2.7	2.7	2.6
September 2025	2.7	2.9	2.7
October 2025	2.6	3.0	2.6
November 2025	2.3	2.7	2.4
December 2025	2.1	2.5	2.2
January 2026	2.1	2.7	2.1
February 2026	2.0	2.6	2.4
March 2026	2.2	2.8	2.2
April 2026	2.4	2.7	2.7
12-Month Avg.*	2.4	2.7	2.5

* Months Supply for all properties from May 2025 through April 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.

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	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,620	1,641	+ 1.3%	5,432	5,448	+ 0.3%
Pending Sales		1,160	1,080	- 6.9%	4,098	3,923	- 4.3%
Closed Sales		1,018	933	- 8.3%	3,513	3,409	- 3.0%
Median Sales Price		\$394,750	\$392,500	- 0.6%	\$380,000	\$385,000	+ 1.3%
Average Sales Price		\$496,127	\$511,305	+ 3.1%	\$474,458	\$482,478	+ 1.7%
Pct. of List Price Received		101.6%	100.2%	- 1.4%	100.7%	99.8%	- 0.9%
Days on Market Until Sale		33	38	+ 15.2%	37	44	+ 18.9%
Housing Affordability Index		107	113	+ 5.6%	111	115	+ 3.6%
Inventory of Homes for Sale		2,505	2,690	+ 7.4%	--	--	--
Months Supply of Inventory		2.4	2.6	+ 8.3%	--	--	--