

Monthly Indicators



May 2026

U.S. existing-home sales edged up 0.2% from the previous month to a seasonally adjusted annual rate of 4.02 million, according to the National Association of REALTORS® (NAR). Sales remained unchanged year-over-year. Regionally, existing-home sales rose in the Midwest and South, were flat in the Northeast, and declined in the West. Year-over-year, sales increased in the South, held steady in the West, and fell in the Northeast and Midwest.

- Single Family Closed Sales were down 12.9 percent to 722.
- Townhouse-Condo Closed Sales were up 10.6 percent to 261.
- Adult Communities Closed Sales were down 5.9 percent to 96.

- Single Family Median Sales Price increased 7.9 percent to \$468,500.
- Townhouse-Condo Median Sales Price decreased 0.9 percent to \$297,250.
- Adult Communities Median Sales Price increased 0.9 percent to \$368,200.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to \$417,700, up 0.9% from a year ago.

Monthly Snapshot

- 7.5%

+ 9.6%

+ 5.1%

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	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,057	1,101	+ 4.2%	4,818	4,856	+ 0.8%
Pending Sales		874	730	- 16.5%	3,734	3,494	- 6.4%
Closed Sales		829	722	- 12.9%	3,266	3,081	- 5.7%
Median Sales Price		\$434,000	\$468,500	+ 7.9%	\$415,000	\$435,000	+ 4.8%
Average Sales Price		\$560,526	\$617,823	+ 10.2%	\$545,083	\$569,658	+ 4.5%
Pct. of List Price Received		102.1%	102.0%	- 0.1%	101.3%	100.6%	- 0.7%
Days on Market Until Sale		31	31	0.0%	36	39	+ 8.3%
Housing Affordability Index		96	92	- 4.2%	101	99	- 2.0%
Inventory of Homes for Sale		1,783	1,908	+ 7.0%	--	--	--
Months Supply of Inventory		2.4	2.6	+ 8.3%	--	--	--

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	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		342	351	+ 2.6%	1,483	1,595	+ 7.6%
Pending Sales		260	274	+ 5.4%	1,105	1,200	+ 8.6%
Closed Sales		236	261	+ 10.6%	985	1,002	+ 1.7%
Median Sales Price		\$300,000	\$297,250	- 0.9%	\$285,000	\$285,000	0.0%
Average Sales Price		\$321,309	\$304,908	- 5.1%	\$311,128	\$300,481	- 3.4%
Pct. of List Price Received		100.4%	98.8%	- 1.6%	100.3%	99.2%	- 1.1%
Days on Market Until Sale		31	37	+ 19.4%	34	44	+ 29.4%
Housing Affordability Index		139	145	+ 4.3%	147	151	+ 2.7%
Inventory of Homes for Sale		527	626	+ 18.8%	--	--	--
Months Supply of Inventory		2.5	2.8	+ 12.0%	--	--	--

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.



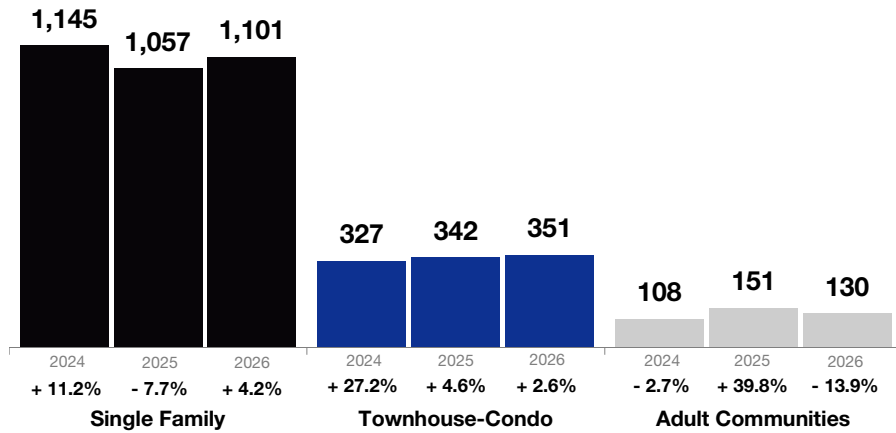
Key Metrics	Historical Sparklines	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		151	130	- 13.9%	597	625	+ 4.7%
Pending Sales		101	93	- 7.9%	453	469	+ 3.5%
Closed Sales		102	96	- 5.9%	395	407	+ 3.0%
Median Sales Price		\$365,000	\$368,200	+ 0.9%	\$370,000	\$369,500	- 0.1%
Average Sales Price		\$378,153	\$373,328	- 1.3%	\$380,585	\$375,440	- 1.4%
Pct. of List Price Received		99.0%	99.0%	0.0%	99.4%	98.7%	- 0.7%
Days on Market Until Sale		38	36	- 5.3%	42	46	+ 9.5%
Housing Affordability Index		115	117	+ 1.7%	113	117	+ 3.5%
Inventory of Homes for Sale		226	254	+ 12.4%	--	--	--
Months Supply of Inventory		2.6	2.7	+ 3.8%	--	--	--

New Listings

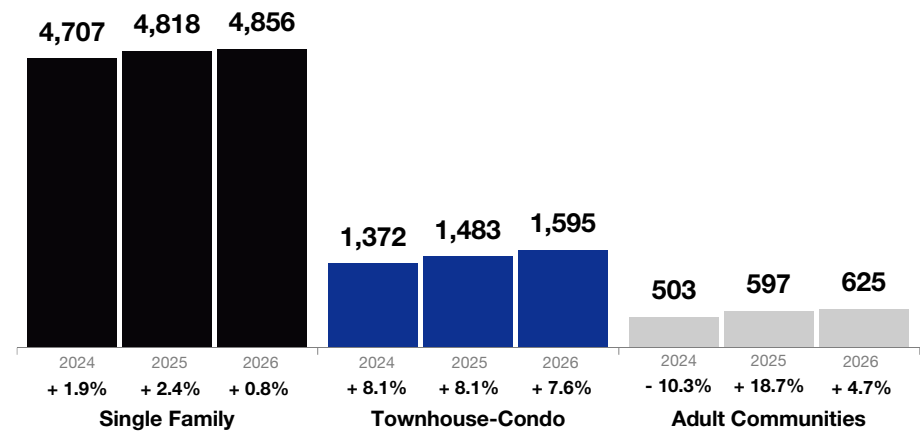
A count of the properties that have been newly listed on the market in a given month.



May

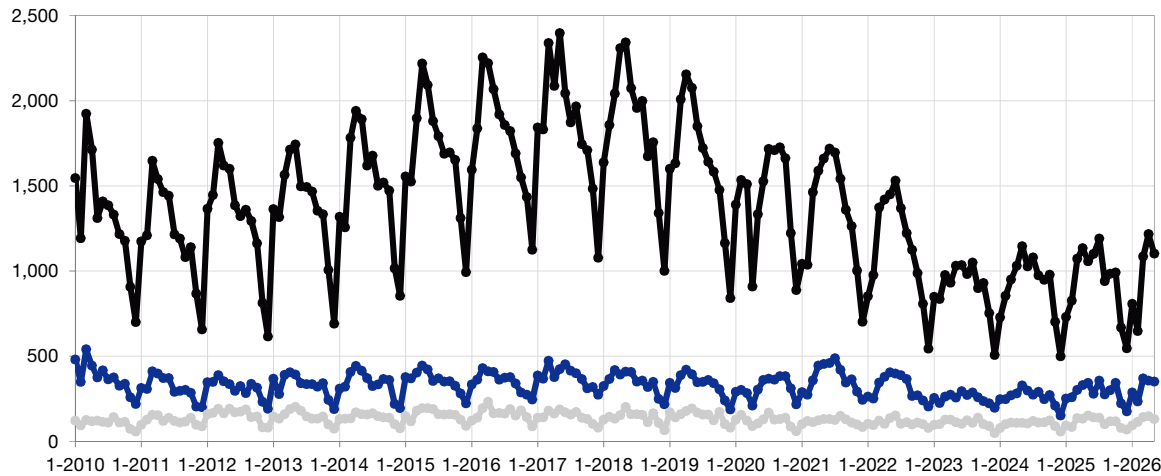


Year to Date



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.

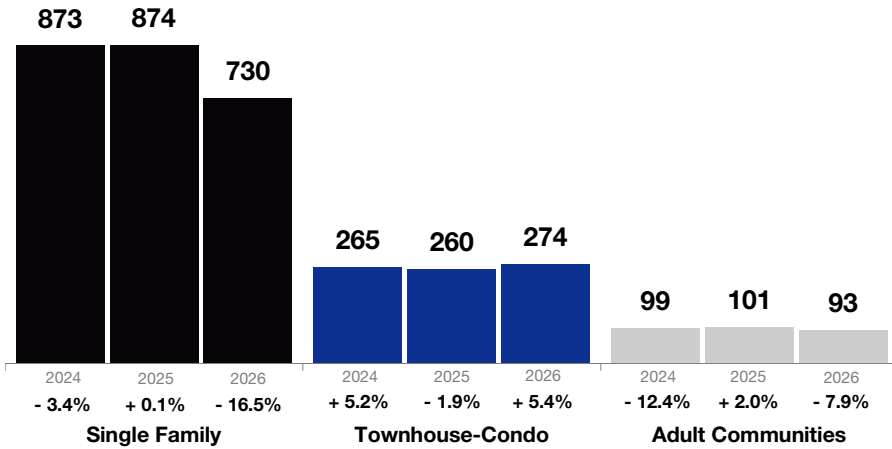
	Single Family	Townhouse-Condo	Adult Communities
June 2025	1,099	278	140
July 2025	1,190	355	137
August 2025	941	275	101
September 2025	984	300	118
October 2025	991	343	117
November 2025	667	223	77
December 2025	546	175	69
January 2026	806	287	93
February 2026	647	233	114
March 2026	1,085	369	141
April 2026	1,217	355	147
May 2026	1,101	351	130
12-Month Avg.	940	295	115

Pending Sales

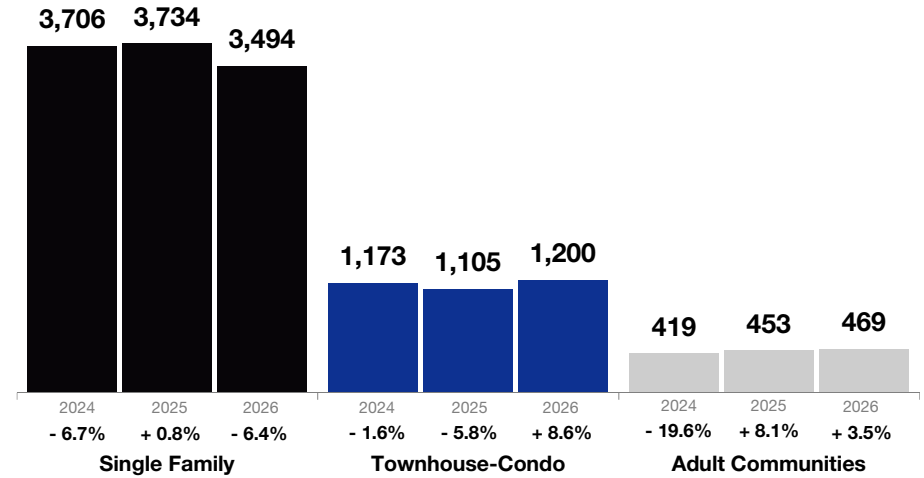
A count of the properties on which offers have been accepted in a given month.



May

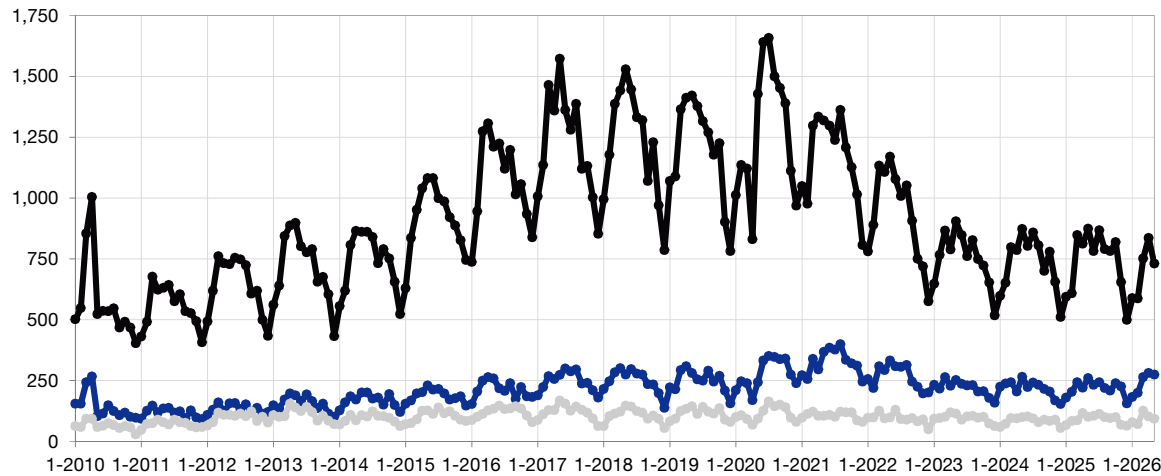


Year to Date



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.

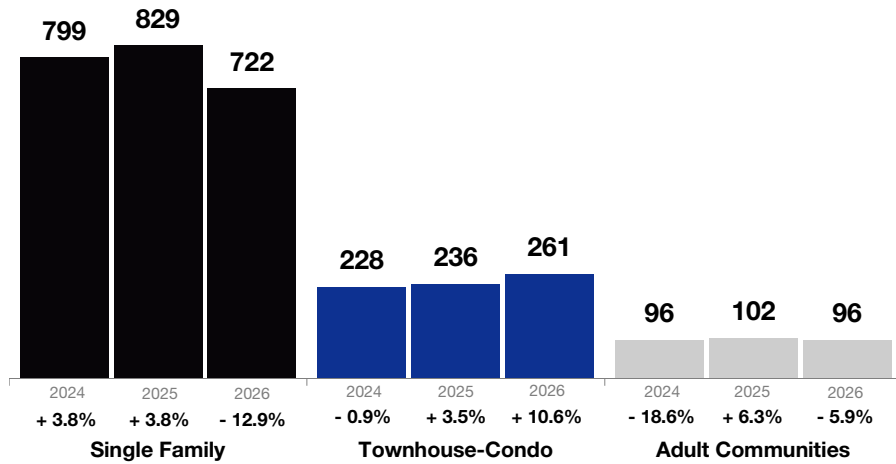
	Single Family	Townhouse-Condo	Adult Communities
June 2025	782	232	104
July 2025	867	242	112
August 2025	789	219	99
September 2025	782	208	95
October 2025	819	239	99
November 2025	654	226	68
December 2025	499	156	64
January 2026	589	182	78
February 2026	587	199	70
March 2026	752	264	126
April 2026	836	281	102
May 2026	730	274	93
12-Month Avg.	724	227	93

Closed Sales

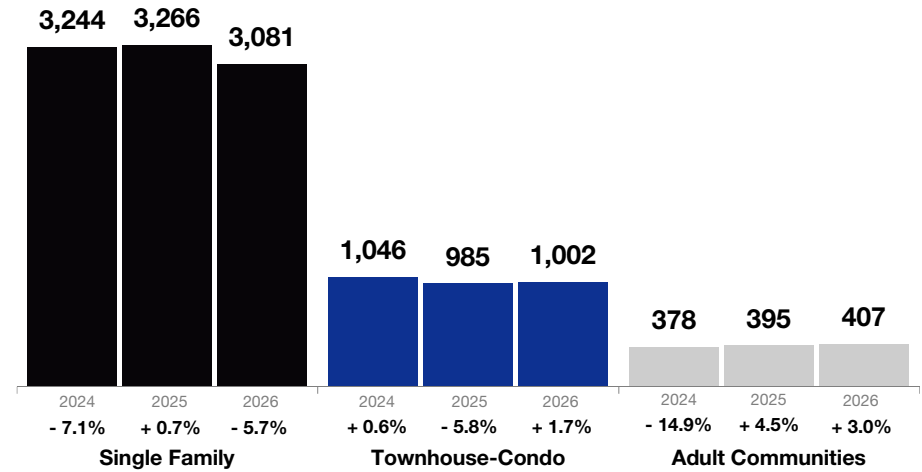
A count of the actual sales that closed in a given month.



May

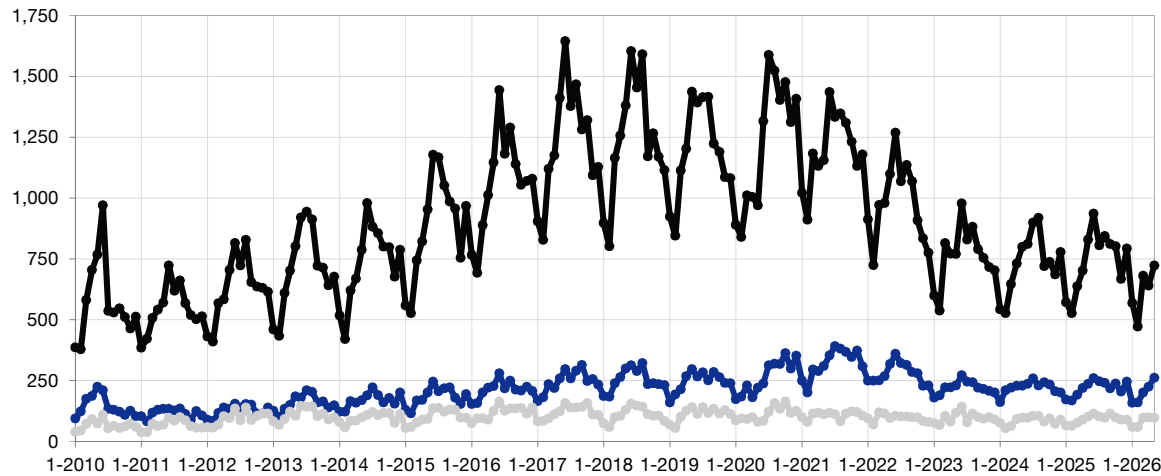


Year to Date



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.

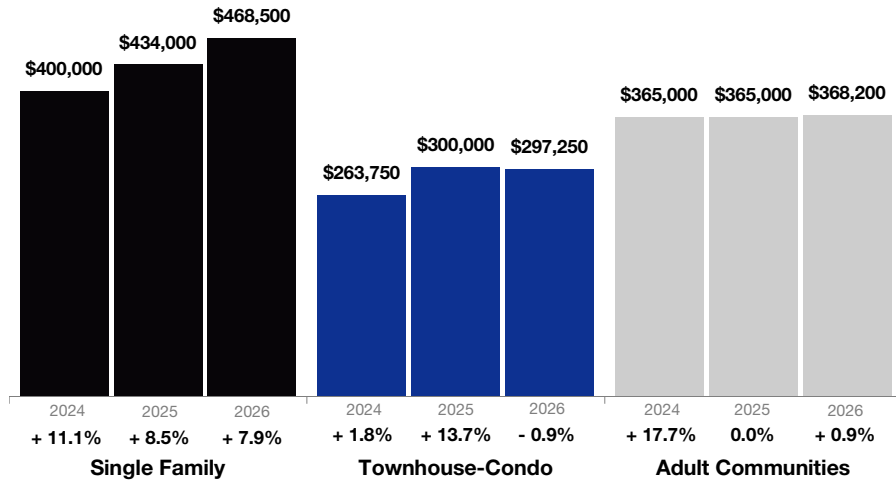
	Single Family	Townhouse-Condo	Adult Communities
June 2025	936	259	114
July 2025	805	247	102
August 2025	843	240	97
September 2025	811	217	113
October 2025	801	237	98
November 2025	667	205	89
December 2025	792	245	88
January 2026	568	158	59
February 2026	471	159	58
March 2026	680	200	96
April 2026	640	224	98
May 2026	722	261	96
12-Month Avg.	728	221	92

Median Sales Price

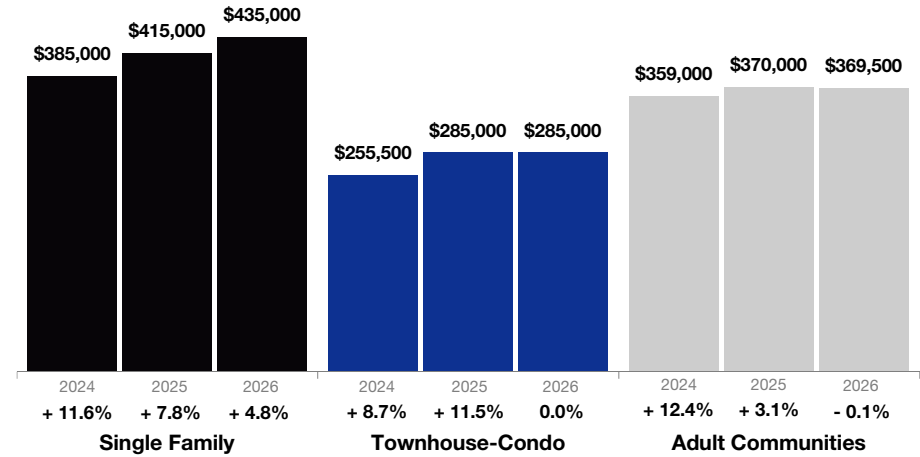
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



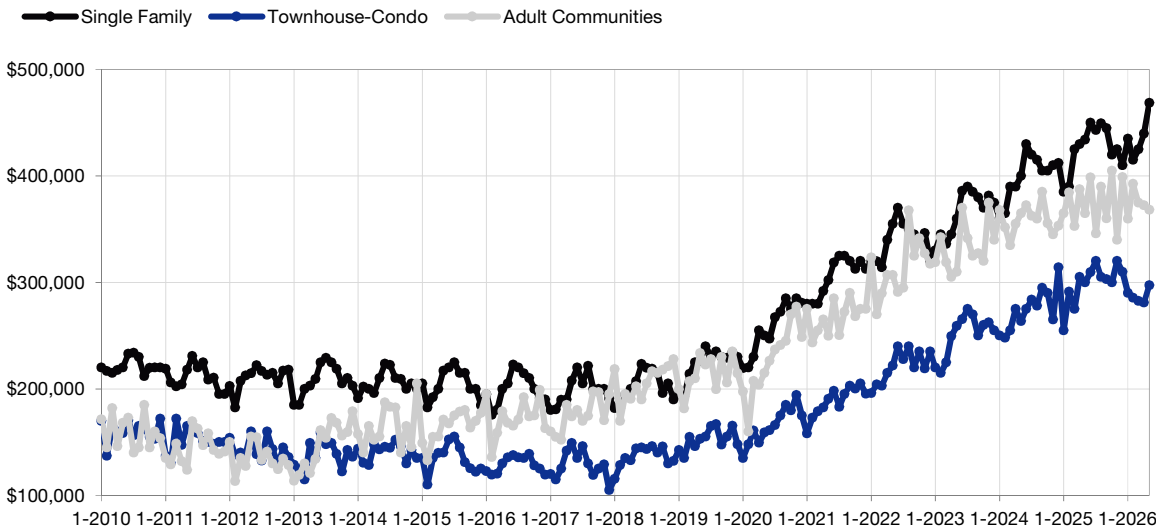
May



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
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	\$439,900	\$281,000	\$372,500
May 2026	\$468,500	\$297,250	\$368,200
12-Month Med.*	\$435,000	\$300,000	\$375,000

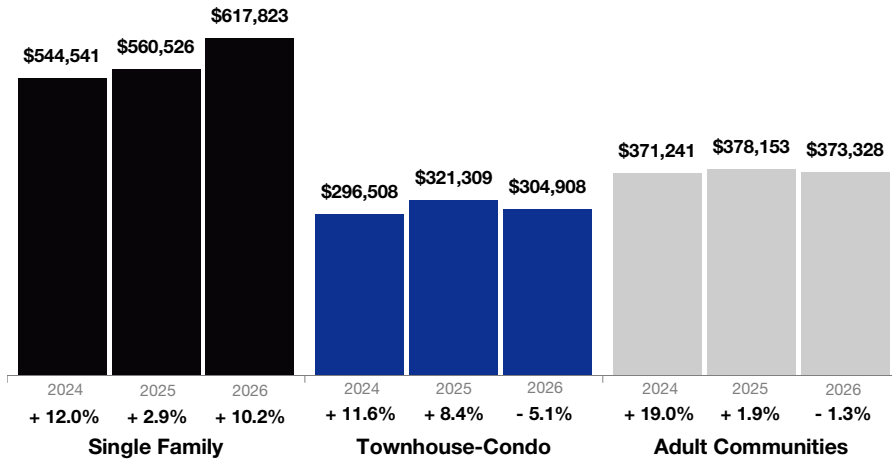
* Median Sales Price for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Average Sales Price

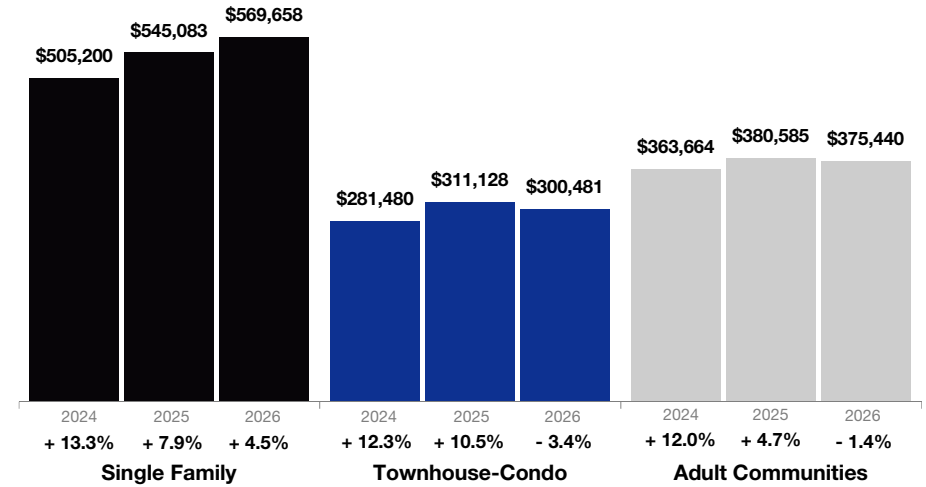
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



May

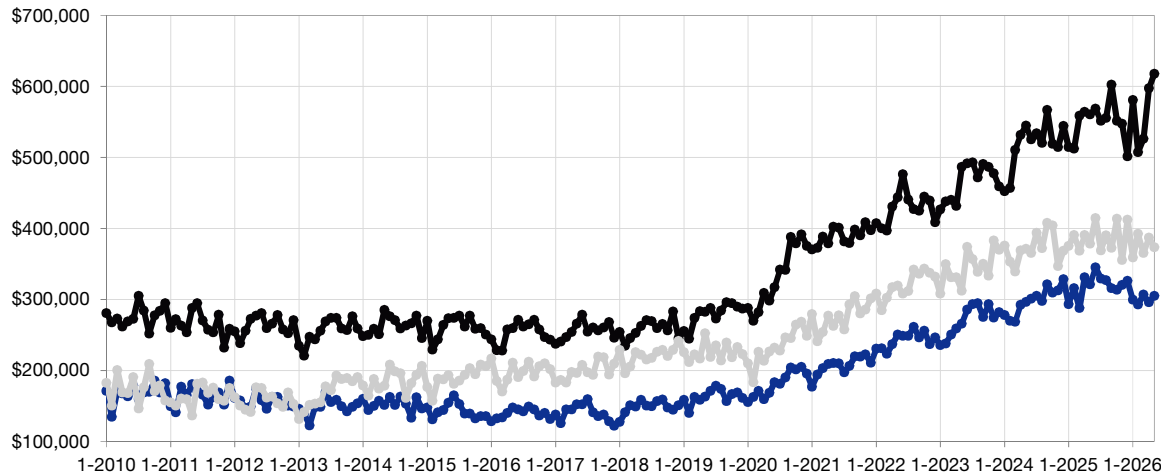


Year to Date



Historical Average 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
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	\$507,239	\$292,931	\$392,386
March 2026	\$526,475	\$306,871	\$365,335
April 2026	\$597,303	\$295,714	\$387,033
May 2026	\$617,823	\$304,908	\$373,328
12-Month Avg.*	\$560,059	\$316,172	\$384,524

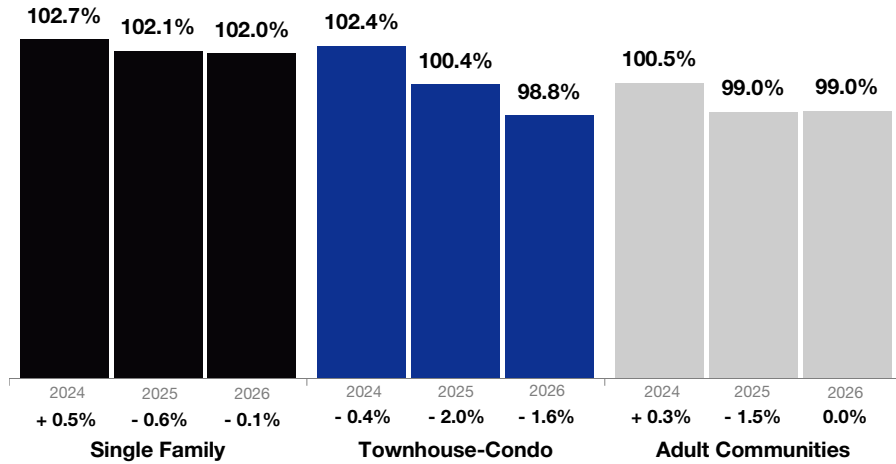
* Avg. Sales Price for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Percent of List Price Received

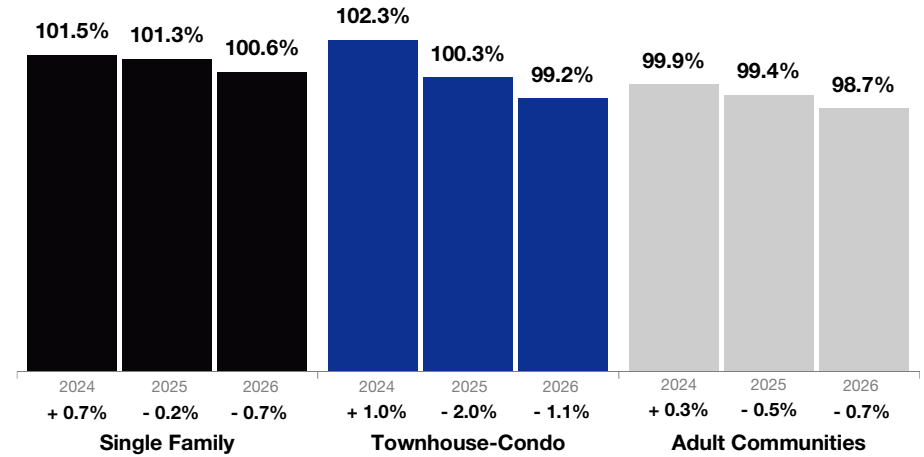


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

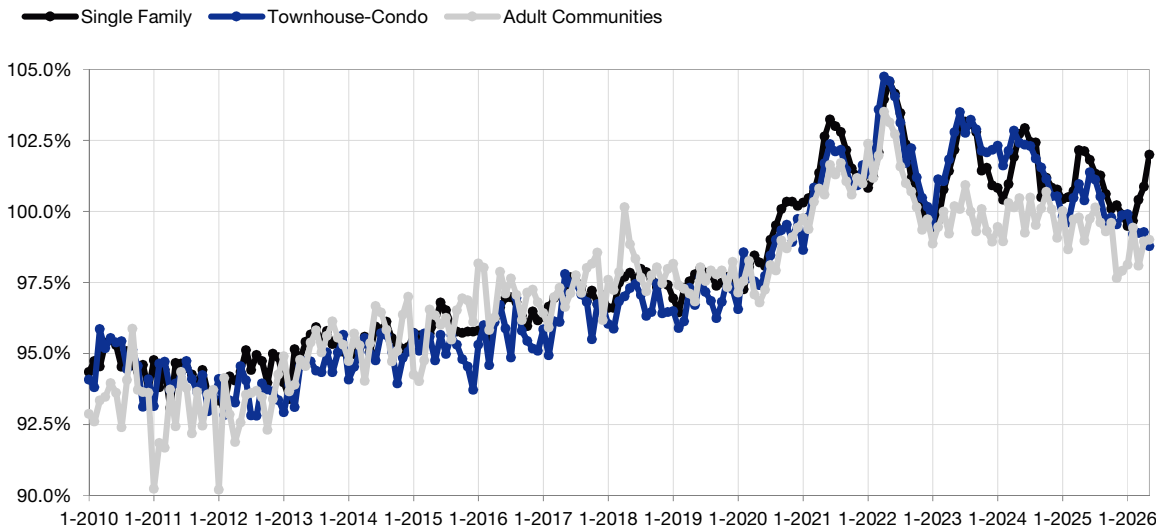
May



Year to Date



Historical Percent of List Price Received by Month



	Single Family	Townhouse-Condo	Adult Communities
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%	99.3%	98.9%
May 2026	102.0%	98.8%	99.0%
12-Month Avg.*	100.7%	99.9%	99.0%

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

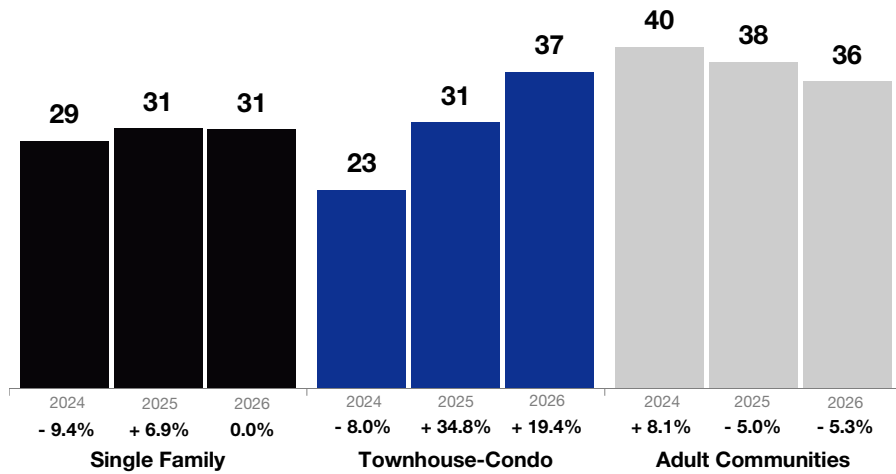
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Days on Market Until Sale

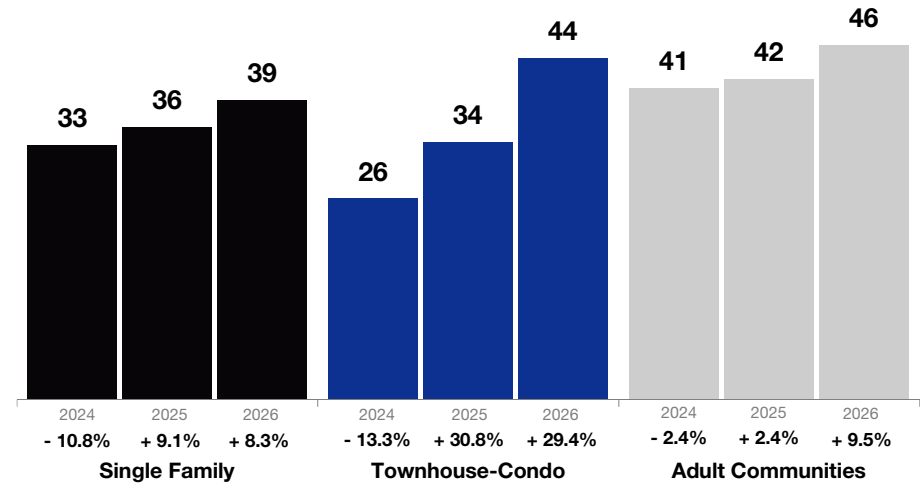
Average number of days between when a property is listed and when an offer is accepted in a given month.



May

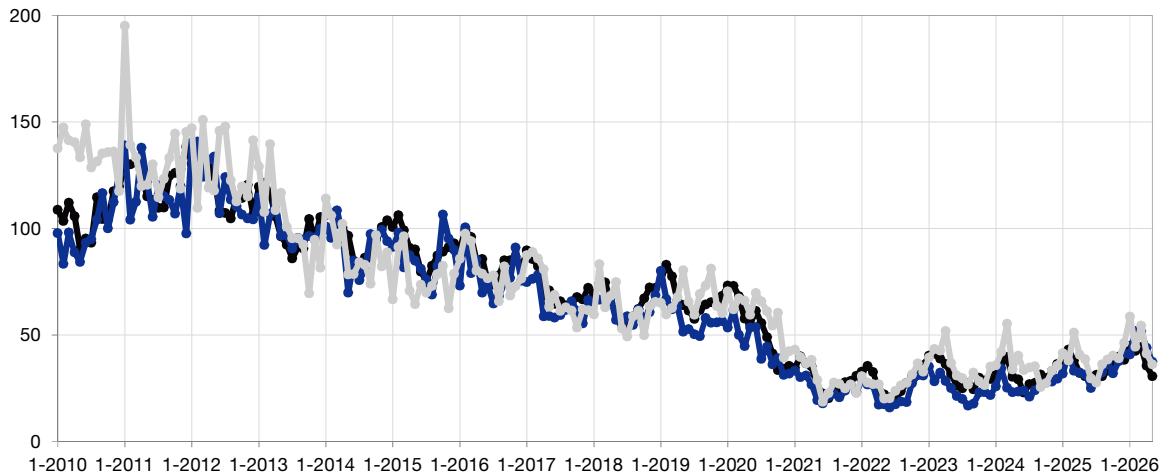


Year to Date



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
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	35	44	41
May 2026	31	37	36
12-Month Avg.*	36	37	40

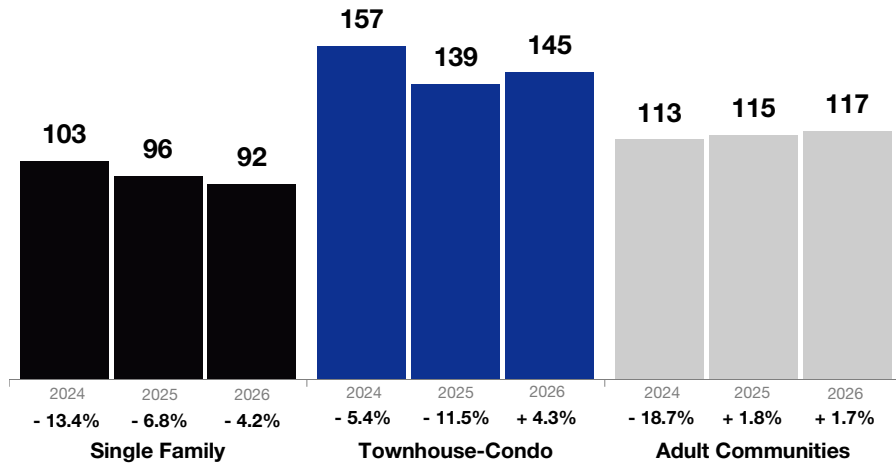
* Days on Market for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Housing Affordability Index

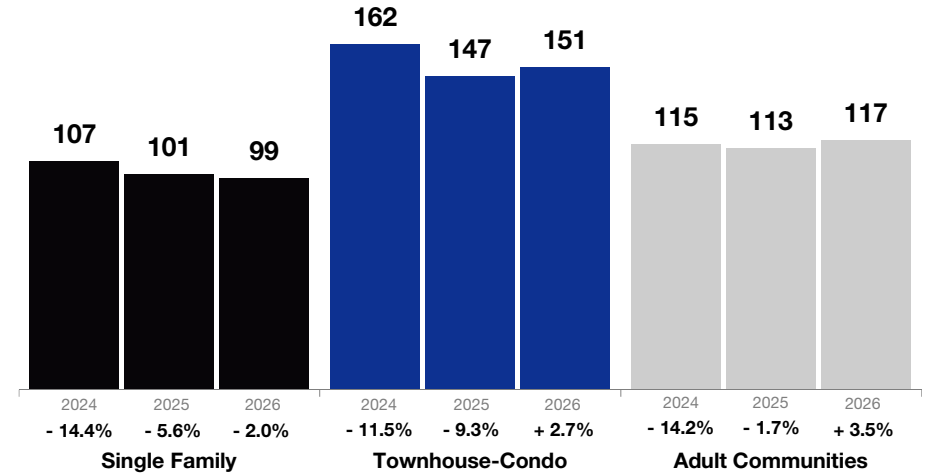


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

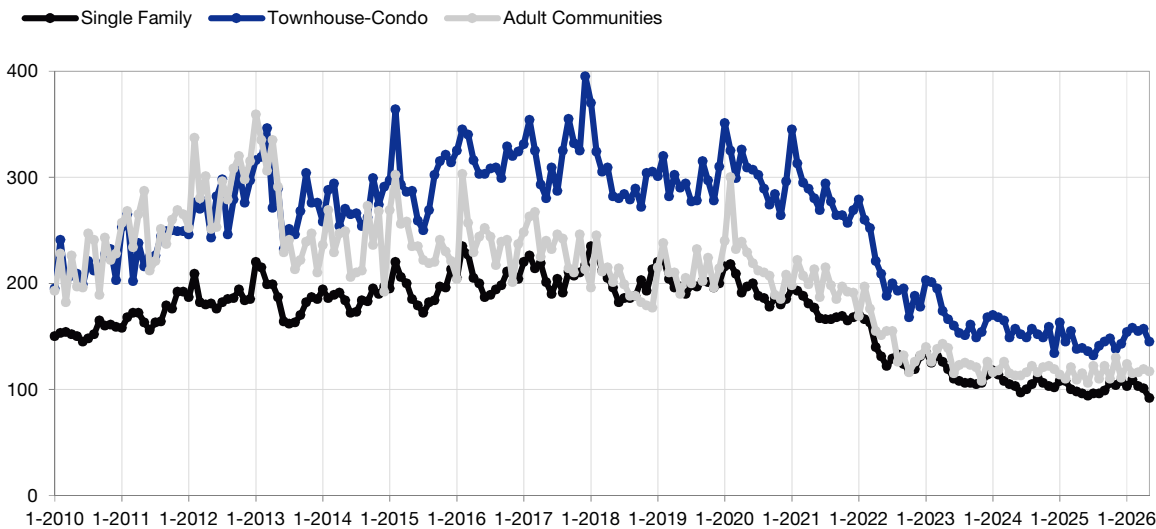
May



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
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	101	157	119
May 2026	92	145	117
12-Month Avg.*	101	146	117

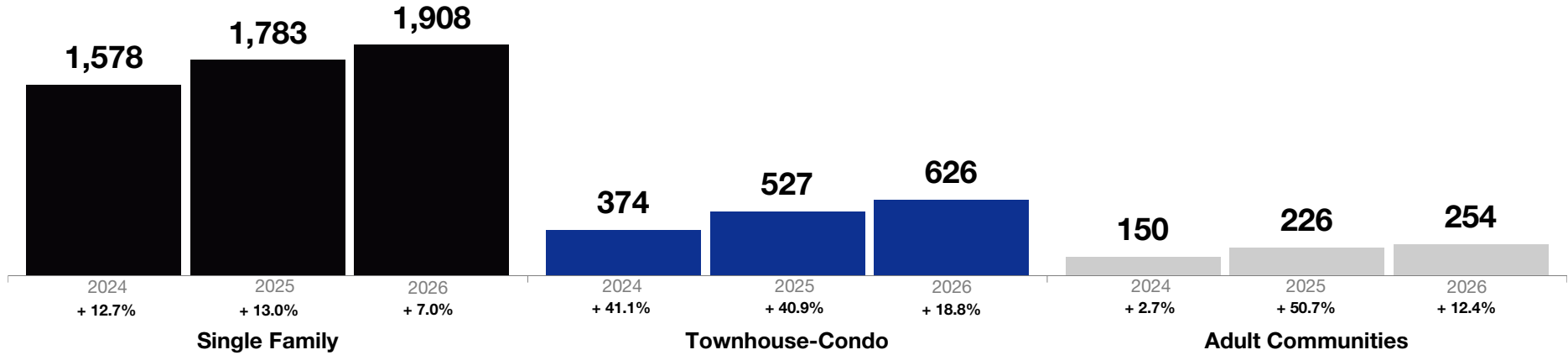
* Affordability Index for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Inventory of Homes for Sale

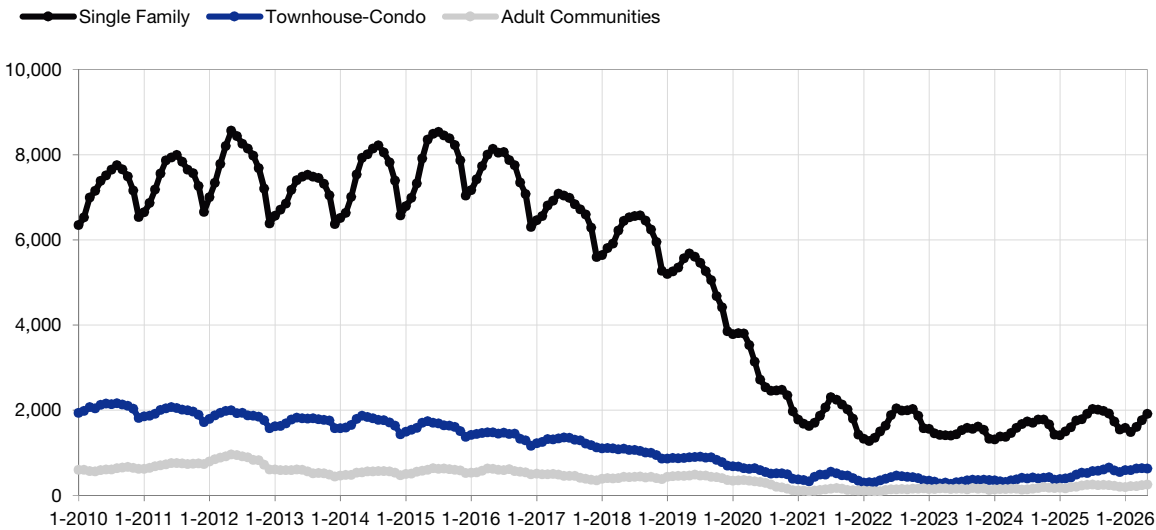
The number of properties available for sale in active status at the end of a given month.



May



Historical Inventory of Homes for Sale by Month



	Single Family	Townhouse-Condo	Adult Communities
June 2025	1,912	520	247
July 2025	2,027	570	252
August 2025	2,009	573	239
September 2025	1,979	601	243
October 2025	1,921	648	239
November 2025	1,728	582	218
December 2025	1,542	543	196
January 2026	1,580	592	191
February 2026	1,483	587	217
March 2026	1,603	626	211
April 2026	1,764	631	239
May 2026	1,908	626	254
12-Month Avg.	1,788	592	229

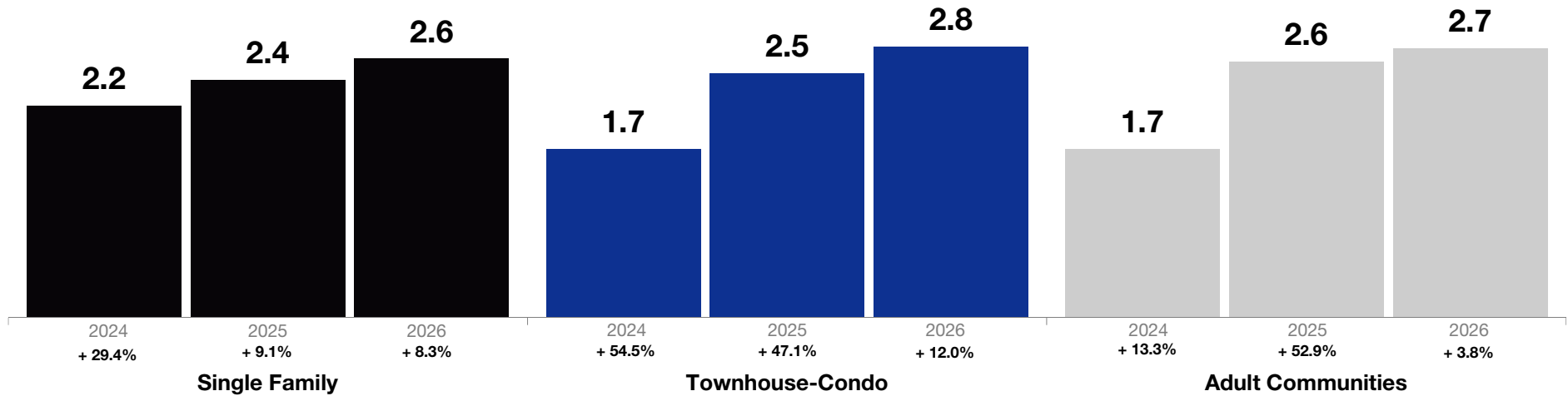
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Months Supply of Inventory

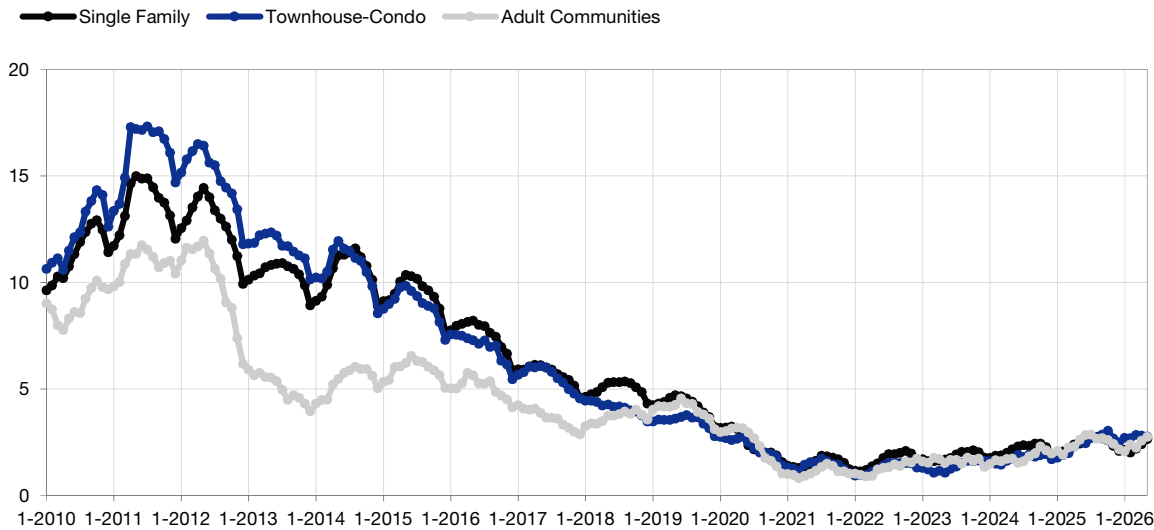


The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

May



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

* Months Supply for all properties from June 2025 through May 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	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,570	1,602	+ 2.0%	7,003	7,183	+ 2.6%
Pending Sales		1,250	1,111	- 11.1%	5,348	5,228	- 2.2%
Closed Sales		1,181	1,093	- 7.5%	4,694	4,549	- 3.1%
Median Sales Price		\$385,500	\$404,995	+ 5.1%	\$380,000	\$390,000	+ 2.6%
Average Sales Price		\$493,696	\$520,527	+ 5.4%	\$479,288	\$490,427	+ 2.3%
Pct. of List Price Received		101.5%	100.9%	- 0.6%	100.9%	100.0%	- 0.9%
Days on Market Until Sale		32	33	+ 3.1%	36	41	+ 13.9%
Housing Affordability Index		108	106	- 1.9%	110	111	+ 0.9%
Inventory of Homes for Sale		2,600	2,850	+ 9.6%	--	--	--
Months Supply of Inventory		2.5	2.7	+ 8.0%	--	--	--