

Monthly Indicators



June 2026

U.S. existing-home sales rose 3.2% month-over-month and year-over-year to a seasonally adjusted annual rate of 4.17 million units, the National Association of REALTORS® (NAR) reported, marking the highest level since December 2025. Regionally, sales increased from the previous month in the Northeast, Midwest, and South, while remaining flat in the West. On a year-over-year basis, sales grew in the Midwest, South, and West but declined in the Northeast.

- Single Family Closed Sales were down 4.9 percent to 890.
- Townhouse-Condo Closed Sales were down 0.4 percent to 258.
- Adult Communities Closed Sales were up 10.5 percent to 126.
- Single Family Median Sales Price remained flat at \$450,000.
- Townhouse-Condo Median Sales Price increased 4.1 percent to \$322,500.
- Adult Communities Median Sales Price decreased 0.1 percent to \$398,250.

Nationally, there were 1.55 million homes available for sale heading into June, a 3.3% increase from the previous month and 0.6% higher than one year earlier, representing a 4.5-month supply at the current sales pace, according to NAR. Home prices also rose, with the median existing-home price climbing to \$429,300 nationwide, an all-time high for the month and 1.3% higher than a year earlier.

Monthly Snapshot

- 2.5% **+ 4.3%** **+ 1.2%**

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	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,099	1,079	- 1.8%	5,917	6,020	+ 1.7%
Pending Sales		782	753	- 3.7%	4,516	4,402	- 2.5%
Closed Sales		936	890	- 4.9%	4,202	4,001	- 4.8%
Median Sales Price		\$450,000	\$450,000	0.0%	\$422,000	\$440,000	+ 4.3%
Average Sales Price		\$568,632	\$569,970	+ 0.2%	\$550,336	\$570,075	+ 3.6%
Pct. of List Price Received		101.8%	101.8%	0.0%	101.4%	100.9%	- 0.5%
Days on Market Until Sale		28	27	- 3.6%	34	36	+ 5.9%
Housing Affordability Index		94	96	+ 2.1%	100	98	- 2.0%
Inventory of Homes for Sale		1,912	1,917	+ 0.3%	--	--	--
Months Supply of Inventory		2.6	2.6	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	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		278	311	+ 11.9%	1,761	1,922	+ 9.1%
Pending Sales		232	218	- 6.0%	1,337	1,434	+ 7.3%
Closed Sales		259	258	- 0.4%	1,244	1,267	+ 1.8%
Median Sales Price		\$309,750	\$322,500	+ 4.1%	\$290,000	\$290,000	0.0%
Average Sales Price		\$345,046	\$336,453	- 2.5%	\$318,168	\$307,881	- 3.2%
Pct. of List Price Received		101.4%	100.0%	- 1.4%	100.5%	99.4%	- 1.1%
Days on Market Until Sale		25	37	+ 48.0%	32	43	+ 34.4%
Housing Affordability Index		136	134	- 1.5%	146	149	+ 2.1%
Inventory of Homes for Sale		521	630	+ 20.9%	--	--	--
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.



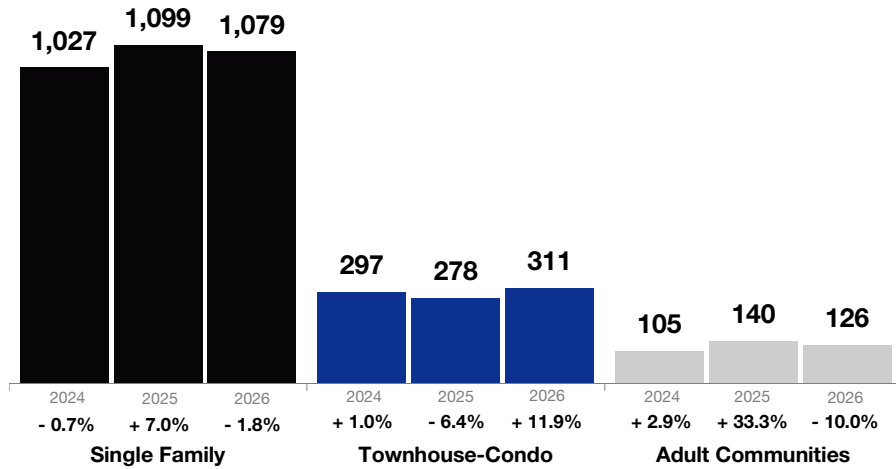
Key Metrics	Historical Sparklines	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		140	126	- 10.0%	737	757	+ 2.7%
Pending Sales		104	86	- 17.3%	557	569	+ 2.2%
Closed Sales		114	126	+ 10.5%	509	537	+ 5.5%
Median Sales Price		\$398,500	\$398,250	- 0.1%	\$379,000	\$375,000	- 1.1%
Average Sales Price		\$414,638	\$406,503	- 2.0%	\$388,212	\$383,716	- 1.2%
Pct. of List Price Received		99.7%	99.5%	- 0.2%	99.5%	98.9%	- 0.6%
Days on Market Until Sale		29	35	+ 20.7%	39	43	+ 10.3%
Housing Affordability Index		106	109	+ 2.8%	111	115	+ 3.6%
Inventory of Homes for Sale		247	259	+ 4.9%	--	--	--
Months Supply of Inventory		2.8	2.8	0.0%	--	--	--

New Listings

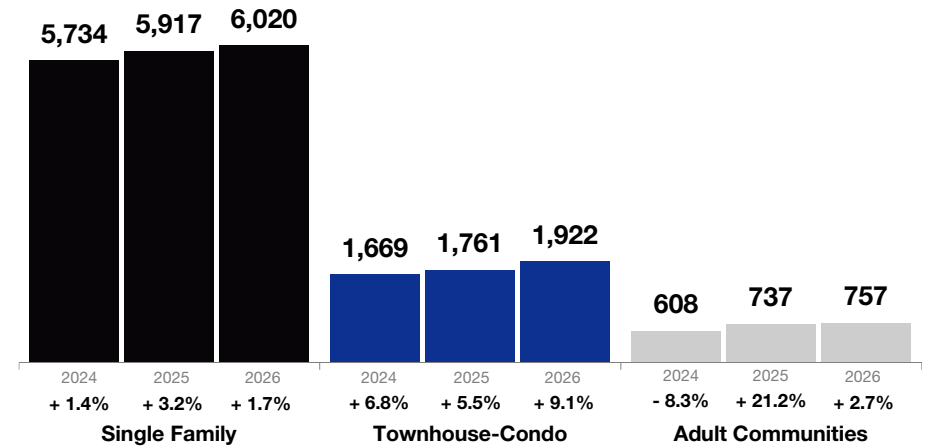
A count of the properties that have been newly listed on the market in a given month.



June

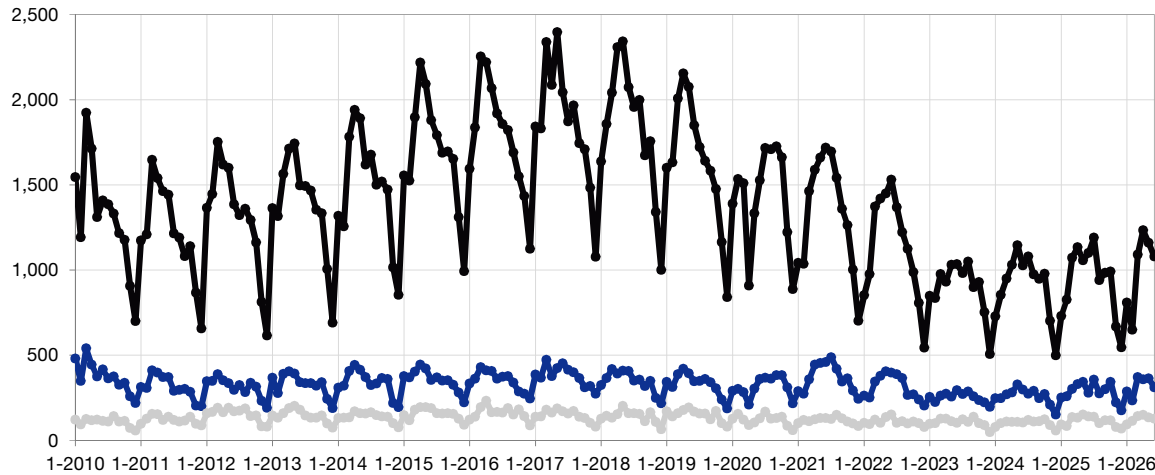


Year to Date



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.

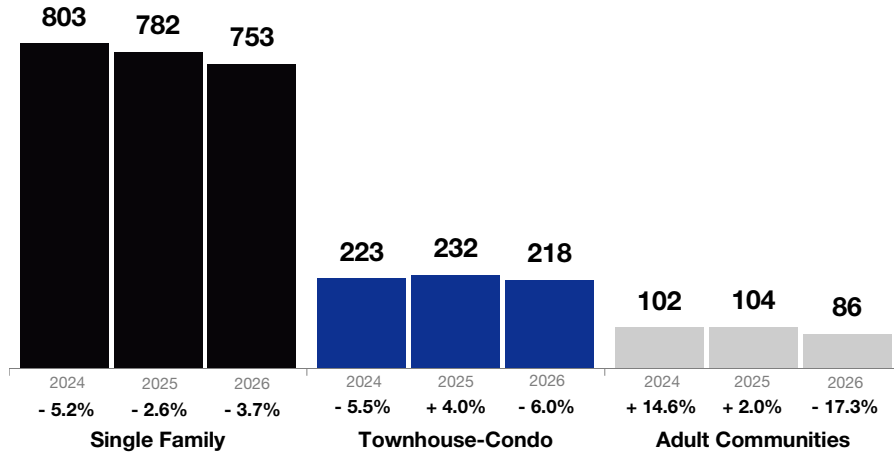
	Single Family	Townhouse-Condo	Adult Communities
July 2025	1,190	355	137
August 2025	941	275	101
September 2025	984	300	118
October 2025	991	343	117
November 2025	667	223	77
December 2025	546	175	69
January 2026	808	287	93
February 2026	649	233	114
March 2026	1,090	370	141
April 2026	1,234	357	149
May 2026	1,160	364	134
June 2026	1,079	311	126
12-Month Avg.	945	299	115

Pending Sales

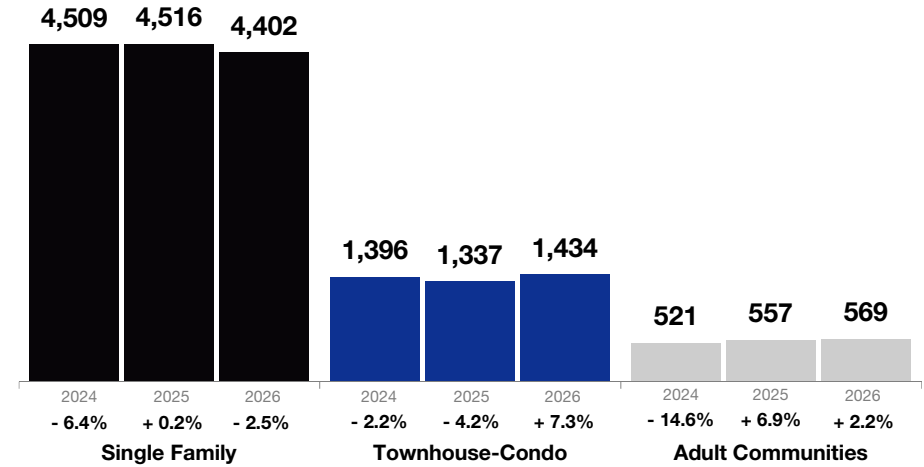
A count of the properties on which offers have been accepted in a given month.



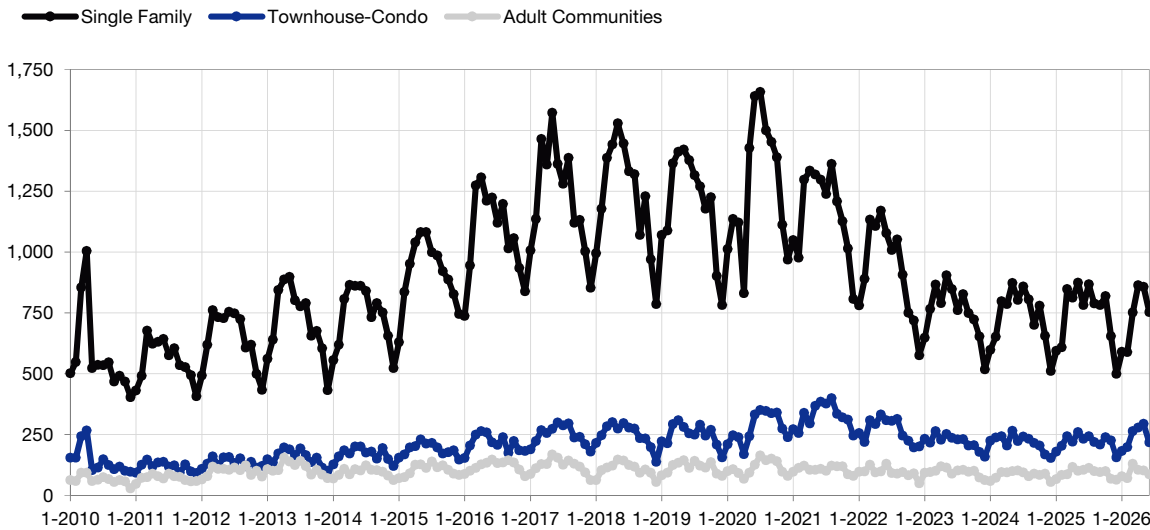
June



Year to Date



Historical Pending Sales 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.

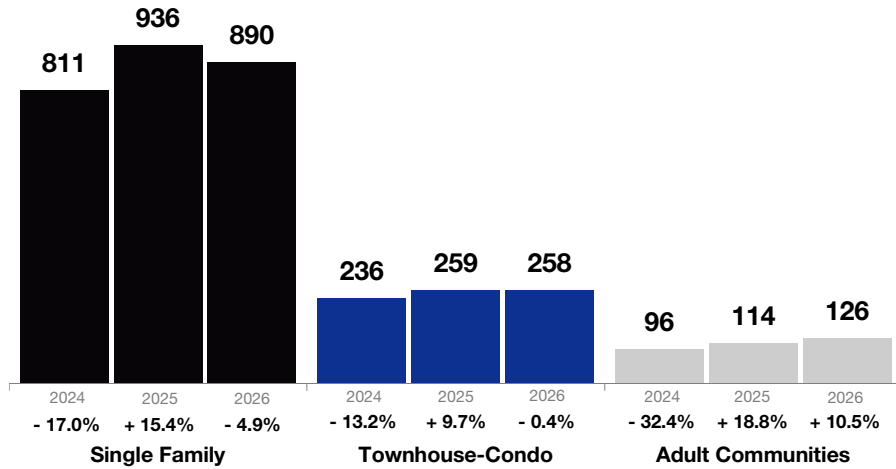
	Single Family	Townhouse-Condo	Adult Communities
July 2025	867	242	112
August 2025	788	219	99
September 2025	782	208	95
October 2025	818	239	99
November 2025	654	226	68
December 2025	499	156	64
January 2026	590	182	78
February 2026	588	198	70
March 2026	752	264	129
April 2026	863	278	104
May 2026	856	294	102
June 2026	753	218	86
12-Month Avg.	734	227	92

Closed Sales

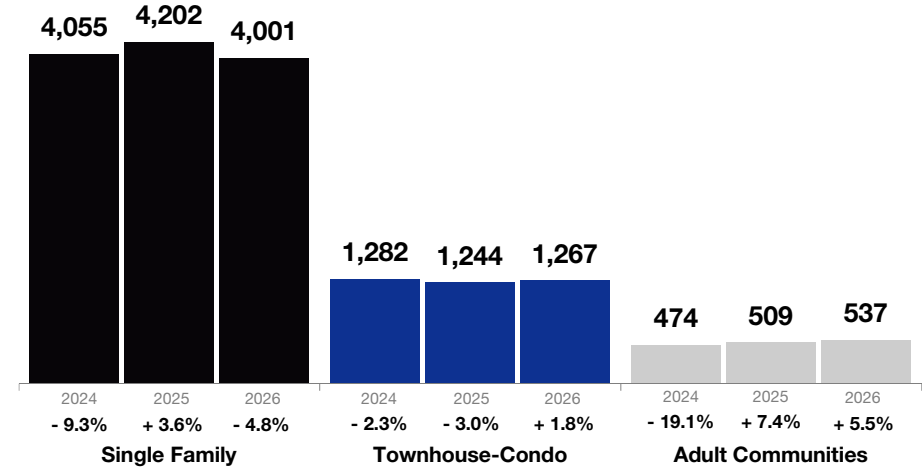
A count of the actual sales that closed in a given month.



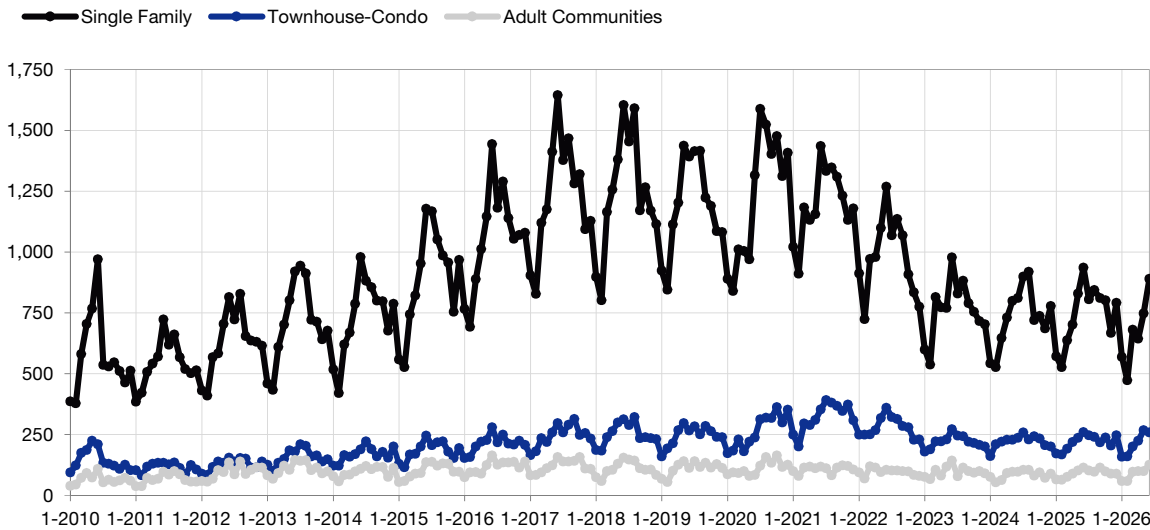
June



Year to Date



Historical Closed Sales 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.

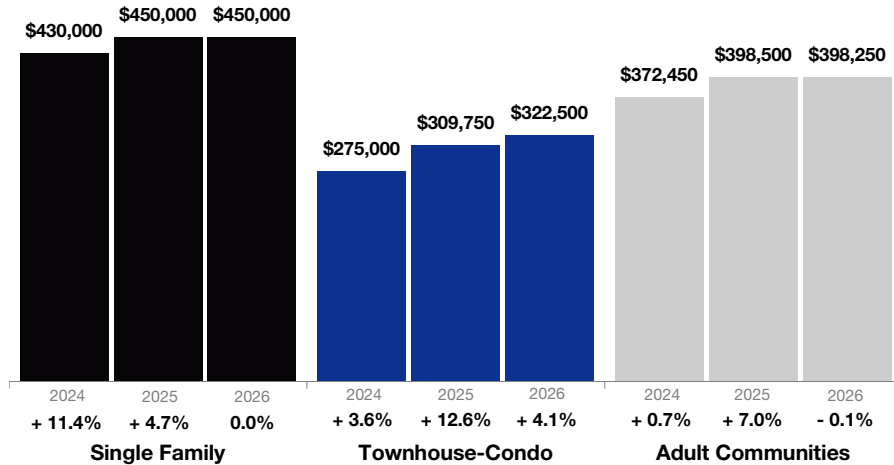
	Single Family	Townhouse-Condo	Adult Communities
July 2025	805	247	102
August 2025	843	240	97
September 2025	811	217	113
October 2025	801	237	98
November 2025	667	205	89
December 2025	791	246	88
January 2026	569	158	59
February 2026	472	160	58
March 2026	680	200	96
April 2026	643	224	99
May 2026	747	267	99
June 2026	890	258	126
12-Month Avg.	727	222	94

Median Sales Price

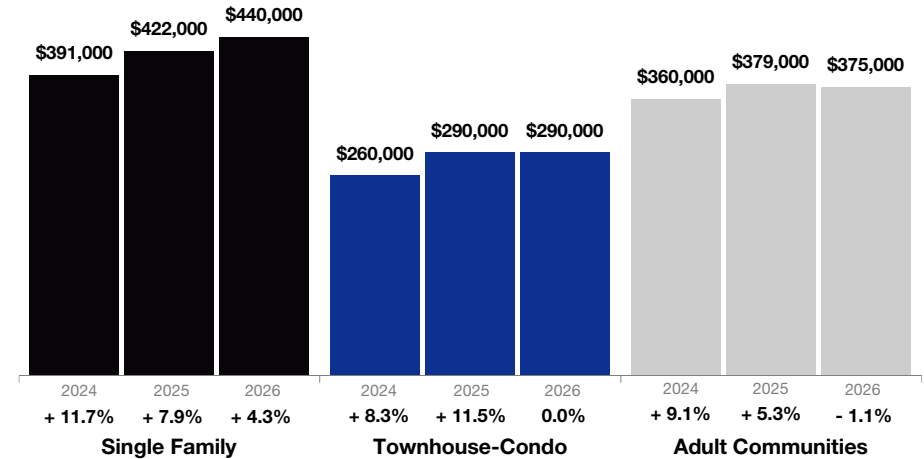
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



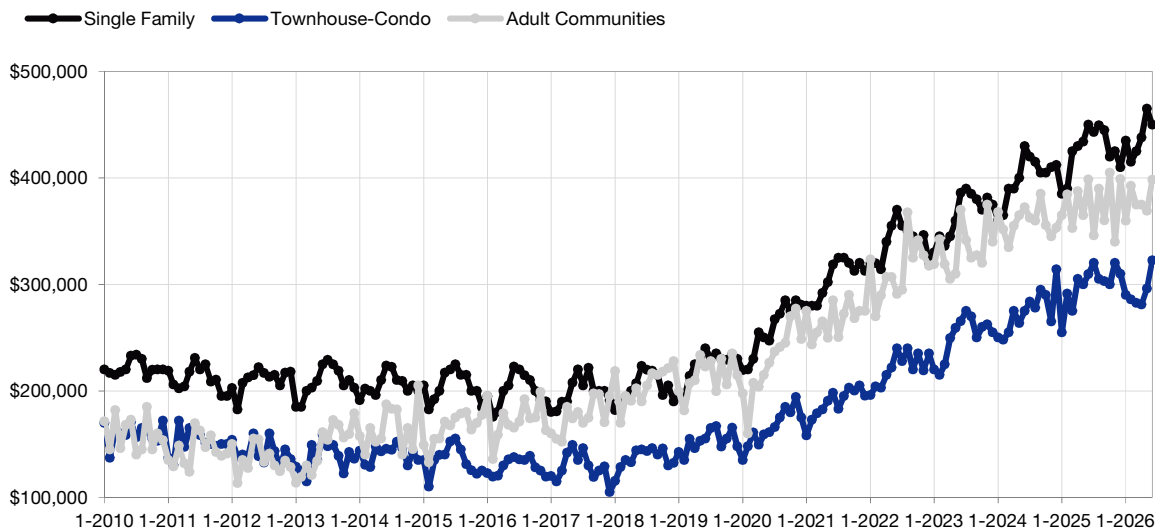
June



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
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	\$286,000	\$392,500
March 2026	\$425,000	\$282,500	\$375,000
April 2026	\$437,950	\$281,000	\$375,000
May 2026	\$465,000	\$296,000	\$369,000
June 2026	\$450,000	\$322,500	\$398,250
12-Month Med.*	\$435,000	\$300,000	\$375,000

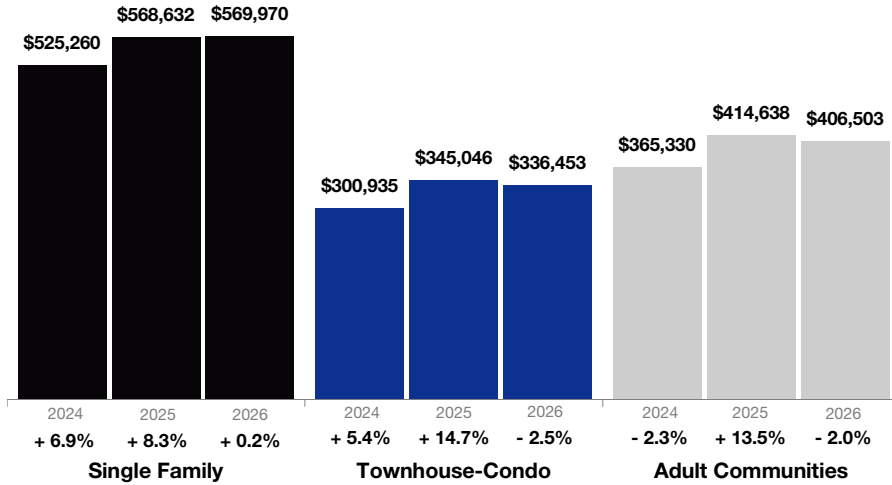
* Median Sales Price for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Average Sales Price

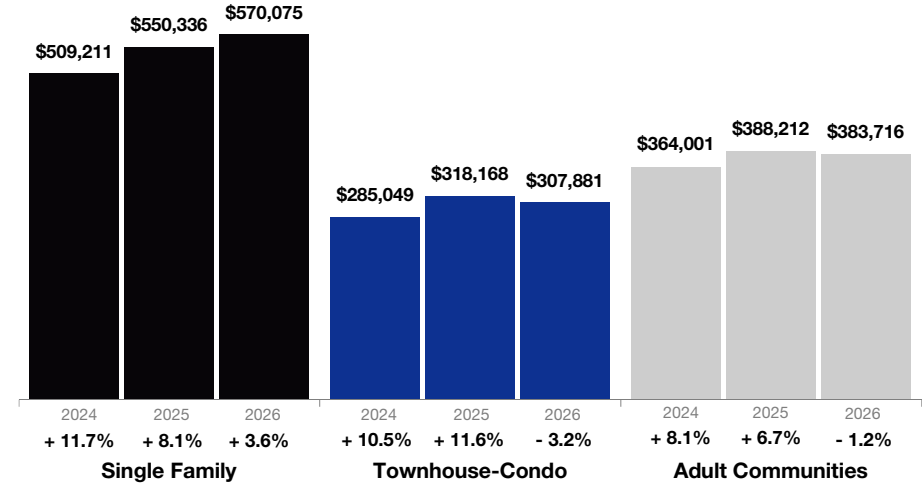
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



June

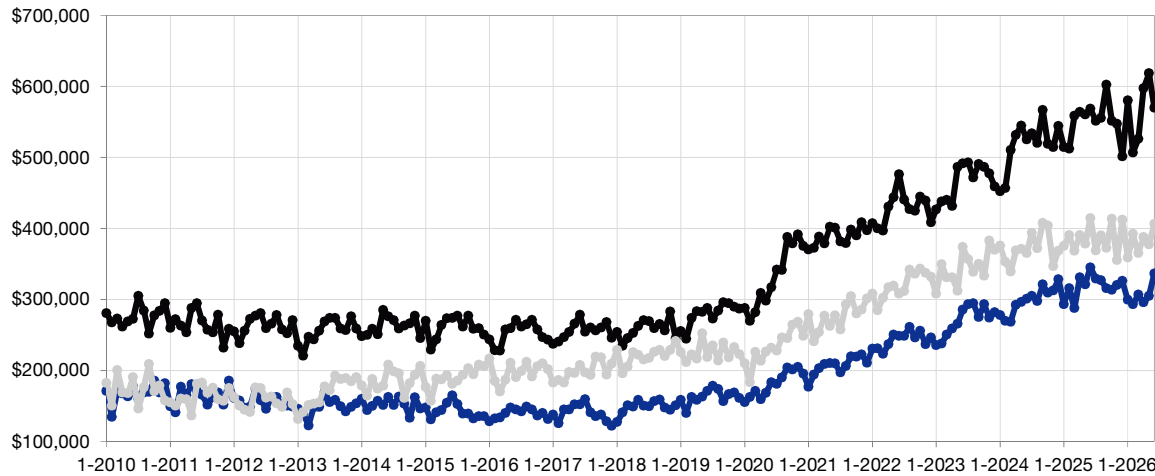


Year to Date



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
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	\$501,530	\$326,131	\$412,322
January 2026	\$580,199	\$299,410	\$359,158
February 2026	\$507,086	\$293,227	\$392,386
March 2026	\$526,475	\$306,871	\$365,335
April 2026	\$597,331	\$295,714	\$387,841
May 2026	\$618,480	\$304,931	\$377,658
June 2026	\$569,970	\$336,453	\$406,503
12-Month Avg.*	\$560,372	\$315,331	\$384,351

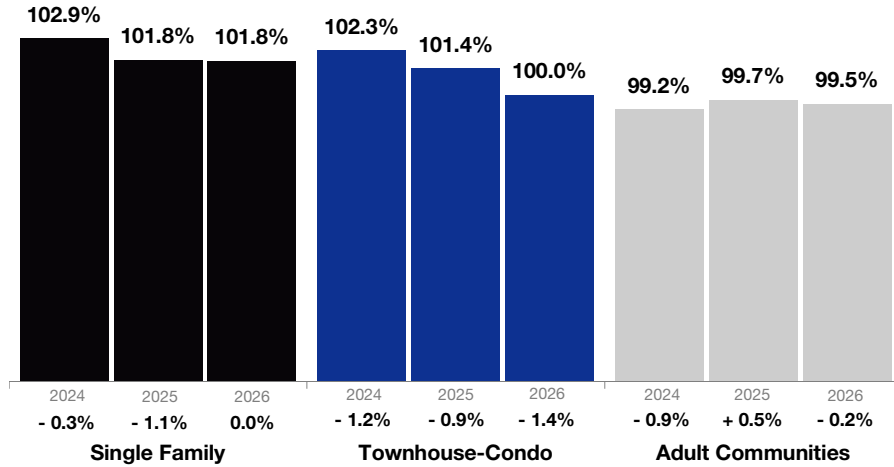
* Avg. Sales Price for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Percent of List Price Received

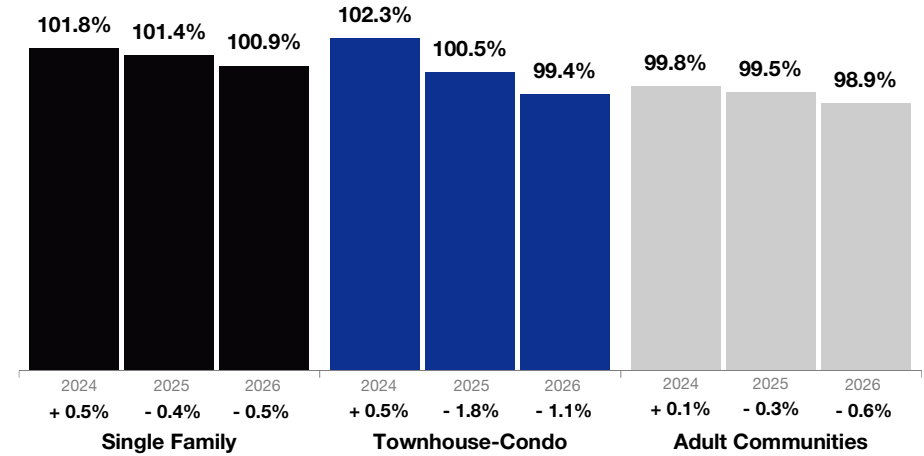
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



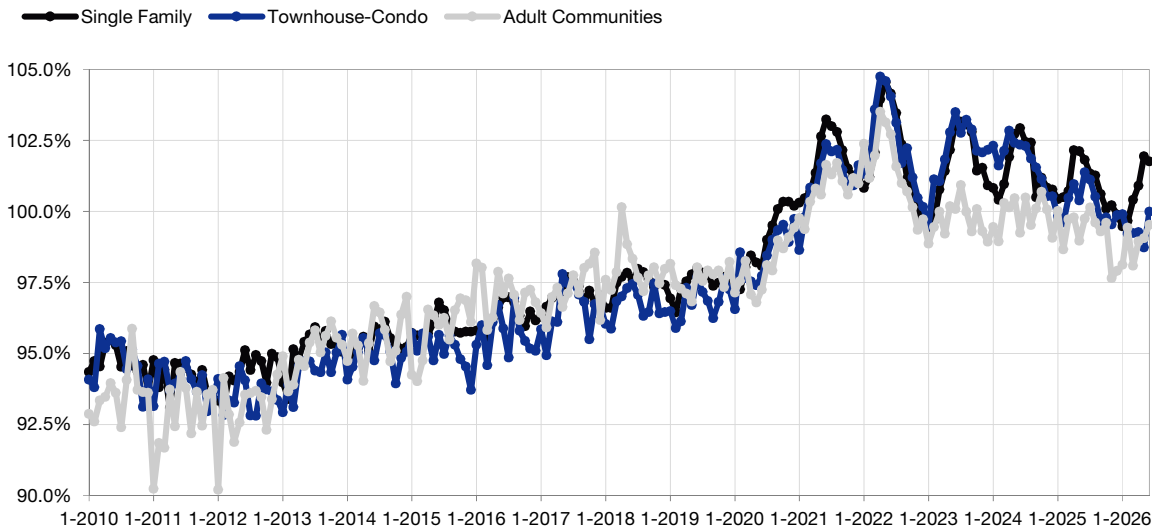
June



Year to Date



Historical Percent of List Price Received 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
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	101.9%	98.7%	99.1%
June 2026	101.8%	100.0%	99.5%
12-Month Avg.*	100.7%	99.7%	99.0%

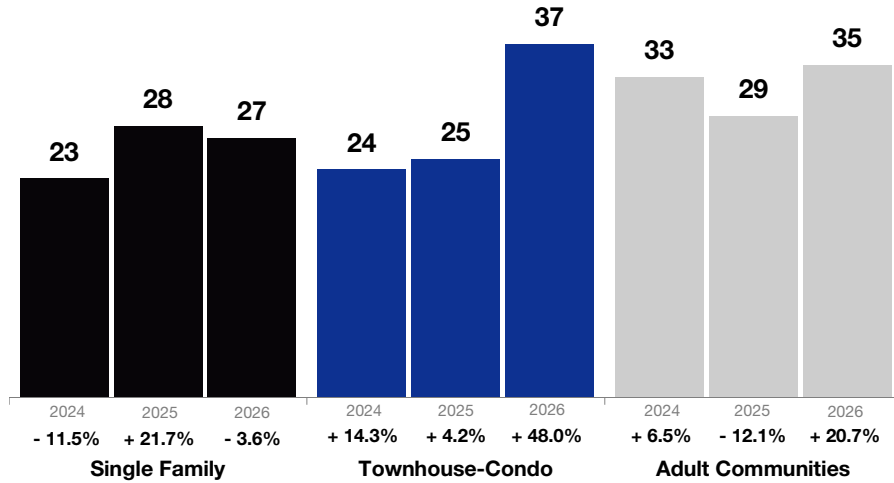
* Pct. of List Price Received for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Days on Market Until Sale

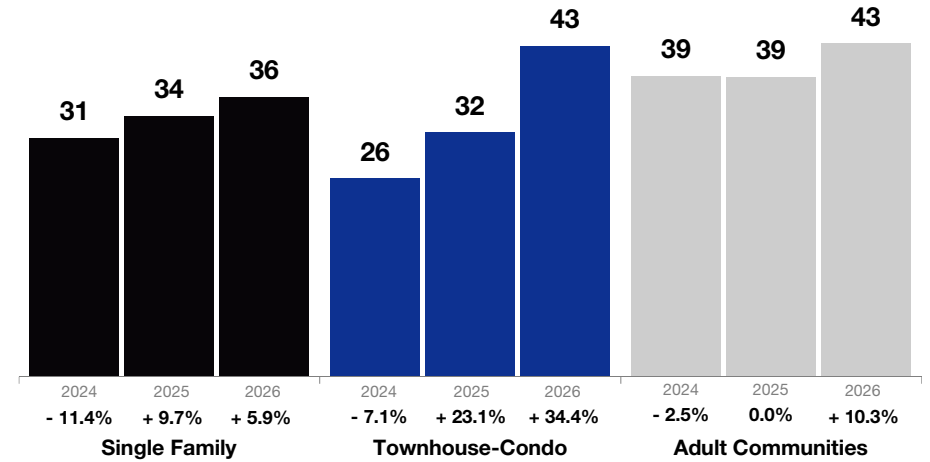
Average number of days between when a property is listed and when an offer is accepted in a given month.



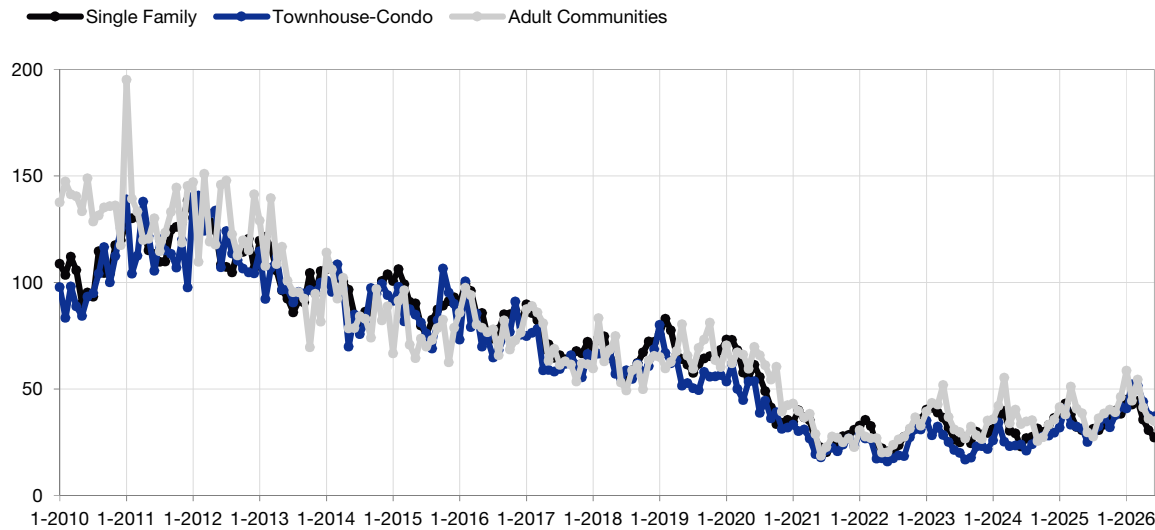
June



Year to Date



Historical Days on Market Until 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
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	42	46
January 2026	45	41	59
February 2026	43	52	44
March 2026	44	52	54
April 2026	36	44	41
May 2026	31	38	36
June 2026	27	37	35
12-Month Avg.*	36	39	40

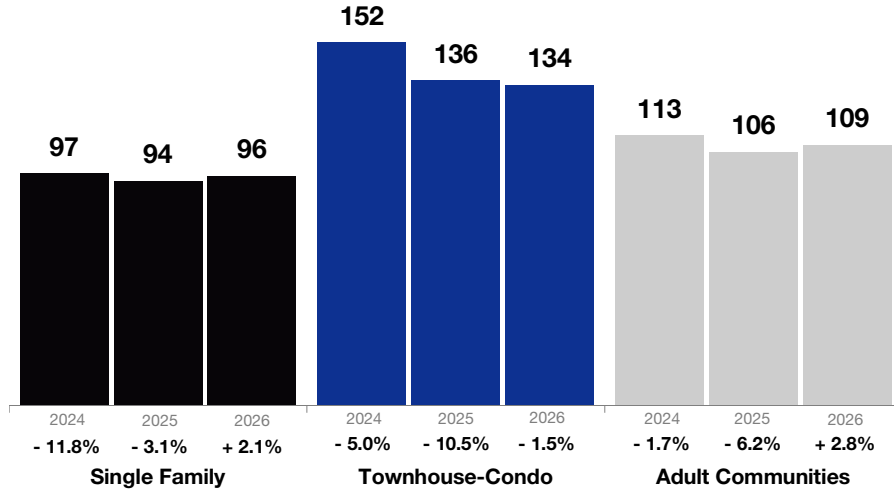
* Days on Market for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Housing Affordability Index

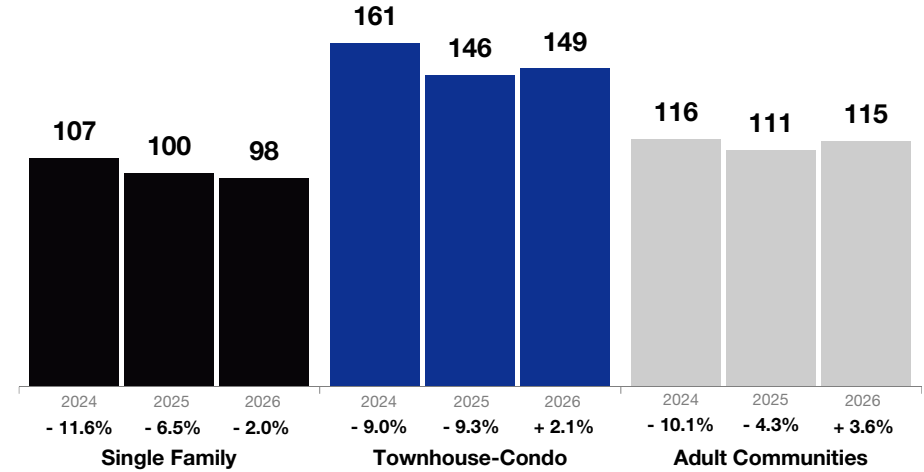


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

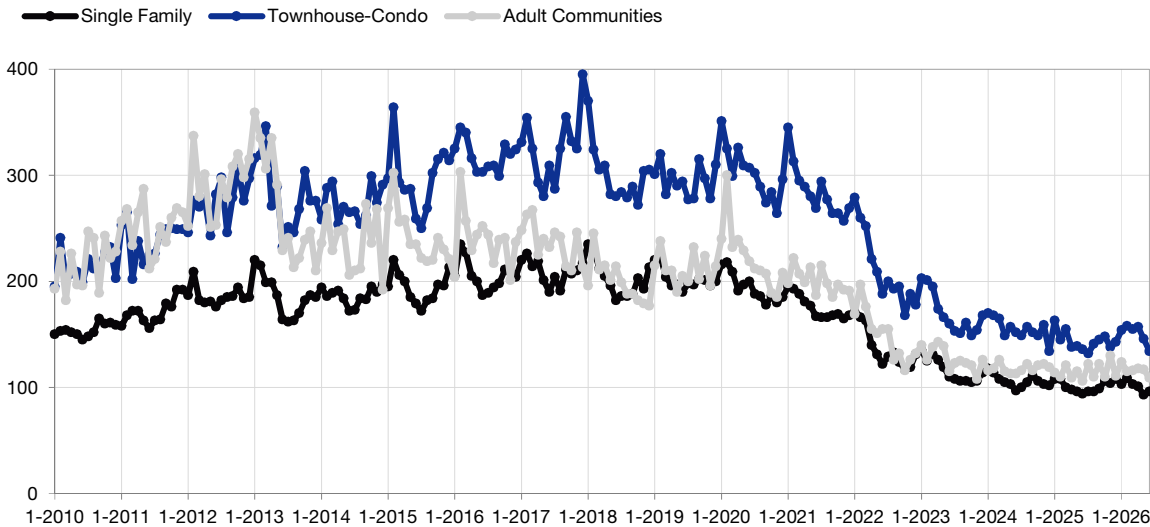
June



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
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	118
May 2026	93	146	117
June 2026	96	134	109
12-Month Avg.*	101	146	117

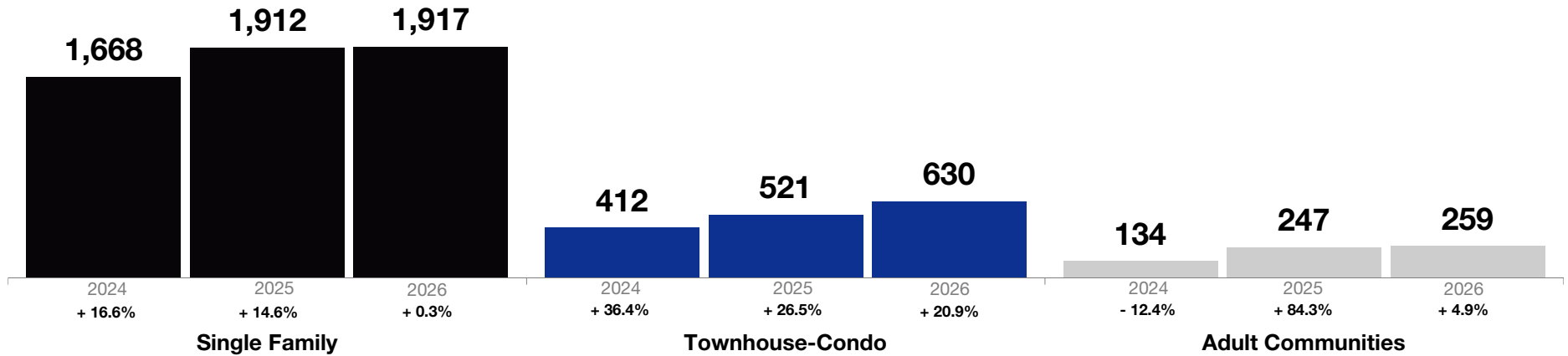
* Affordability Index for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Inventory of Homes for Sale

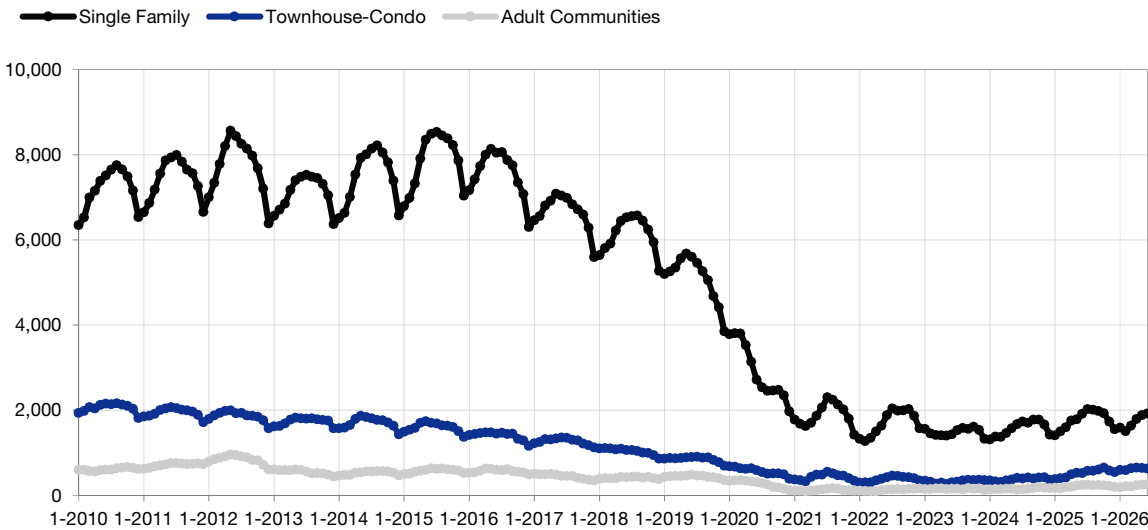
The number of properties available for sale in active status at the end of a given month.



June



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.

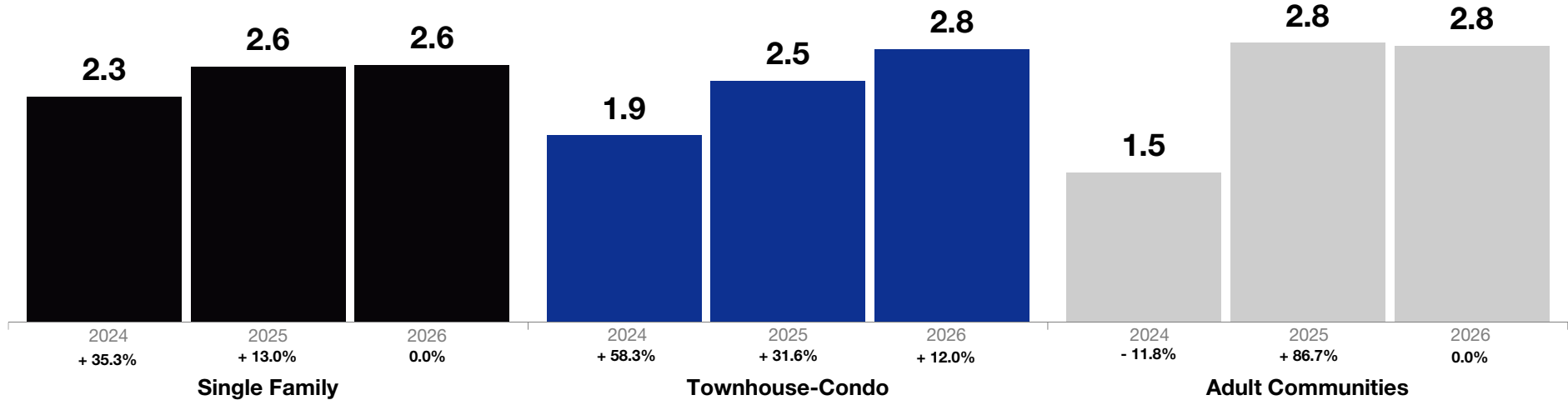
	Single Family	Townhouse-Condo	Adult Communities
July 2025	2,028	571	252
August 2025	2,013	574	239
September 2025	1,983	602	243
October 2025	1,927	649	239
November 2025	1,734	583	218
December 2025	1,550	544	196
January 2026	1,591	594	191
February 2026	1,503	591	217
March 2026	1,634	634	208
April 2026	1,794	646	237
May 2026	1,884	641	251
June 2026	1,917	630	259
12-Month Avg.	1,797	605	229

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.

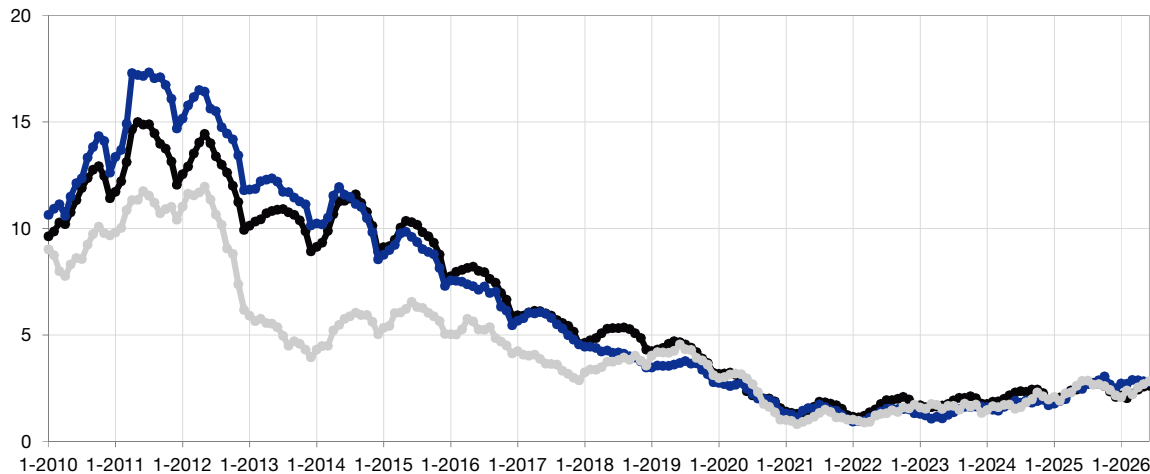


June



Historical Months Supply of Inventory 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
July 2025	2.8	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	2.1
January 2026	2.1	2.7	2.1
February 2026	2.0	2.7	2.4
March 2026	2.2	2.9	2.2
April 2026	2.4	2.9	2.5
May 2026	2.6	2.8	2.7
June 2026	2.6	2.8	2.8
12-Month Avg.*	2.4	2.8	2.5

* Months Supply for all properties from July 2025 through June 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	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,547	1,538	- 0.6%	8,550	8,830	+ 3.3%
Pending Sales		1,135	1,070	- 5.7%	6,483	6,486	+ 0.0%
Closed Sales		1,324	1,291	- 2.5%	6,018	5,882	- 2.3%
Median Sales Price		\$410,000	\$415,000	+ 1.2%	\$385,000	\$395,000	+ 2.6%
Average Sales Price		\$508,073	\$503,405	- 0.9%	\$485,624	\$493,692	+ 1.7%
Pct. of List Price Received		101.5%	101.1%	- 0.4%	101.0%	100.3%	- 0.7%
Days on Market Until Sale		28	30	+ 7.1%	34	39	+ 14.7%
Housing Affordability Index		103	104	+ 1.0%	110	110	0.0%
Inventory of Homes for Sale		2,751	2,868	+ 4.3%	--	--	--
Months Supply of Inventory		2.6	2.7	+ 3.8%	--	--	--