

Monthly Indicators



July 2026

U.S. existing-home sales declined 2.4% from the previous month to a seasonally adjusted annual rate of 4.09 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast but declined in the West, South, and Midwest. Compared to a year earlier, existing-home sales rose 2.8%, with gains in the Midwest, South, and West while remaining unchanged in the Northeast.

- Single Family Closed Sales were up 14.3 percent to 920.
- Townhouse-Condo Closed Sales were down 3.2 percent to 239.
- Adult Communities Closed Sales were down 12.7 percent to 89.
- Single Family Median Sales Price increased 7.2 percent to \$475,000.
- Townhouse-Condo Median Sales Price decreased 1.6 percent to \$315,000.
- Adult Communities Median Sales Price increased 15.9 percent to \$401,000.

Nationally, the median existing-home price hit a new record of \$440,600, a 1.8% increase from a year earlier, NAR reported. Home prices have now increased on an annual basis for 36 consecutive months, reflecting continued demand despite inventory remaining below historically balanced levels. Heading into July, there were 1.56 million properties for sale, down 0.6% month-over-month but up 1.3% from the same period last year, representing a 4.6-month supply at the current sales pace. Homes spent a median of 28 days on the market, with first-time homebuyers accounting for 33% of home purchases.

Monthly Snapshot

+ 7.7% **+ 5.9%** **+ 5.0%**

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	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,190	1,043	- 12.4%	7,107	7,172	+ 0.9%
Pending Sales		867	649	- 25.1%	5,383	5,199	- 3.4%
Closed Sales		805	920	+ 14.3%	5,007	4,953	- 1.1%
Median Sales Price		\$443,000	\$475,000	+ 7.2%	\$425,000	\$445,000	+ 4.7%
Average Sales Price		\$551,644	\$577,368	+ 4.7%	\$550,547	\$571,610	+ 3.8%
Pct. of List Price Received		101.3%	101.3%	0.0%	101.4%	100.9%	- 0.5%
Days on Market Until Sale		31	30	- 3.2%	33	35	+ 6.1%
Housing Affordability Index		96	90	- 6.3%	100	96	- 4.0%
Inventory of Homes for Sale		2,029	2,045	+ 0.8%	--	--	--
Months Supply of Inventory		2.8	2.8	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	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		355	361	+ 1.7%	2,116	2,310	+ 9.2%
Pending Sales		242	176	- 27.3%	1,579	1,649	+ 4.4%
Closed Sales		247	239	- 3.2%	1,491	1,534	+ 2.9%
Median Sales Price		\$320,000	\$315,000	- 1.6%	\$295,000	\$295,000	0.0%
Average Sales Price		\$329,210	\$327,689	- 0.5%	\$319,992	\$310,796	- 2.9%
Pct. of List Price Received		101.1%	100.0%	- 1.1%	100.6%	99.5%	- 1.1%
Days on Market Until Sale		29	32	+ 10.3%	31	42	+ 35.5%
Housing Affordability Index		132	135	+ 2.3%	144	145	+ 0.7%
Inventory of Homes for Sale		573	717	+ 25.1%	--	--	--
Months Supply of Inventory		2.7	3.2	+ 18.5%	--	--	--

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.



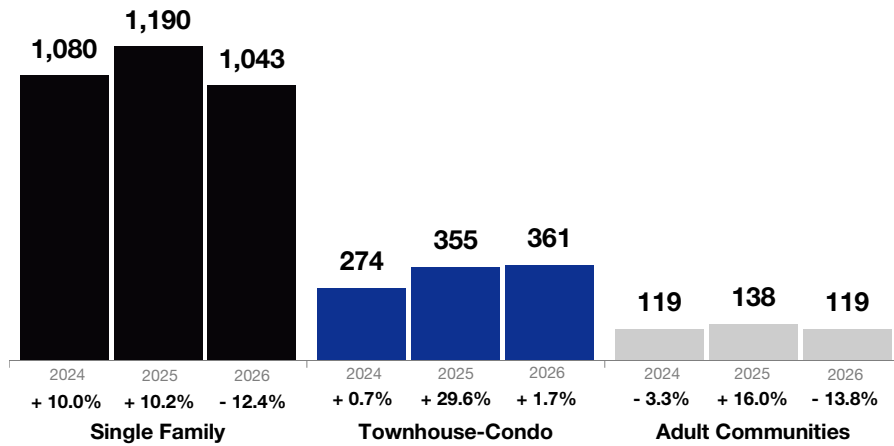
Key Metrics	Historical Sparklines	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		138	119	- 13.8%	875	881	+ 0.7%
Pending Sales		112	85	- 24.1%	669	661	- 1.2%
Closed Sales		102	89	- 12.7%	611	629	+ 2.9%
Median Sales Price		\$346,000	\$401,000	+ 15.9%	\$370,000	\$375,000	+ 1.4%
Average Sales Price		\$368,710	\$418,577	+ 13.5%	\$384,956	\$388,566	+ 0.9%
Pct. of List Price Received		100.1%	99.7%	- 0.4%	99.6%	99.0%	- 0.6%
Days on Market Until Sale		28	36	+ 28.6%	37	42	+ 13.5%
Housing Affordability Index		122	106	- 13.1%	114	114	0.0%
Inventory of Homes for Sale		254	271	+ 6.7%	--	--	--
Months Supply of Inventory		2.9	3.0	+ 3.4%	--	--	--

New Listings

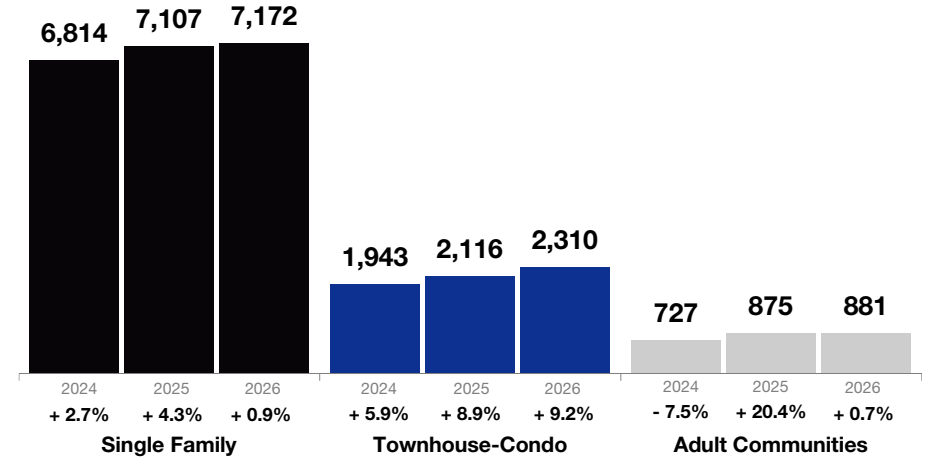
A count of the properties that have been newly listed on the market in a given month.



July

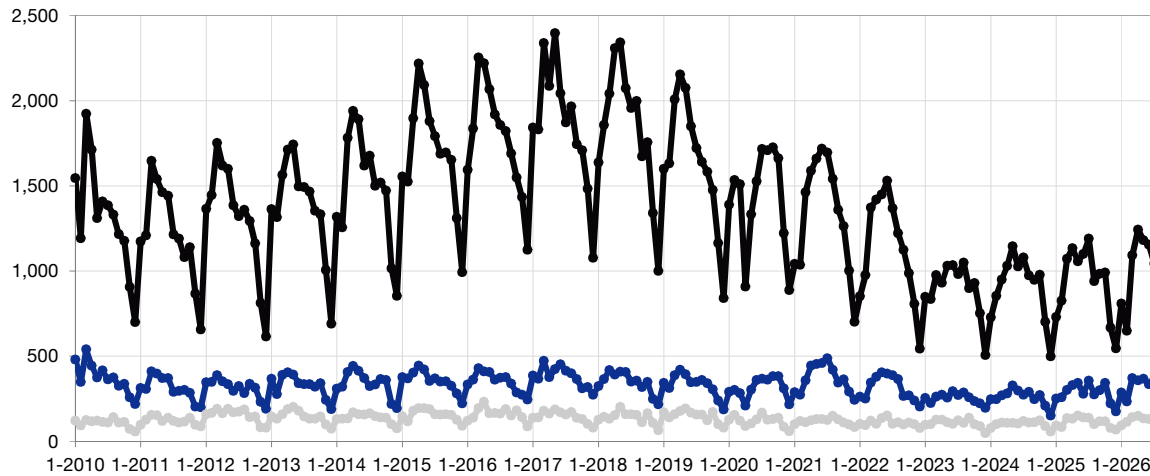


Year to Date



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.

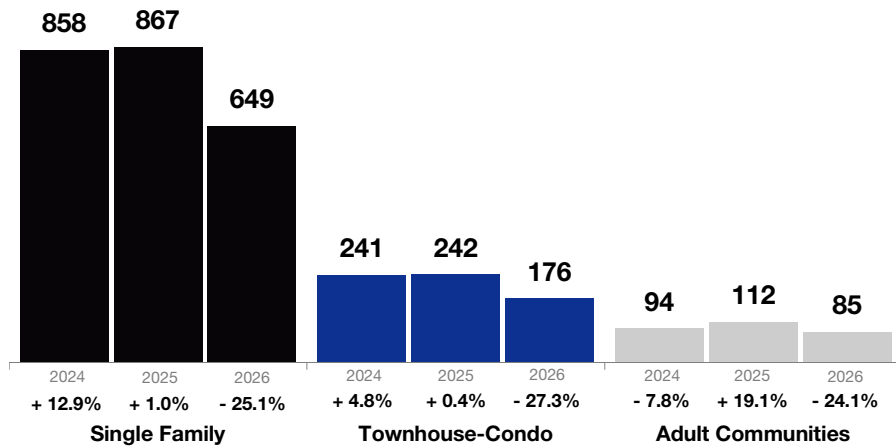
	Single Family	Townhouse-Condo	Adult Communities
August 2025	941	275	101
September 2025	984	300	118
October 2025	991	343	117
November 2025	667	223	77
December 2025	546	175	69
January 2026	809	286	93
February 2026	649	233	114
March 2026	1,093	370	142
April 2026	1,243	357	149
May 2026	1,181	368	134
June 2026	1,154	335	130
July 2026	1,043	361	119
12-Month Avg.	942	302	114

Pending Sales

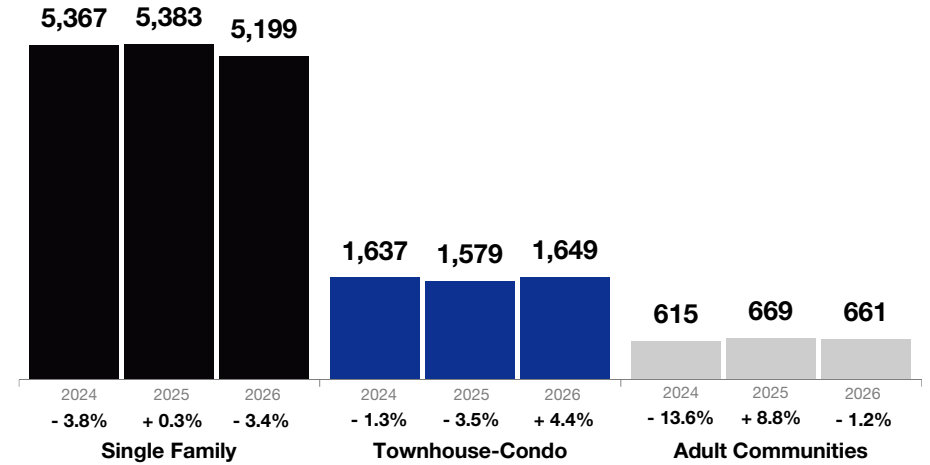
A count of the properties on which offers have been accepted in a given month.



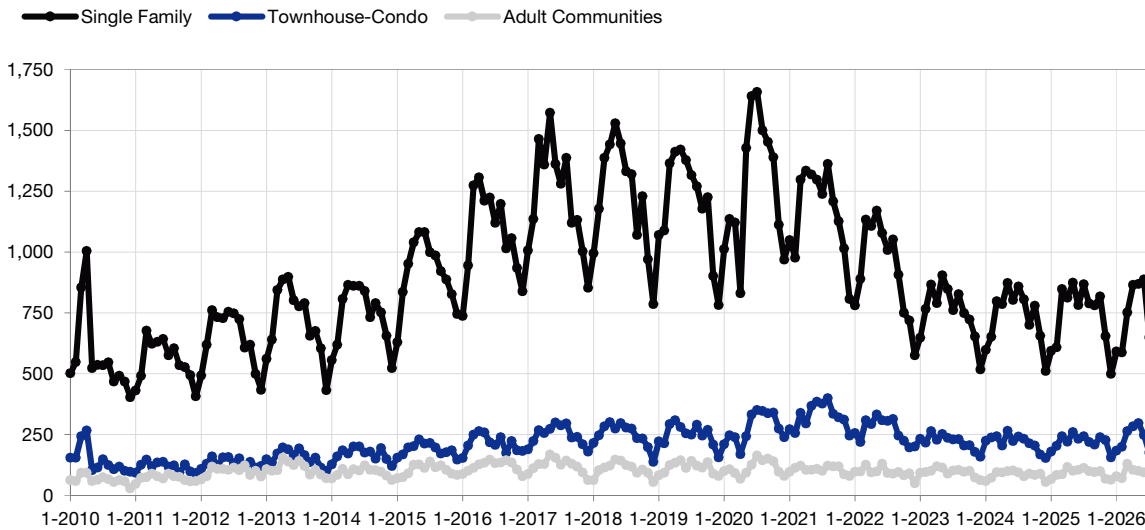
July



Year to Date



Historical Pending Sales by Month



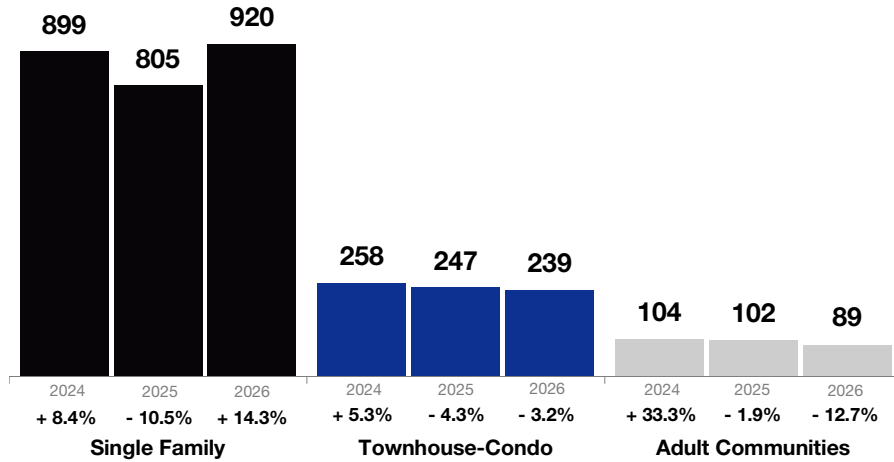
	Single Family	Townhouse-Condo	Adult Communities
August 2025	788	219	99
September 2025	781	208	95
October 2025	817	239	99
November 2025	654	227	68
December 2025	499	156	64
January 2026	591	183	78
February 2026	587	199	70
March 2026	752	263	129
April 2026	864	283	104
May 2026	869	297	101
June 2026	887	248	94
July 2026	649	176	85
12-Month Avg.	728	225	91

Closed Sales

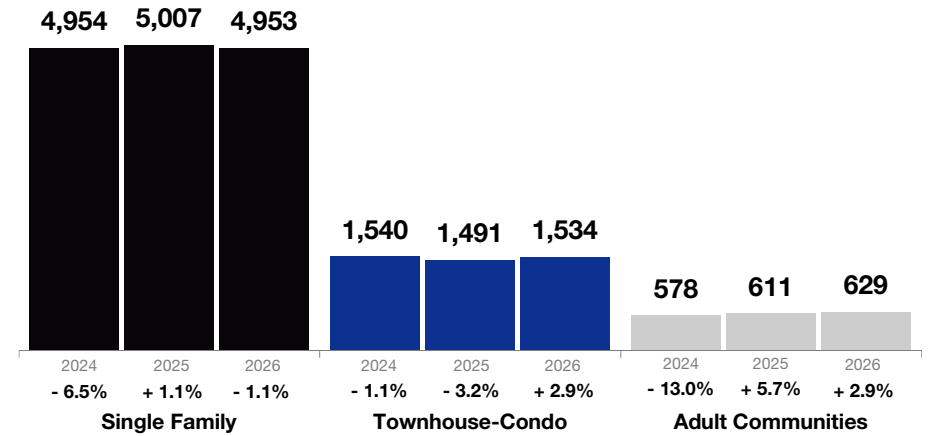
A count of the actual sales that closed in a given month.



July

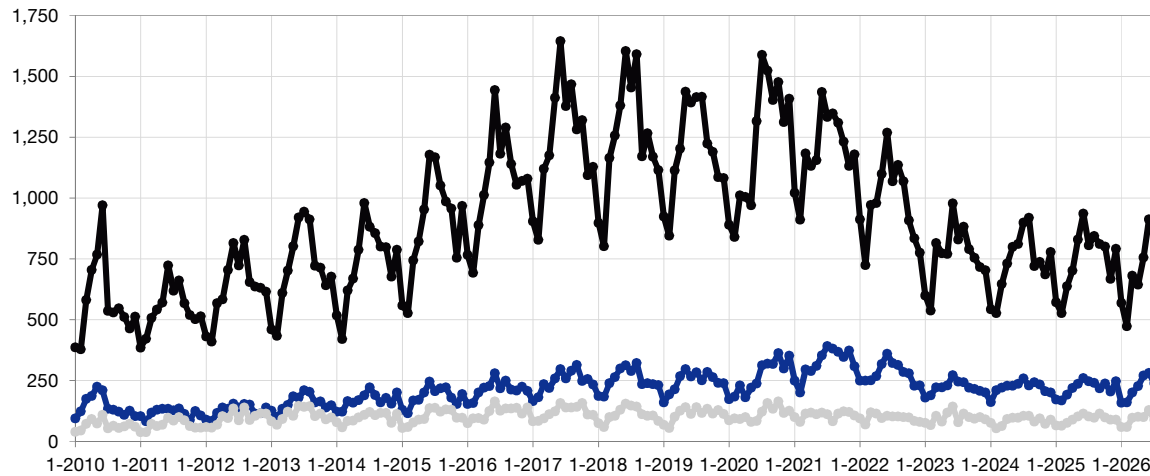


Year to Date



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.

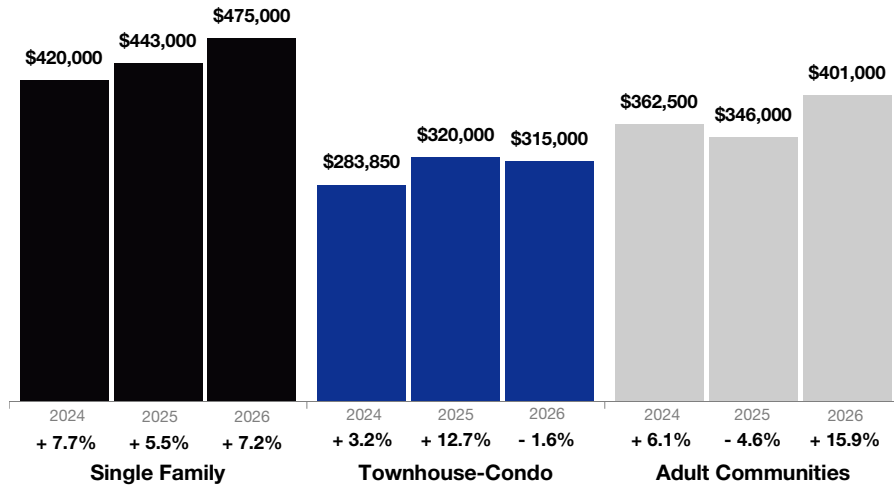
	Single Family	Townhouse-Condo	Adult Communities
August 2025	843	240	97
September 2025	811	217	113
October 2025	800	237	98
November 2025	667	205	89
December 2025	791	246	88
January 2026	569	158	59
February 2026	472	160	58
March 2026	681	200	96
April 2026	644	227	100
May 2026	755	270	99
June 2026	912	280	128
July 2026	920	239	89
12-Month Avg.	739	223	93

Median Sales Price

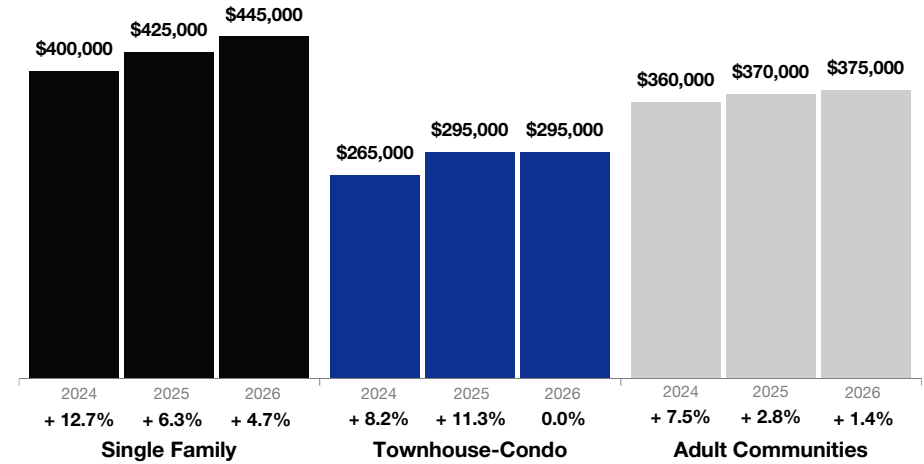
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



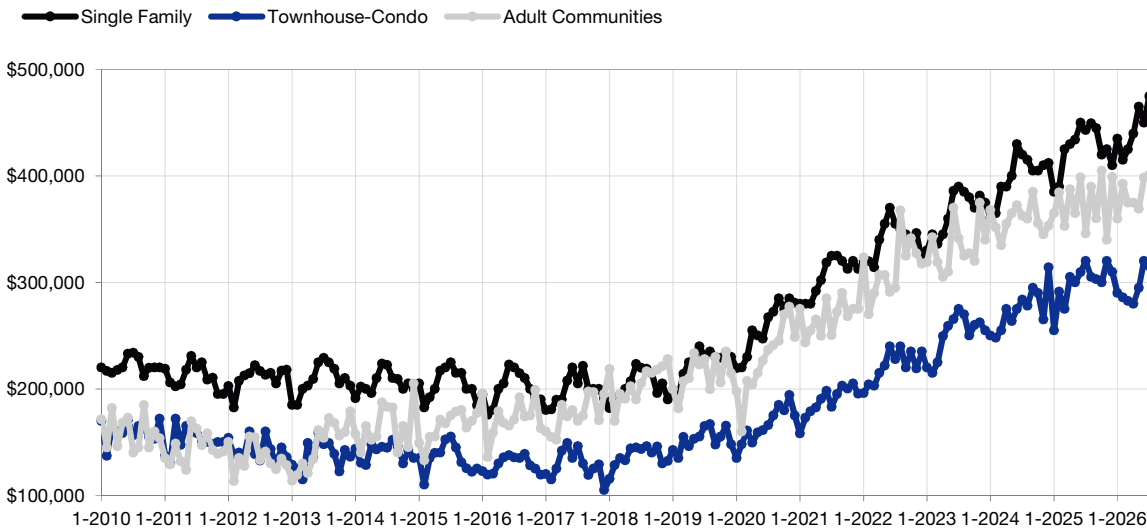
July



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
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	\$439,900	\$280,000	\$375,000
May 2026	\$465,000	\$295,000	\$369,000
June 2026	\$450,000	\$320,000	\$398,250
July 2026	\$475,000	\$315,000	\$401,000
12-Month Med.*	\$437,000	\$300,000	\$377,000

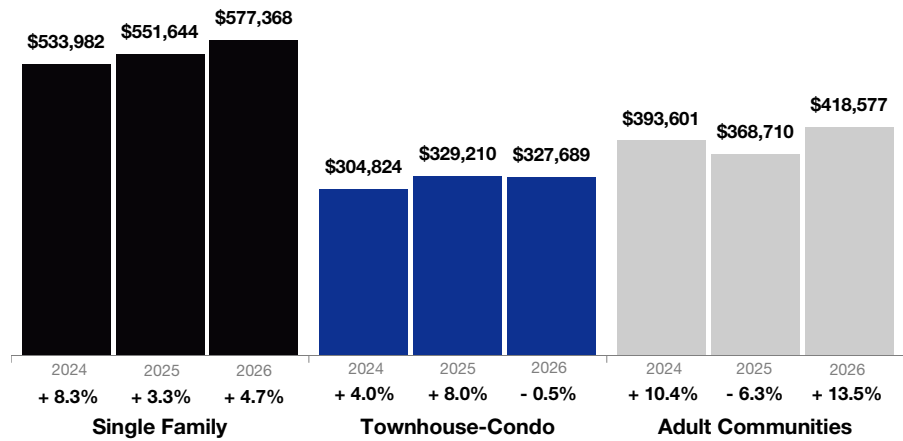
* Median Sales Price for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

Average Sales Price

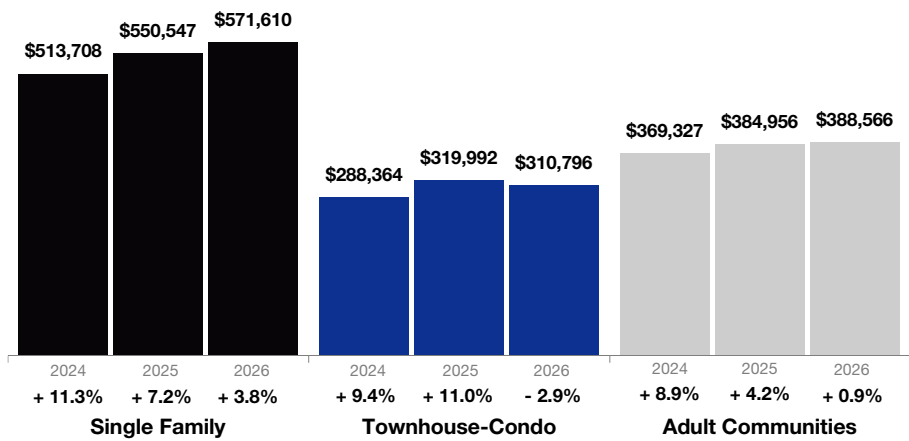
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



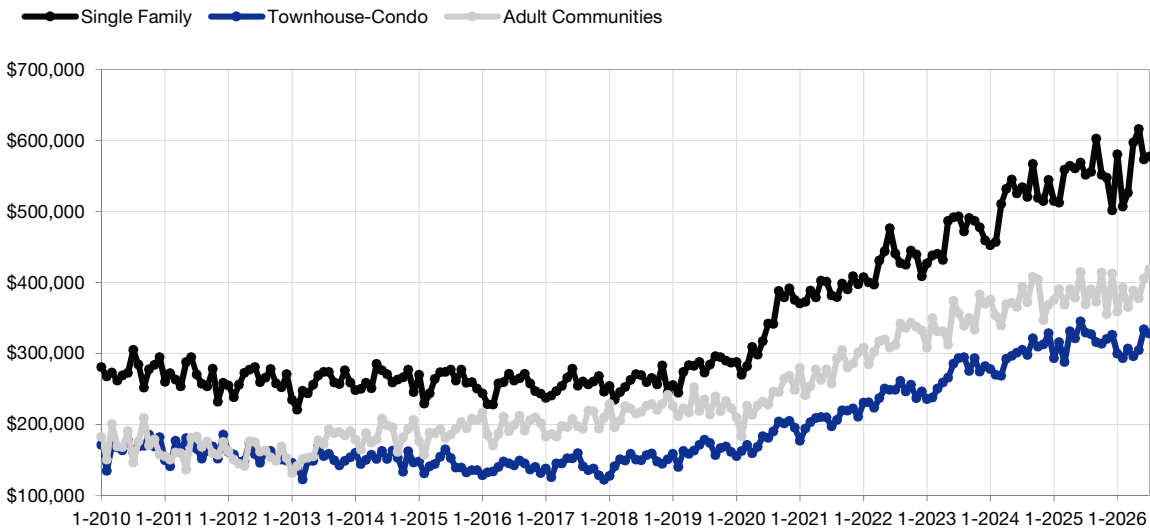
July



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
August 2025	\$555,565	\$326,984	\$390,031
September 2025	\$602,636	\$315,675	\$372,660
October 2025	\$551,664	\$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	\$526,320	\$306,871	\$365,335
April 2026	\$597,089	\$295,986	\$388,263
May 2026	\$615,810	\$304,528	\$377,658
June 2026	\$573,043	\$333,568	\$405,269
July 2026	\$577,368	\$327,689	\$418,577
12-Month Avg.*	\$563,066	\$314,980	\$388,467

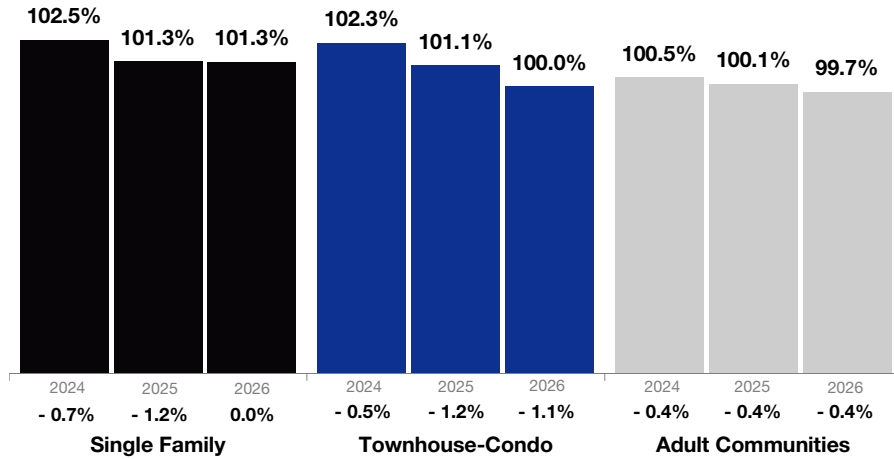
* Avg. Sales Price for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

Percent of List Price Received

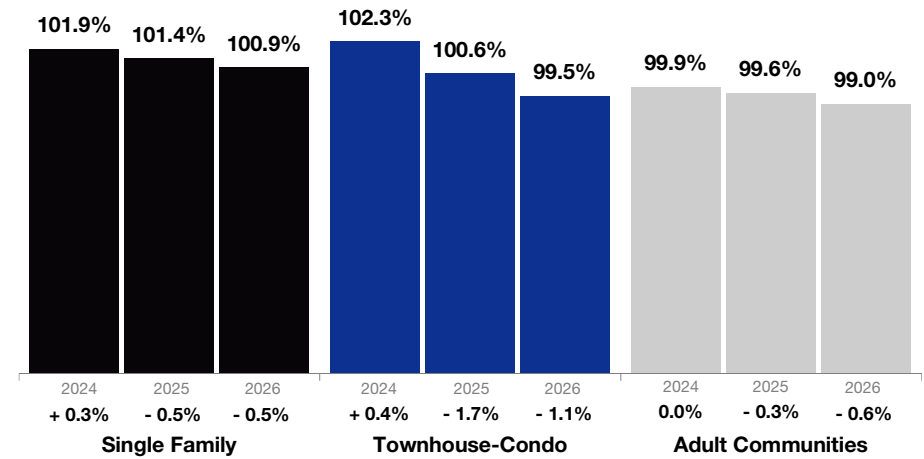
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



July

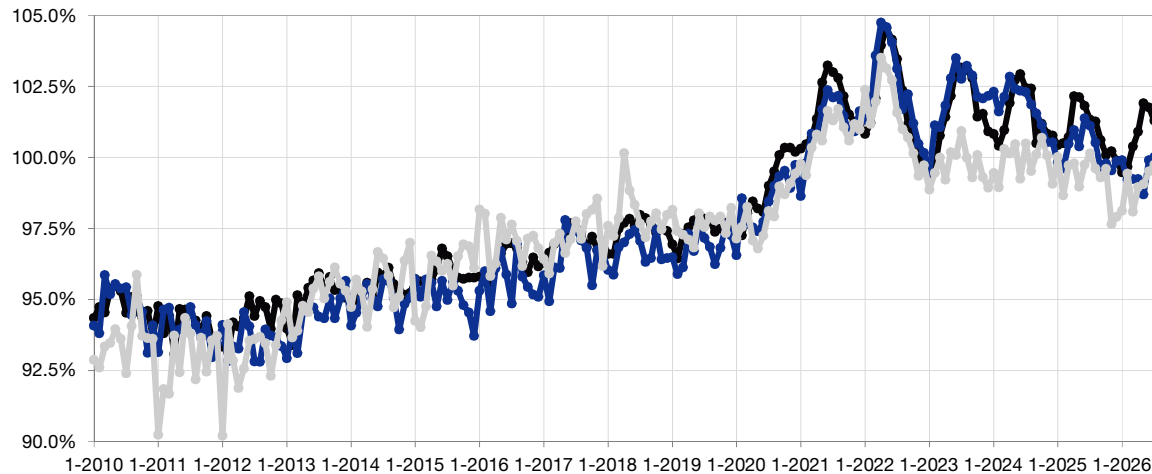


Year to Date



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
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%	99.0%
May 2026	101.9%	98.7%	99.1%
June 2026	101.8%	99.9%	99.5%
July 2026	101.3%	100.0%	99.7%
12-Month Avg.*	100.7%	99.6%	99.0%

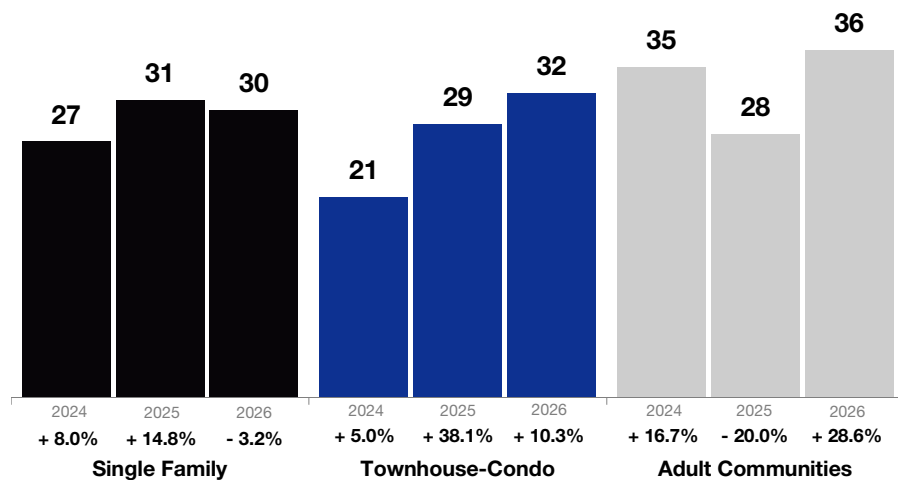
* Pct. of List Price Received for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

Days on Market Until Sale

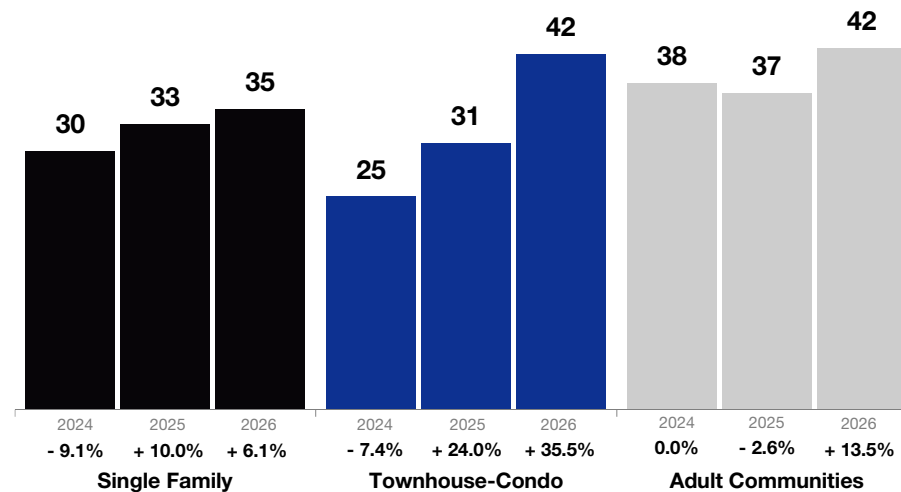
Average number of days between when a property is listed and when an offer is accepted in a given month.



July

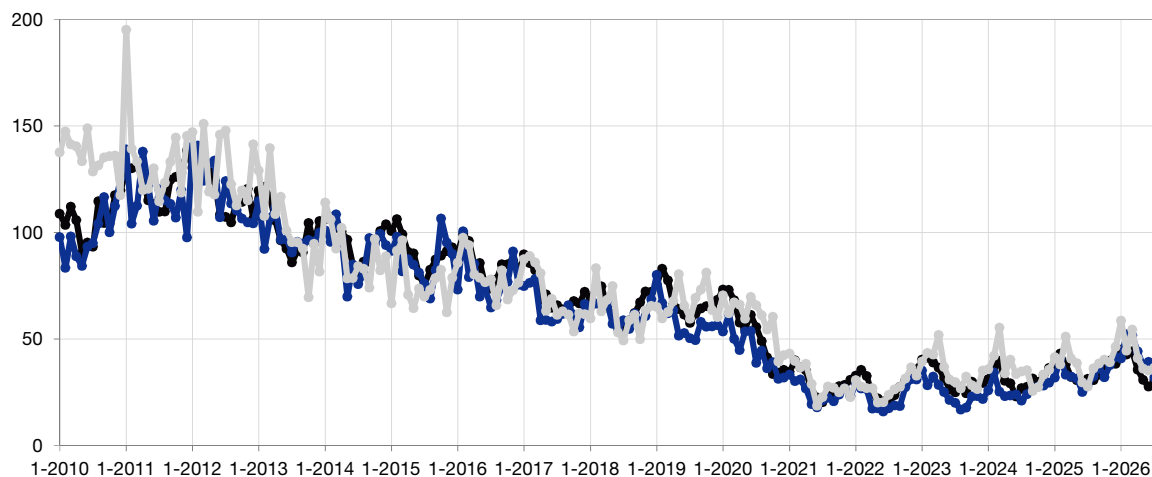


Year to Date



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
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	35	44	41
May 2026	31	38	36
June 2026	28	39	35
July 2026	30	32	36
12-Month Avg.*	35	39	41

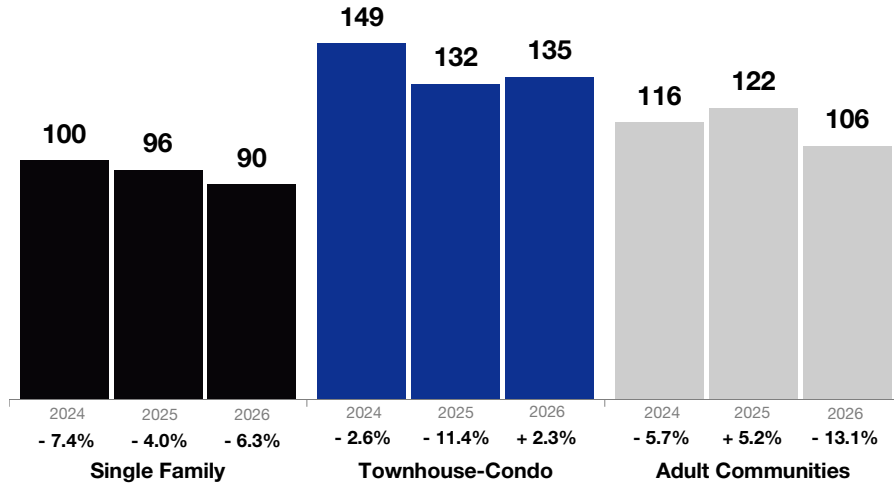
* Days on Market for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

Housing Affordability Index

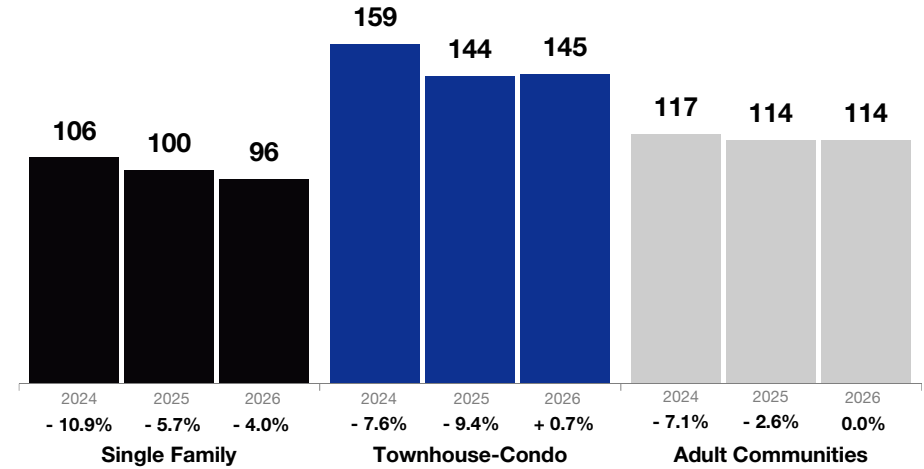


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

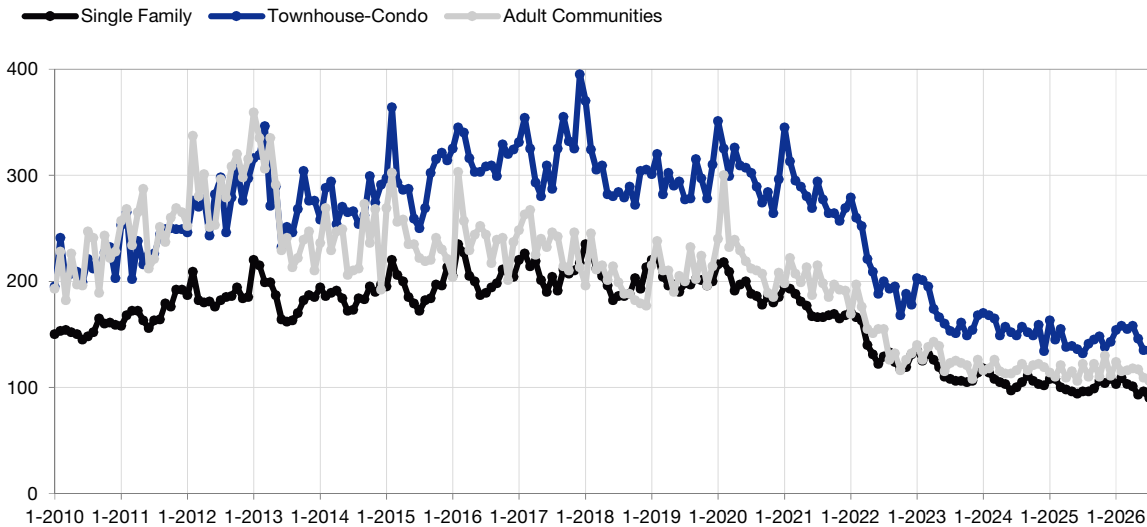
July



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
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	158	118
May 2026	93	146	117
June 2026	96	135	109
July 2026	90	135	106
12-Month Avg.*	101	146	116

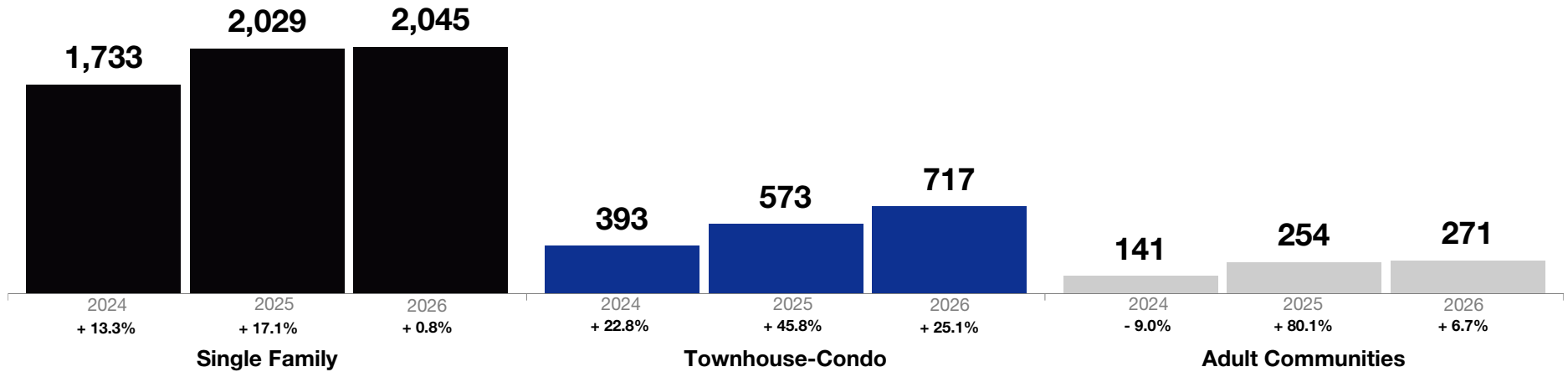
* Affordability Index for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

Inventory of Homes for Sale

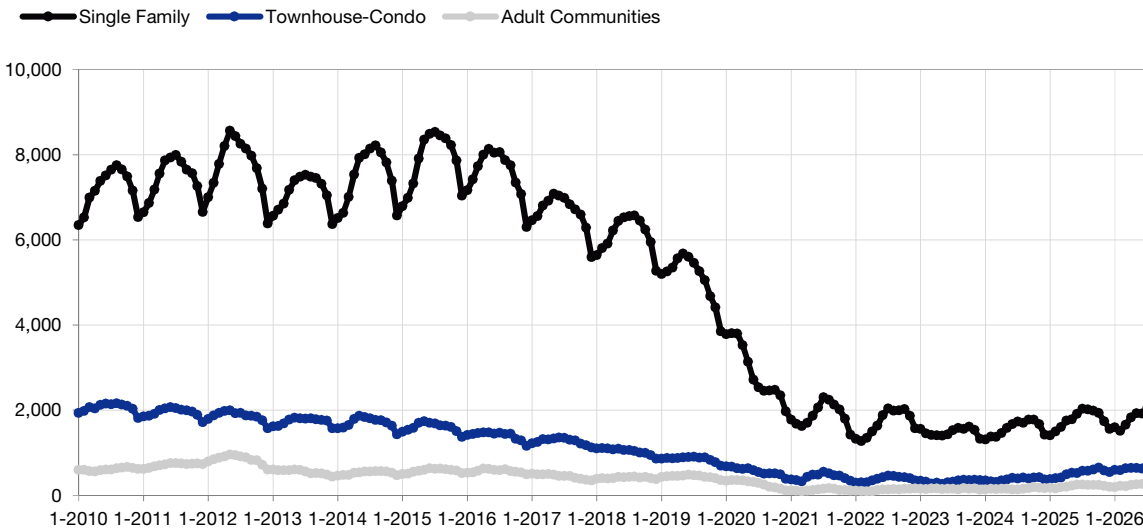
The number of properties available for sale in active status at the end of a given month.



July



Historical Inventory of Homes for Sale by Month



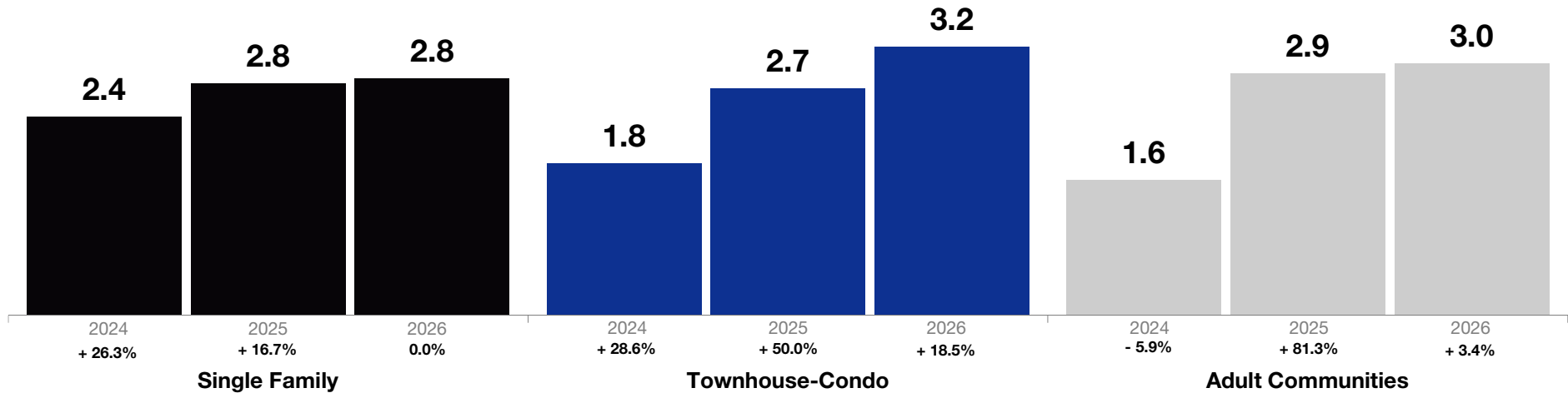
	Single Family	Townhouse-Condo	Adult Communities
August 2025	2,015	576	241
September 2025	1,987	604	245
October 2025	1,933	651	241
November 2025	1,740	584	220
December 2025	1,556	545	198
January 2026	1,598	593	193
February 2026	1,515	590	219
March 2026	1,653	636	212
April 2026	1,826	645	241
May 2026	1,928	644	257
June 2026	1,917	630	263
July 2026	2,045	717	271
12-Month Avg.	1,809	618	233

Months Supply of Inventory

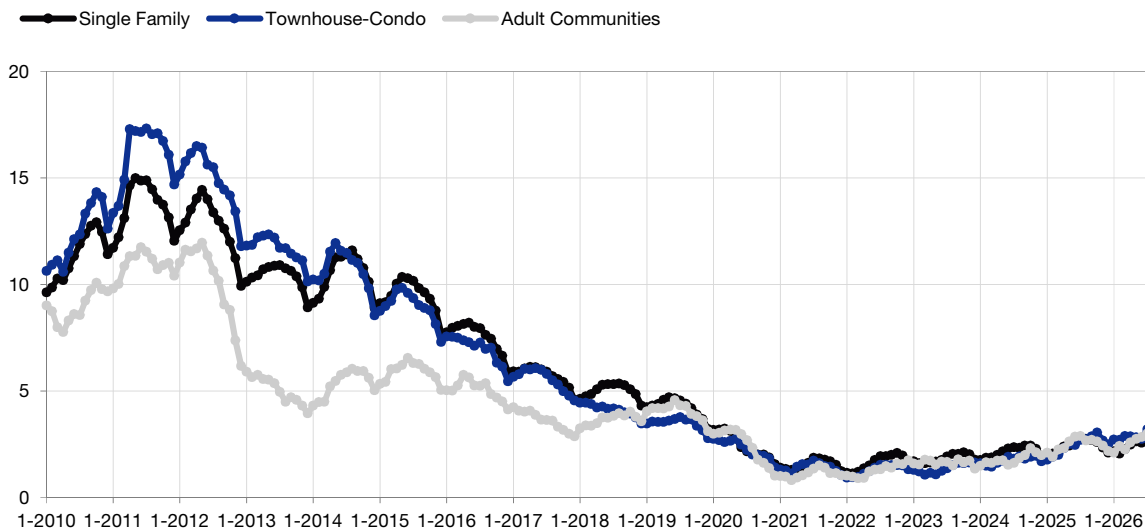
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



July



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
August 2025	2.7	2.7	2.7
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	2.7	2.4
March 2026	2.3	2.9	2.2
April 2026	2.5	2.9	2.6
May 2026	2.6	2.8	2.7
June 2026	2.6	2.7	2.8
July 2026	2.8	3.2	3.0
12-Month Avg.*	2.4	2.8	2.5

* Months Supply for all properties from August 2025 through July 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	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,707	1,548	- 9.3%	10,257	10,521	+ 2.6%
Pending Sales		1,238	917	- 25.9%	7,721	7,598	- 1.6%
Closed Sales		1,170	1,260	+ 7.7%	7,188	7,206	+ 0.3%
Median Sales Price		\$405,000	\$425,161	+ 5.0%	\$390,000	\$400,000	+ 2.6%
Average Sales Price		\$485,776	\$515,658	+ 6.2%	\$485,649	\$497,127	+ 2.4%
Pct. of List Price Received		101.1%	100.9%	- 0.2%	101.0%	100.4%	- 0.6%
Days on Market Until Sale		31	31	0.0%	34	38	+ 11.8%
Housing Affordability Index		105	100	- 4.8%	109	107	- 1.8%
Inventory of Homes for Sale		2,927	3,100	+ 5.9%	--	--	--
Months Supply of Inventory		2.8	2.9	+ 3.6%	--	--	--