

Monthly Indicators



August 2026

U.S. existing-home sales edged down 1.7% from the previous month to a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast, held steady in the West, and declined in the Midwest and South. On a year-over-year basis, sales rose in the Midwest and West while remaining flat in the Northeast and South.

- Single Family Closed Sales were down 5.3 percent to 798.
- Townhouse-Condo Closed Sales were up 1.3 percent to 243.
- Adult Communities Closed Sales were up 10.3 percent to 107.
- Single Family Median Sales Price increased 1.2 percent to \$455,000.
- Townhouse-Condo Median Sales Price increased 5.2 percent to \$321,000.
- Adult Communities Median Sales Price decreased 7.7 percent to \$359,950.

Nationally, the median existing-home sales price climbed to \$431,400, as inventory remained at a 4.6-month supply at the current sales pace, NAR reported. Year-to-date sales are up 2.4%, reflecting stable demand even amid elevated mortgage rates. Homes are sitting on the market longer and fewer buyers are bidding above asking price compared to a year earlier, though local market conditions vary widely.

Monthly Snapshot

- 3.6% **+ 5.6%** **+ 3.2%**

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.

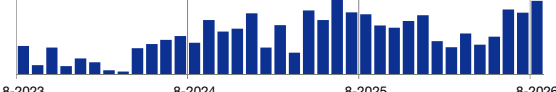
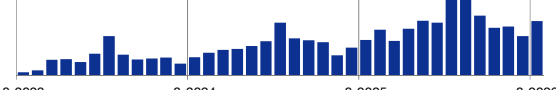


Key Metrics	Historical Sparklines	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		941	924	- 1.8%	8,048	8,177	+ 1.6%
Pending Sales		788	611	- 22.5%	6,173	5,949	- 3.6%
Closed Sales		843	798	- 5.3%	5,850	5,782	- 1.2%
Median Sales Price		\$449,500	\$455,000	+ 1.2%	\$430,000	\$447,500	+ 4.1%
Average Sales Price		\$555,565	\$578,412	+ 4.1%	\$551,270	\$572,568	+ 3.9%
Pct. of List Price Received		101.3%	101.2%	- 0.1%	101.4%	101.0%	- 0.4%
Days on Market Until Sale		31	31	0.0%	33	35	+ 6.1%
Housing Affordability Index		96	94	- 2.1%	100	95	- 5.0%
Inventory of Homes for Sale		2,015	2,040	+ 1.2%	--	--	--
Months Supply of Inventory		2.7	2.8	+ 3.7%	--	--	--

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.

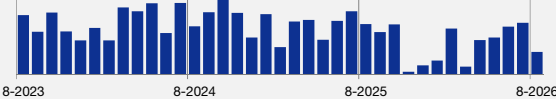
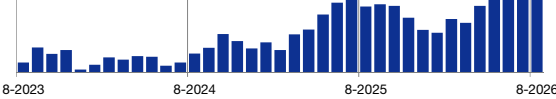
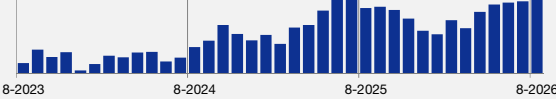


Key Metrics	Historical Sparklines	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		275	281	+ 2.2%	2,391	2,609	+ 9.1%
Pending Sales		219	192	- 12.3%	1,798	1,889	+ 5.1%
Closed Sales		240	243	+ 1.3%	1,731	1,796	+ 3.8%
Median Sales Price		\$305,000	\$321,000	+ 5.2%	\$299,000	\$300,000	+ 0.3%
Average Sales Price		\$326,984	\$340,899	+ 4.3%	\$320,963	\$314,943	- 1.9%
Pct. of List Price Received		100.5%	100.3%	- 0.2%	100.6%	99.6%	- 1.0%
Days on Market Until Sale		32	41	+ 28.1%	31	42	+ 35.5%
Housing Affordability Index		141	133	- 5.7%	144	142	- 1.4%
Inventory of Homes for Sale		577	704	+ 22.0%	--	--	--
Months Supply of Inventory		2.7	3.1	+ 14.8%	--	--	--

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.



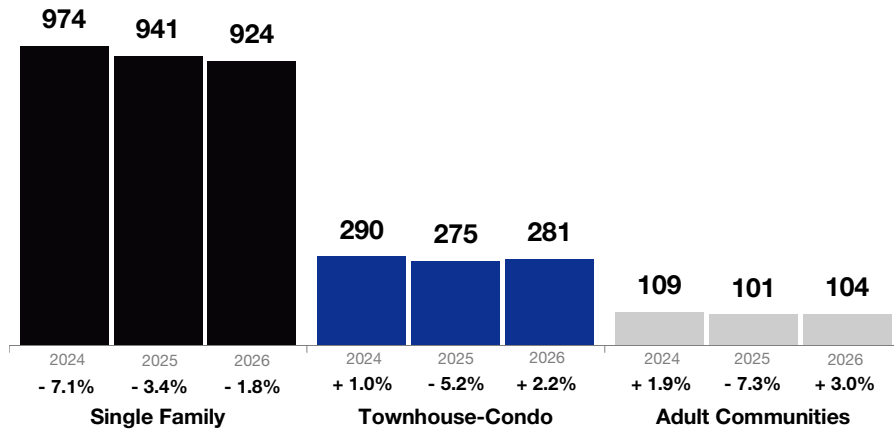
Key Metrics	Historical Sparklines	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		101	104	+ 3.0%	976	991	+ 1.5%
Pending Sales		99	76	- 23.2%	768	757	- 1.4%
Closed Sales		97	107	+ 10.3%	708	738	+ 4.2%
Median Sales Price		\$390,000	\$359,950	- 7.7%	\$374,000	\$375,000	+ 0.3%
Average Sales Price		\$390,031	\$369,954	- 5.1%	\$385,652	\$385,262	- 0.1%
Pct. of List Price Received		99.6%	98.5%	- 1.1%	99.6%	98.9%	- 0.7%
Days on Market Until Sale		36	40	+ 11.1%	37	42	+ 13.5%
Housing Affordability Index		110	118	+ 7.3%	115	114	- 0.9%
Inventory of Homes for Sale		241	261	+ 8.3%	--	--	--
Months Supply of Inventory		2.7	2.9	+ 7.4%	--	--	--

New Listings

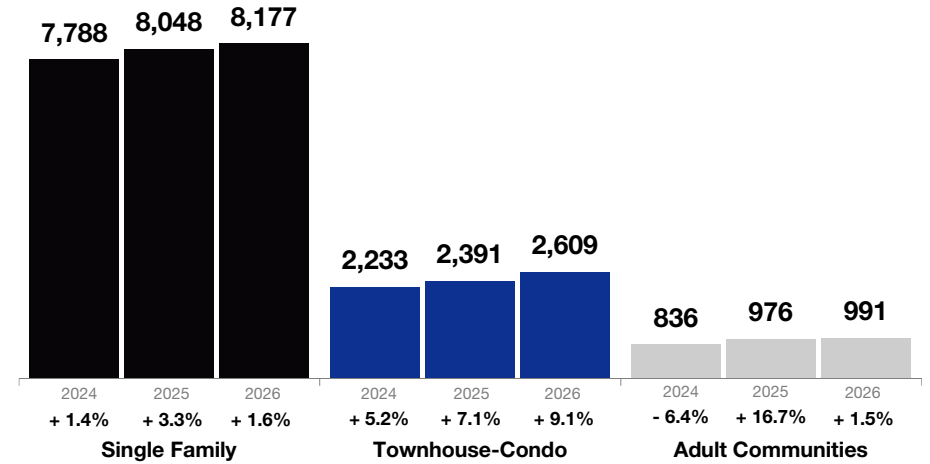
A count of the properties that have been newly listed on the market in a given month.



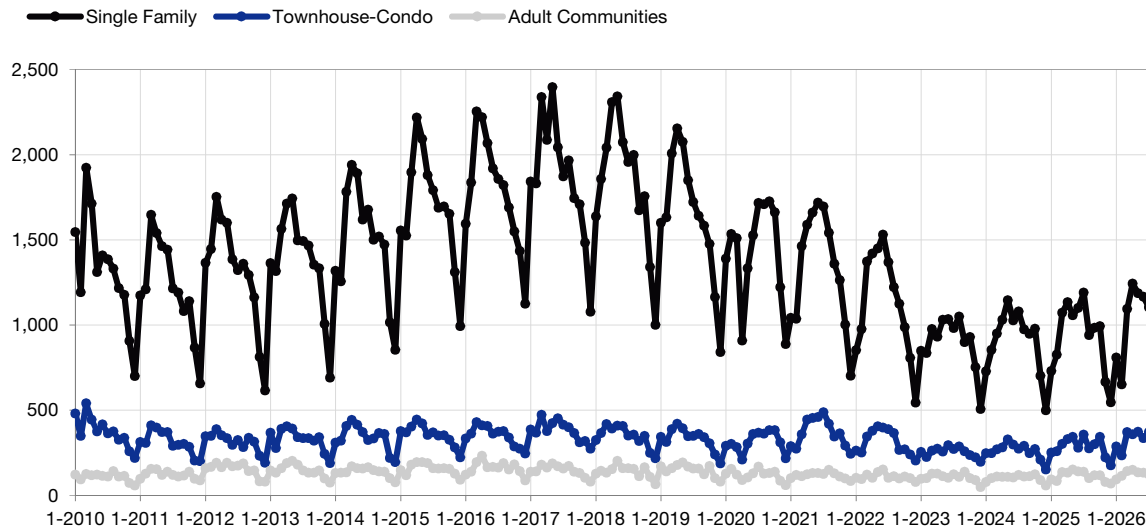
August



Year to Date



Historical New Listings 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.

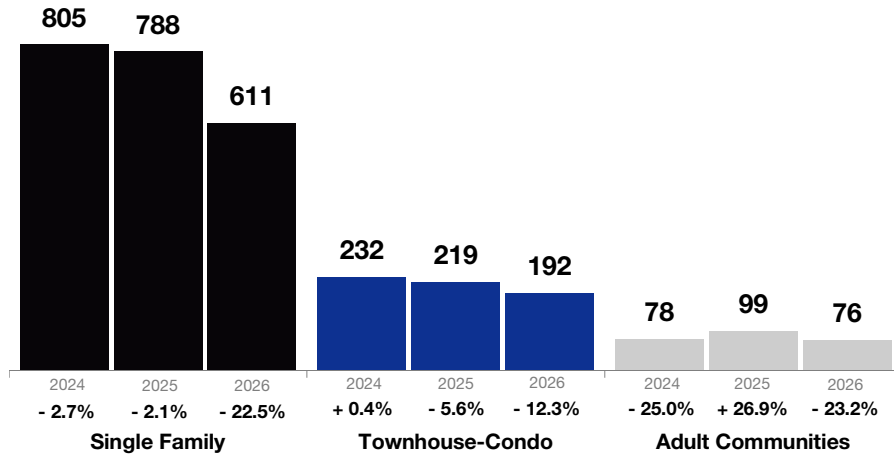
	Single Family	Townhouse-Condo	Adult Communities
September 2025	984	300	118
October 2025	992	343	117
November 2025	666	223	77
December 2025	546	175	69
January 2026	809	286	93
February 2026	650	234	114
March 2026	1,095	371	142
April 2026	1,243	358	149
May 2026	1,187	372	134
June 2026	1,165	336	132
July 2026	1,104	371	123
August 2026	924	281	104
12-Month Avg.	947	304	114

Pending Sales

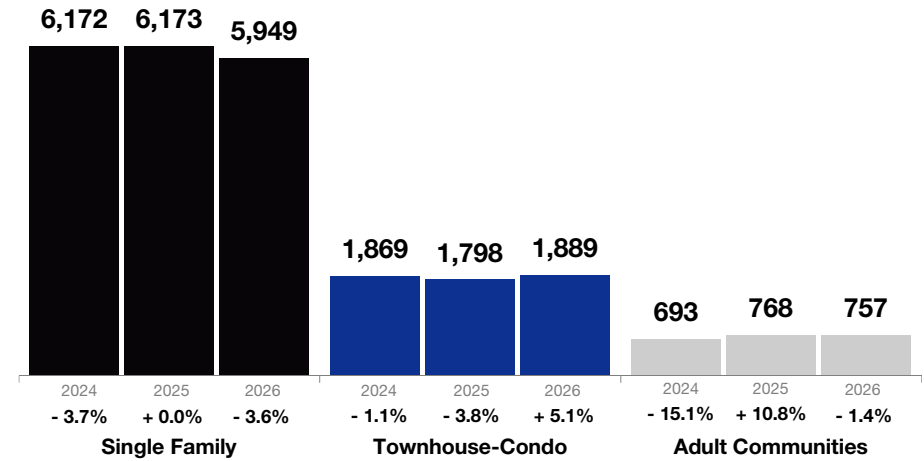
A count of the properties on which offers have been accepted in a given month.



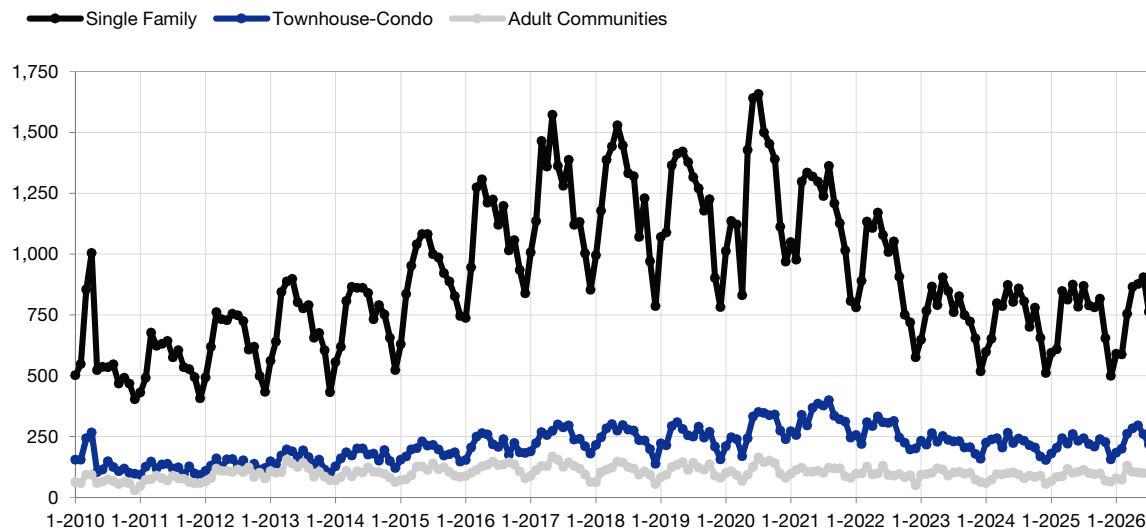
August



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.

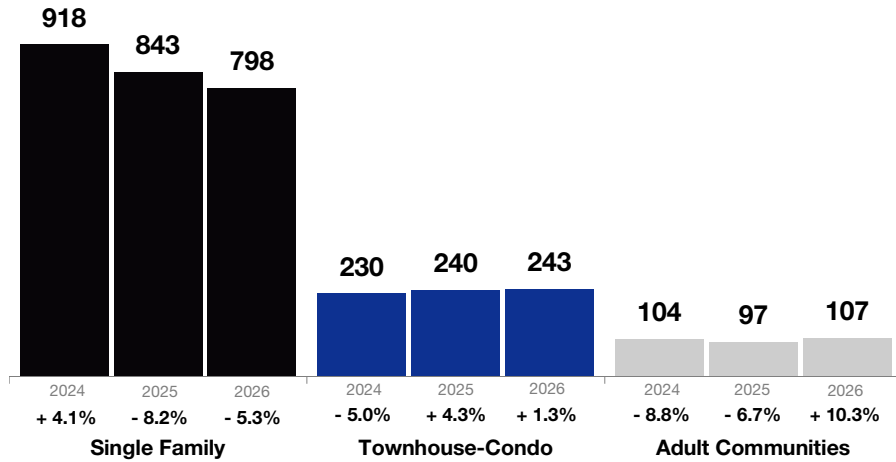
	Single Family	Townhouse-Condo	Adult Communities
September 2025	781	208	95
October 2025	816	239	98
November 2025	654	227	68
December 2025	499	156	64
January 2026	590	183	78
February 2026	587	199	71
March 2026	754	261	129
April 2026	864	283	104
May 2026	877	295	102
June 2026	904	259	99
July 2026	762	217	98
August 2026	611	192	76
12-Month Avg.	725	227	90

Closed Sales

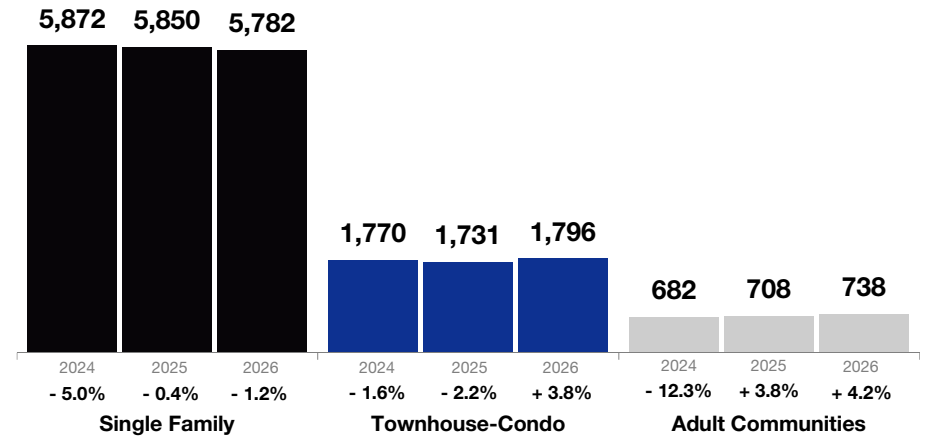
A count of the actual sales that closed in a given month.



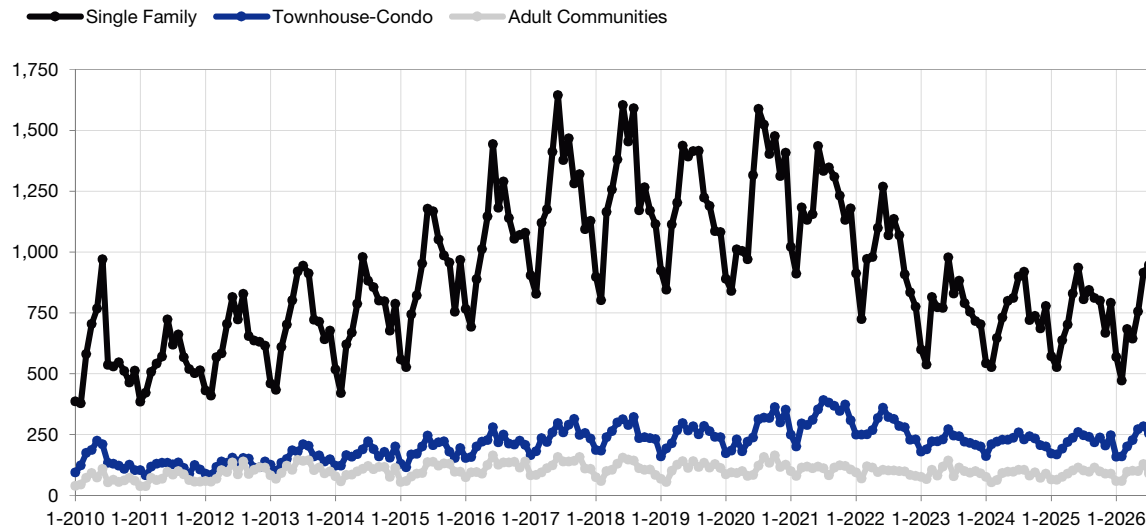
August



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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.

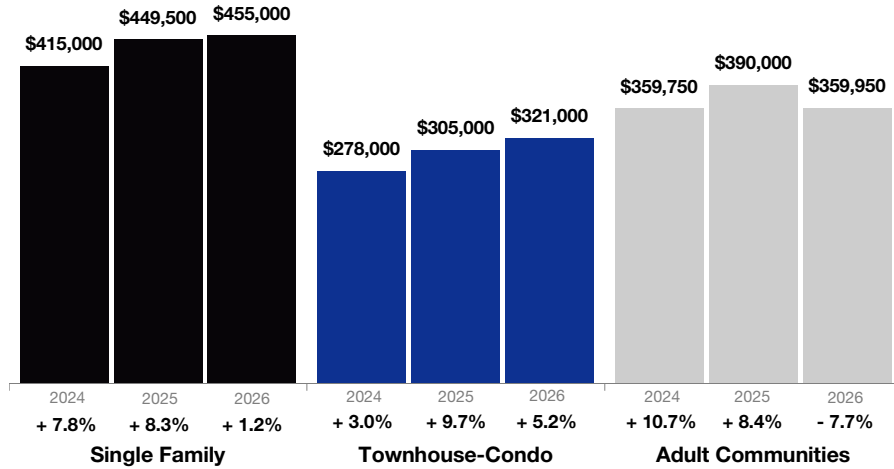
	Single Family	Townhouse-Condo	Adult Communities
September 2025	811	217	113
October 2025	800	237	98
November 2025	667	205	89
December 2025	791	246	88
January 2026	569	158	59
February 2026	471	160	58
March 2026	683	200	97
April 2026	644	227	100
May 2026	756	271	99
June 2026	915	283	128
July 2026	946	254	90
August 2026	798	243	107
12-Month Avg.	738	225	94

Median Sales Price

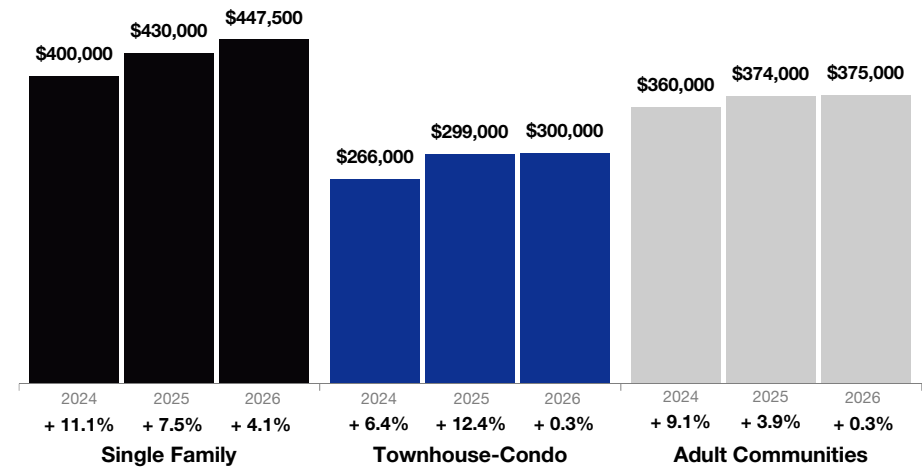
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



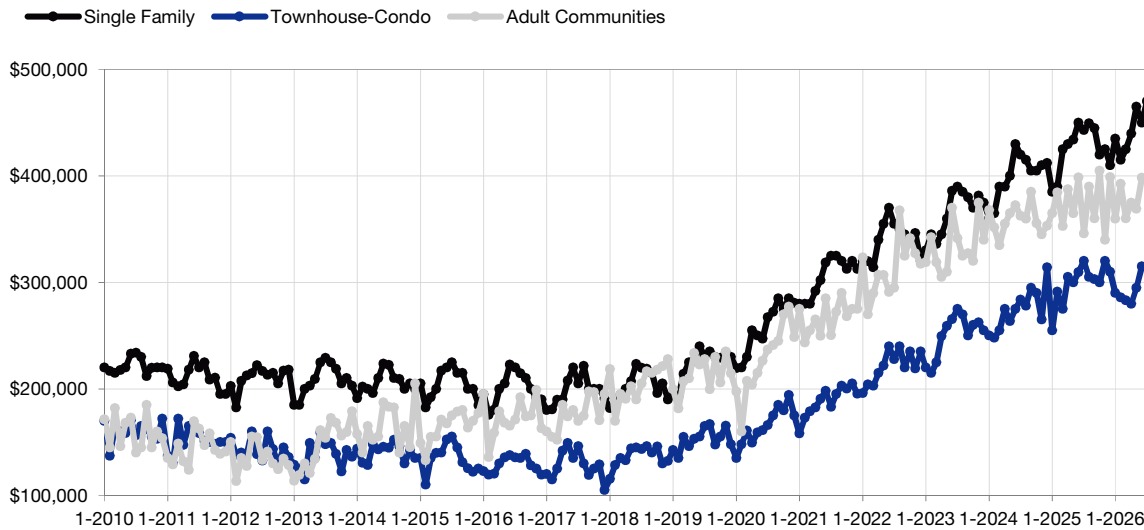
August



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
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	\$283,250	\$360,000
April 2026	\$439,900	\$280,000	\$375,000
May 2026	\$465,000	\$295,000	\$369,000
June 2026	\$450,000	\$315,000	\$398,250
July 2026	\$470,000	\$315,000	\$398,000
August 2026	\$455,000	\$321,000	\$359,950
12-Month Med.*	\$439,000	\$300,000	\$375,000

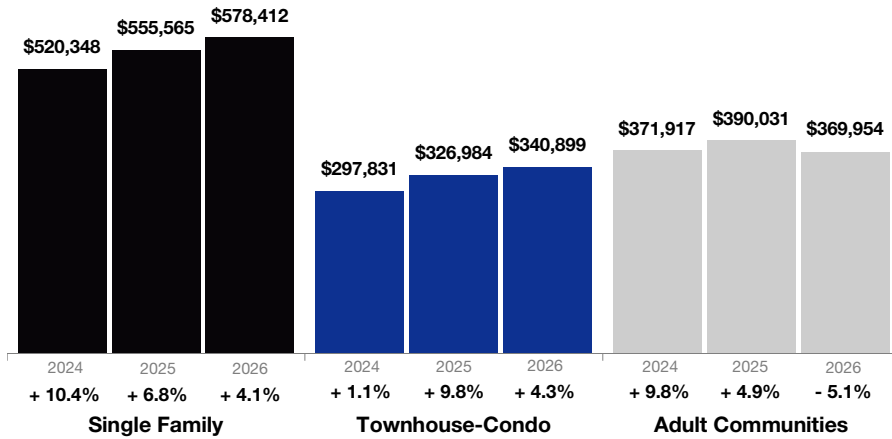
* Median Sales Price for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

Average Sales Price

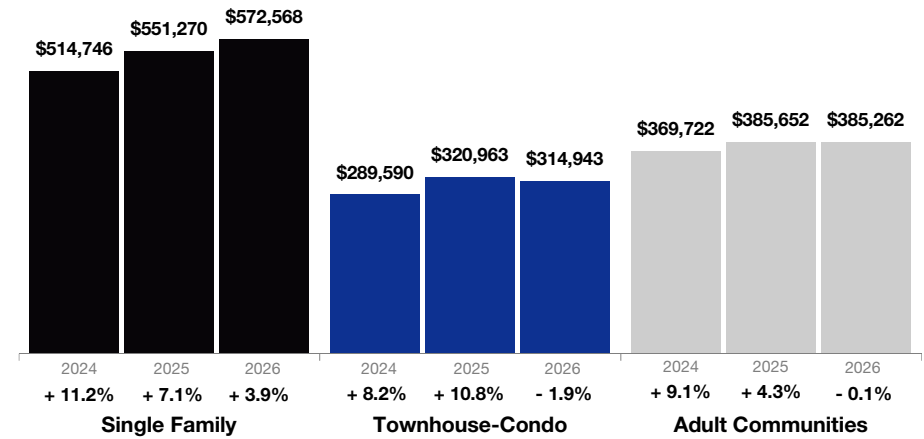
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



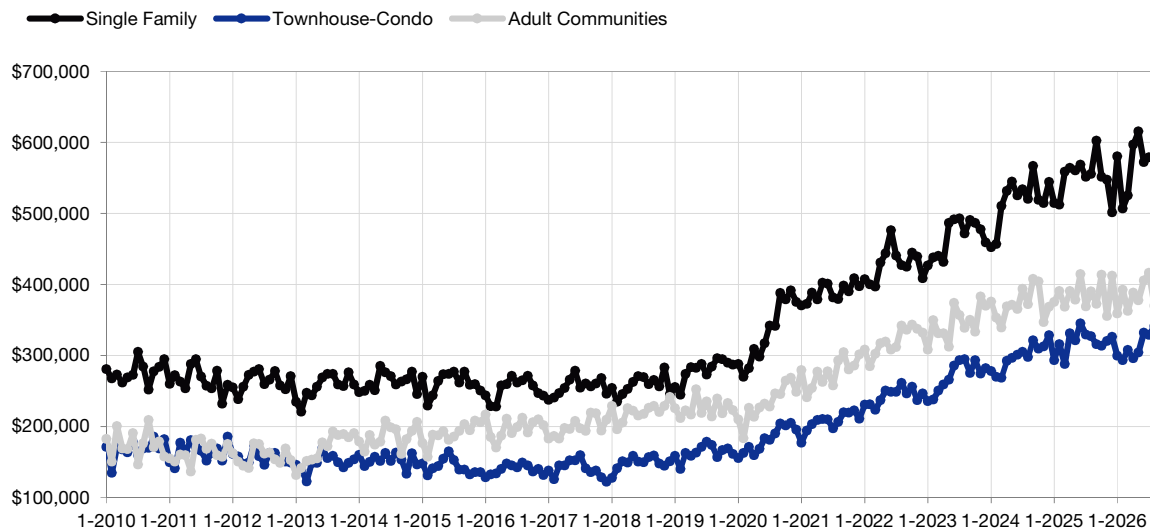
August



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
September 2025	\$602,633	\$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	\$293,296	\$392,386
March 2026	\$525,394	\$307,521	\$362,779
April 2026	\$597,089	\$295,986	\$388,263
May 2026	\$615,379	\$304,015	\$377,658
June 2026	\$572,424	\$331,941	\$405,269
July 2026	\$578,977	\$328,832	\$416,204
August 2026	\$578,412	\$340,899	\$369,954
12-Month Avg.*	\$565,207	\$316,263	\$386,180

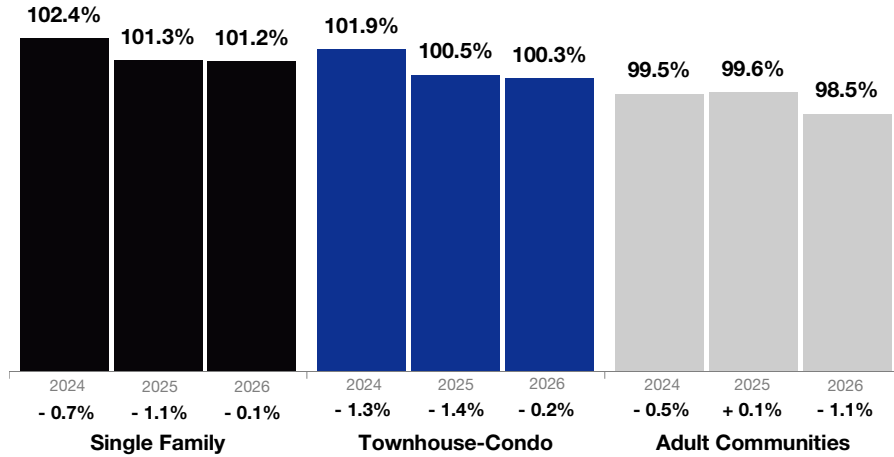
* Avg. Sales Price for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

Percent of List Price Received

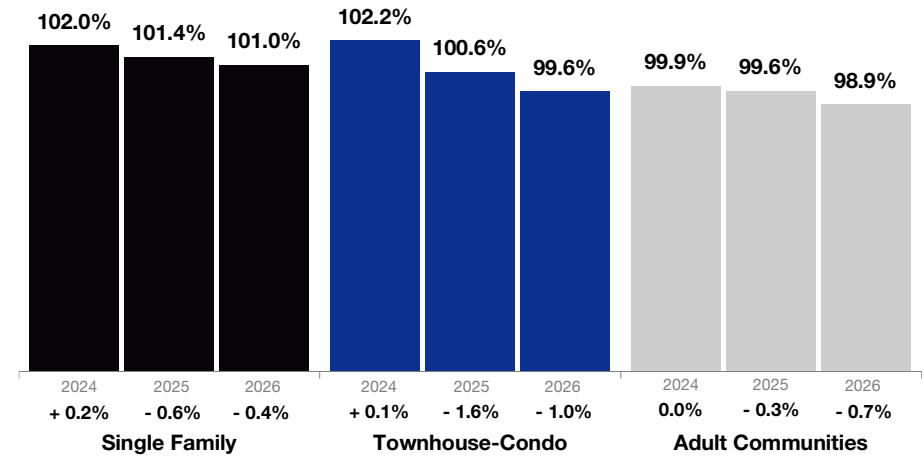
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



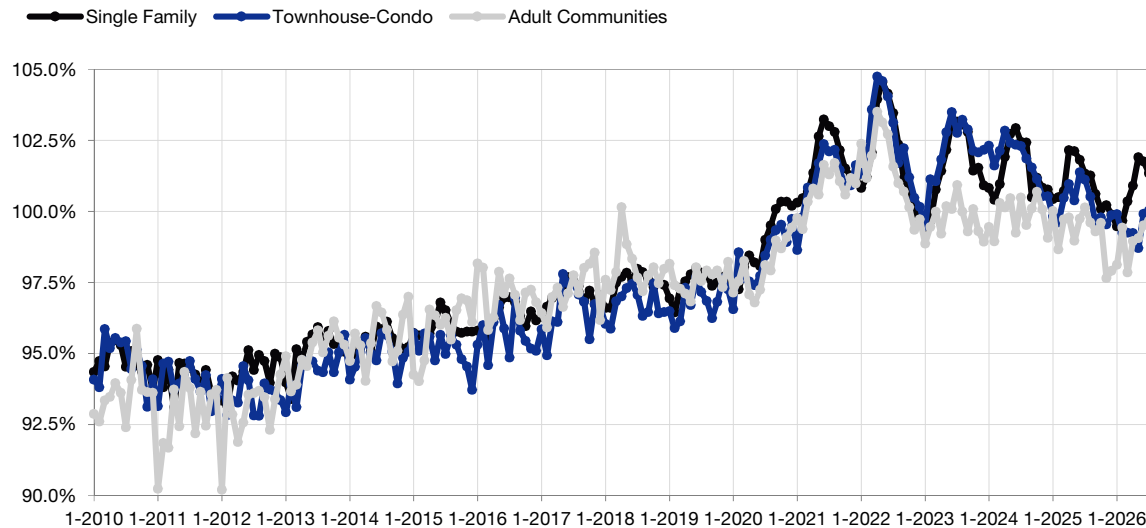
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Year to Date



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
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%	99.3%	99.4%
March 2026	100.3%	99.2%	97.9%
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%
August 2026	101.2%	100.3%	98.5%
12-Month Avg.*	100.7%	99.6%	98.8%

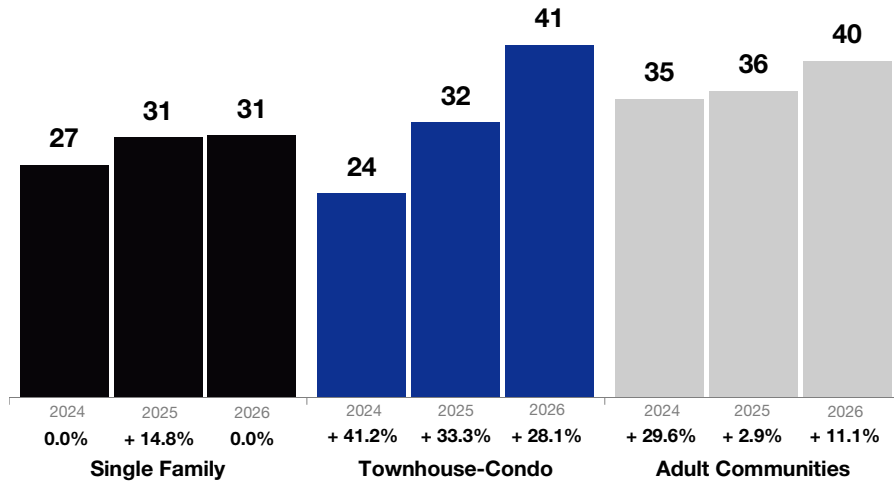
* Pct. of List Price Received for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

Days on Market Until Sale

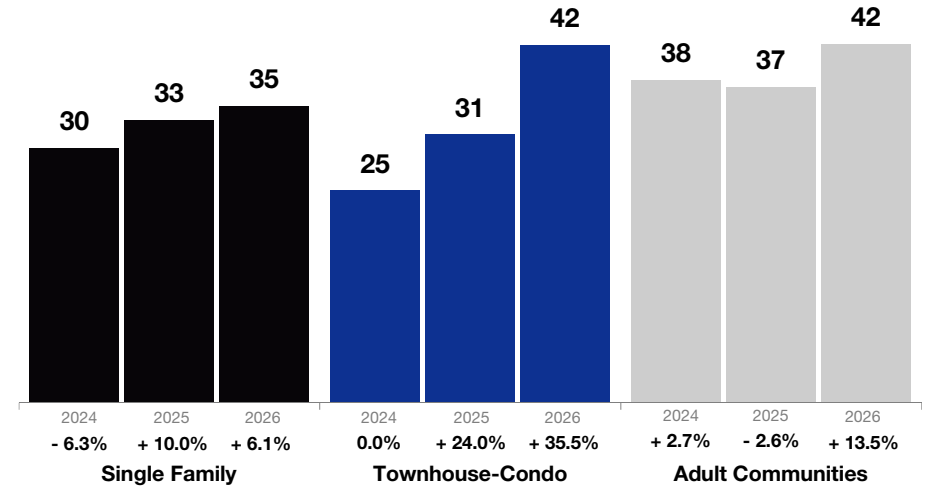
Average number of days between when a property is listed and when an offer is accepted in a given month.



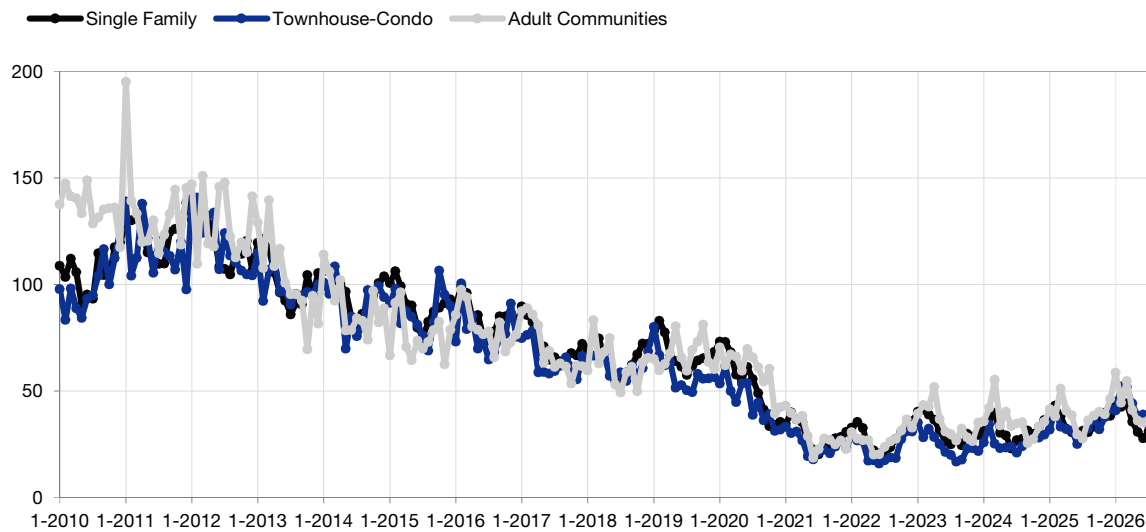
August



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
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	42	52	44
March 2026	44	52	55
April 2026	35	44	41
May 2026	31	38	36
June 2026	28	39	35
July 2026	31	34	36
August 2026	31	41	40
12-Month Avg.*	36	40	42

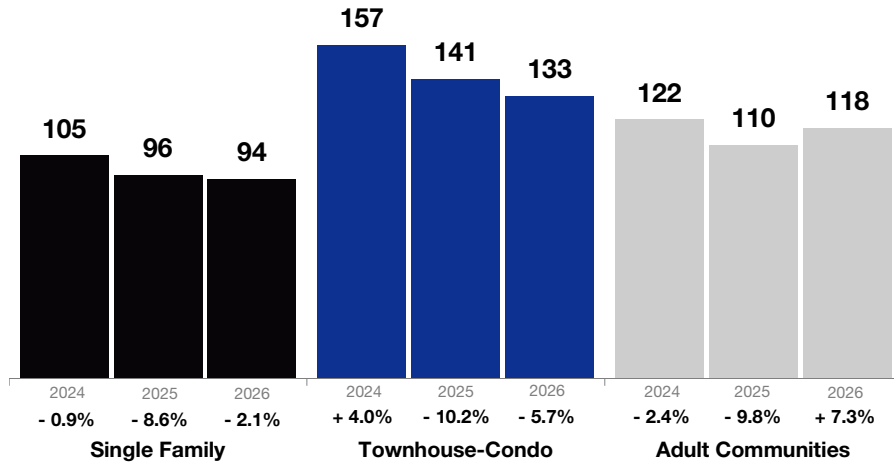
* Days on Market for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

Housing Affordability Index

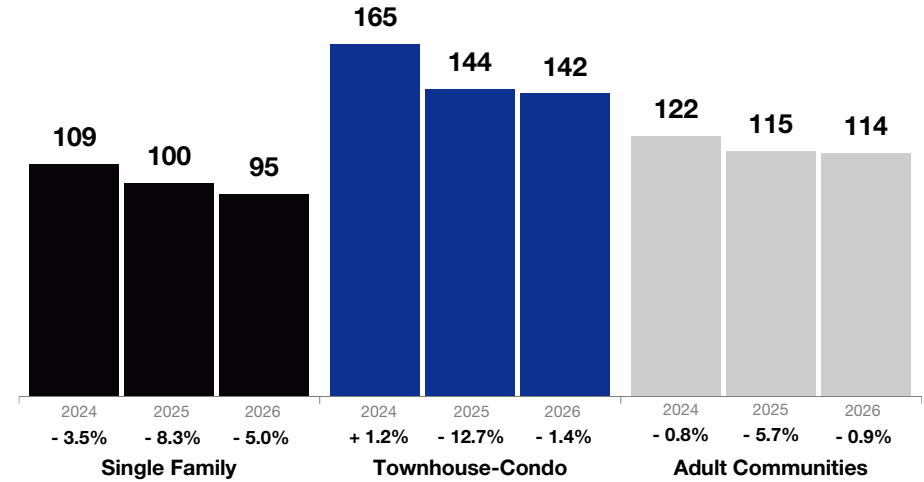


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

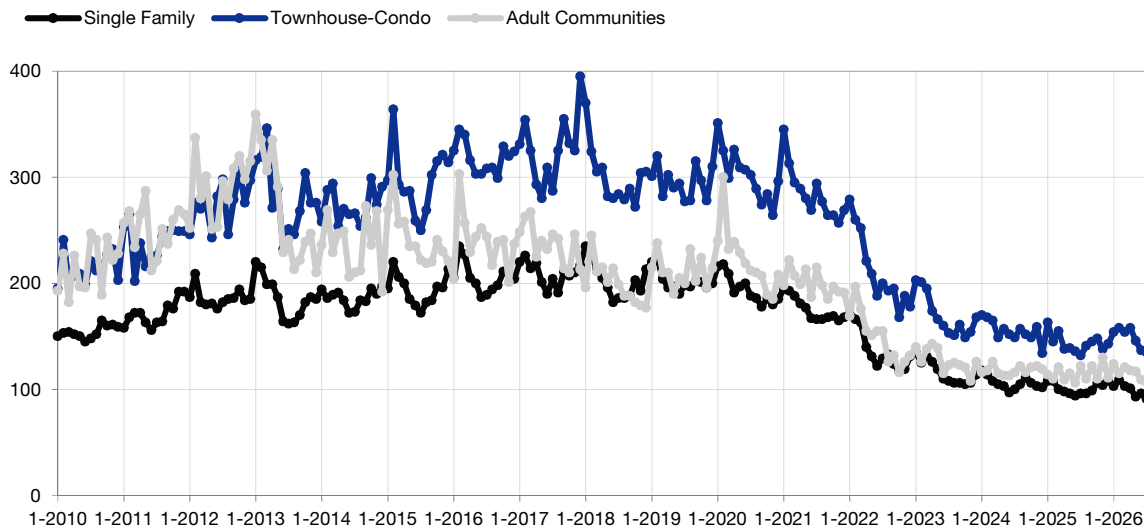
August



Year to Date



Historical Housing Affordability Index by Month



	Single Family	Townhouse-Condo	Adult Communities
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	154	121
April 2026	101	158	118
May 2026	93	146	117
June 2026	96	137	109
July 2026	91	135	107
August 2026	94	133	118
12-Month Avg.*	101	146	117

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

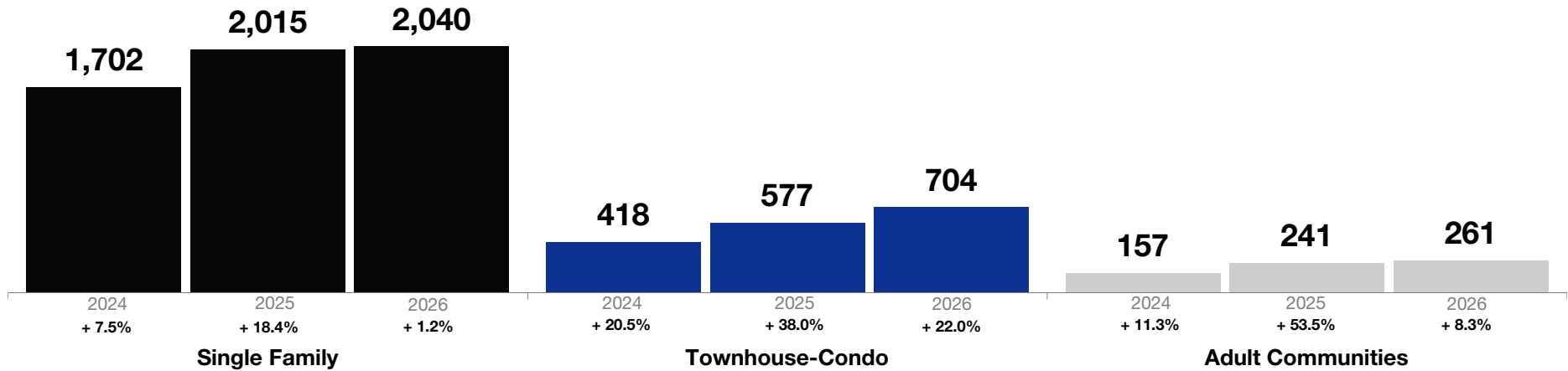
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Inventory of Homes for Sale

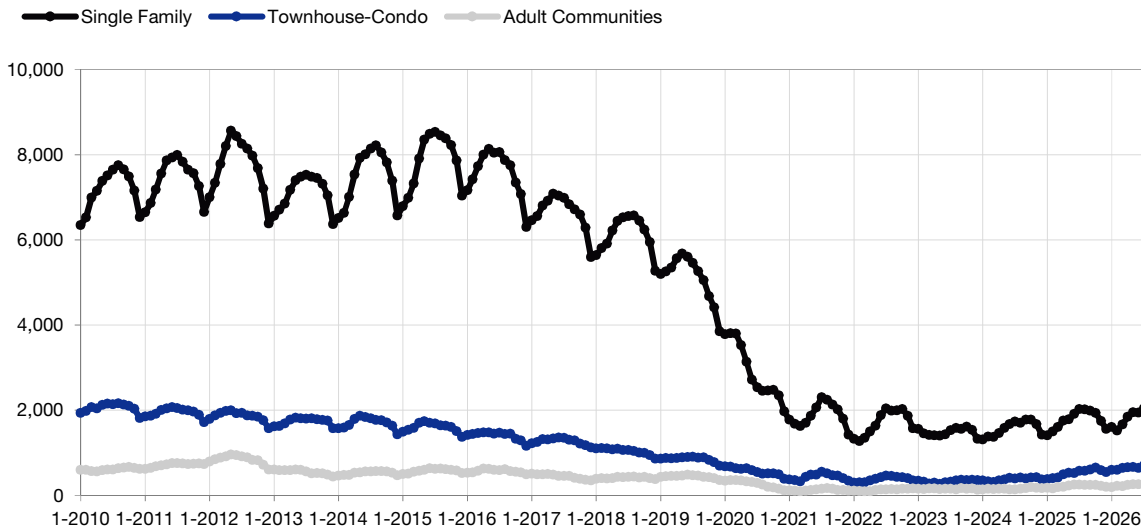
The number of properties available for sale in active status at the end of a given month.



August



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.

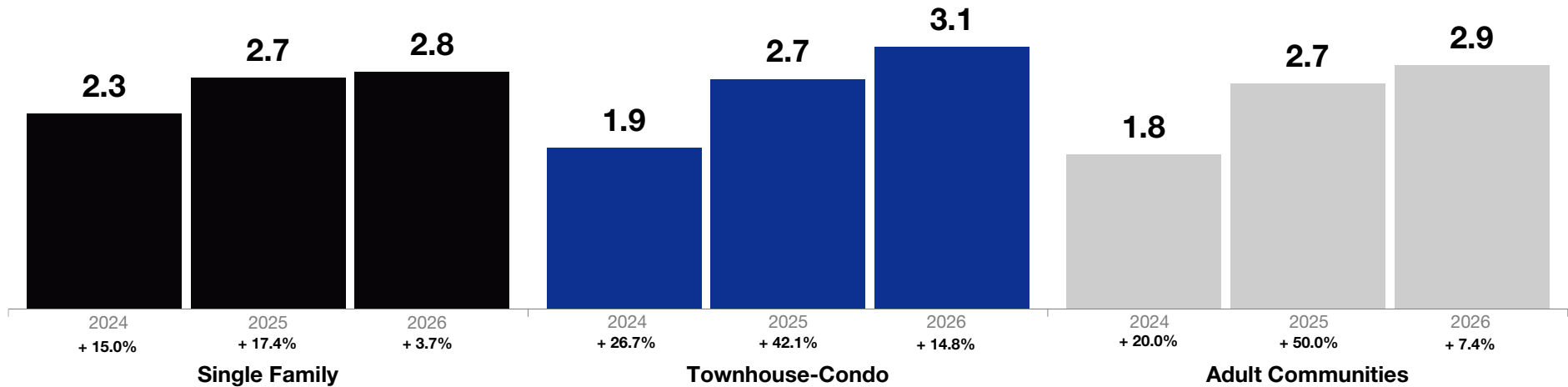
	Single Family	Townhouse-Condo	Adult Communities
September 2025	1,987	606	245
October 2025	1,938	653	242
November 2025	1,745	586	221
December 2025	1,561	547	199
January 2026	1,605	595	194
February 2026	1,524	593	219
March 2026	1,665	643	212
April 2026	1,842	655	242
May 2026	1,946	662	257
June 2026	1,942	641	260
July 2026	2,042	703	259
August 2026	2,040	704	261
12-Month Avg.	1,820	632	234

Months Supply of Inventory

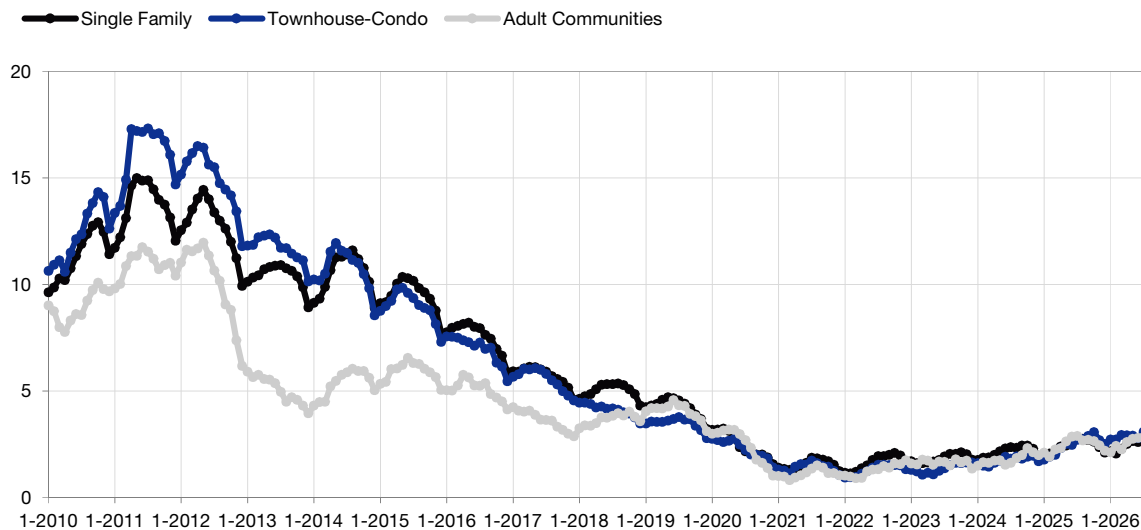
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



August



Historical Months Supply of Inventory by Month



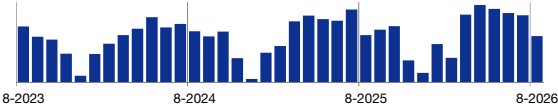
	Single Family	Townhouse-Condo	Adult Communities
September 2025	2.7	2.9	2.7
October 2025	2.6	3.1	2.6
November 2025	2.3	2.7	2.4
December 2025	2.1	2.5	2.2
January 2026	2.2	2.7	2.1
February 2026	2.1	2.7	2.4
March 2026	2.3	2.9	2.2
April 2026	2.5	2.9	2.6
May 2026	2.6	2.9	2.7
June 2026	2.6	2.8	2.8
July 2026	2.8	3.1	2.8
August 2026	2.8	3.1	2.9
12-Month Avg.*	2.5	2.8	2.5

* Months Supply for all properties from September 2025 through August 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	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,343	1,325	- 1.3%	11,600	11,954	+ 3.1%
Pending Sales		1,117	893	- 20.1%	8,840	8,700	- 1.6%
Closed Sales		1,200	1,157	- 3.6%	8,388	8,416	+ 0.3%
Median Sales Price		\$402,000	\$415,000	+ 3.2%	\$390,000	\$400,000	+ 2.6%
Average Sales Price		\$493,013	\$509,697	+ 3.4%	\$486,702	\$498,617	+ 2.4%
Pct. of List Price Received		101.0%	100.8%	- 0.2%	101.0%	100.4%	- 0.6%
Days on Market Until Sale		31	34	+ 9.7%	33	37	+ 12.1%
Housing Affordability Index		107	103	- 3.7%	110	107	- 2.7%
Inventory of Homes for Sale		2,907	3,071	+ 5.6%	--	--	--
Months Supply of Inventory		2.8	2.9	+ 3.6%	--	--	--