

Monthly Indicators



September 2026

U.S. existing-home sales fell 2.0% from the previous month and 1.2% from a year earlier to a seasonally adjusted annual rate of 3.98 million, the first reading below 4 million since June 2025, according to the National Association of REALTORS® (NAR). Sales held steady in the West and declined in the Northeast, Midwest, and South. Compared with a year earlier, sales were unchanged in the South and declined in the Northeast, Midwest, and West.

- Single Family Closed Sales were down 12.2 percent to 712.
- Townhouse-Condo Closed Sales were up 7.4 percent to 233.
- Adult Communities Closed Sales were down 15.0 percent to 96.
- Single Family Median Sales Price increased 4.5 percent to \$465,000.
- Townhouse-Condo Median Sales Price increased 7.2 percent to \$325,000.
- Adult Communities Median Sales Price increased 6.5 percent to \$383,500.

Heading into September, there were 1.62 million homes listed for sale, up 3.2% from the previous month and 5.9% from a year earlier, the first time inventory has exceeded 1.6 million units since November 2019, NAR reported. That represents a 4.9-month supply at the current sales pace, up from 4.6 months a month earlier and the highest level in over ten years, according to NAR Chief Economist Lawrence Yun. The median existing-home sales price rose 1.6% year-over-year to \$429,100, marking 38 consecutive months of annual gains, and year-to-date sales are up 1.6%. The Federal Reserve raised its benchmark rate by a quarter point on September 16 to a range of 3.75% to 4%, its first increase since July 2023, and the 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac.

Monthly Snapshot

- 8.3% **+ 9.3%** **+ 1.9%**

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
--	--	--

For residential real estate activity in Burlington, Camden, and Ocean Counties. Percent changes are calculated using rounded figures.

Single Family Market Overview	2
Townhouse-Condo Market Overview	3
Adult Community Market Overview	4
New Listings	5
Pending Sales	6
Closed Sales	7
Median Sales Price	8
Average Sales Price	9
Percent of List Price Received	10
Days on Market Until Sale	11
Housing Affordability Index	12
Inventory of Homes for Sale	13
Months Supply of Inventory	14
Total Market Overview	15

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	9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		984	900	- 8.5%	9,034	9,181	+ 1.6%
Pending Sales		781	533	- 31.8%	6,954	6,621	- 4.8%
Closed Sales		811	712	- 12.2%	6,661	6,525	- 2.0%
Median Sales Price		\$445,000	\$465,000	+ 4.5%	\$430,000	\$450,000	+ 4.7%
Average Sales Price		\$602,633	\$595,695	- 1.2%	\$557,530	\$574,756	+ 3.1%
Pct. of List Price Received		100.6%	101.1%	+ 0.5%	101.3%	101.0%	- 0.3%
Days on Market Until Sale		33	31	- 6.1%	33	34	+ 3.0%
Housing Affordability Index		99	89	- 10.1%	102	92	- 9.8%
Inventory of Homes for Sale		1,989	2,092	+ 5.2%	--	--	--
Months Supply of Inventory		2.7	2.9	+ 7.4%	--	--	--

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	9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		300	311	+ 3.7%	2,691	2,949	+ 9.6%
Pending Sales		208	164	- 21.2%	2,006	2,096	+ 4.5%
Closed Sales		217	233	+ 7.4%	1,948	2,051	+ 5.3%
Median Sales Price		\$303,050	\$325,000	+ 7.2%	\$300,000	\$302,407	+ 0.8%
Average Sales Price		\$315,675	\$332,469	+ 5.3%	\$320,373	\$316,921	- 1.1%
Pct. of List Price Received		99.6%	99.6%	0.0%	100.5%	99.6%	- 0.9%
Days on Market Until Sale		37	41	+ 10.8%	32	42	+ 31.3%
Housing Affordability Index		145	127	- 12.4%	147	137	- 6.8%
Inventory of Homes for Sale		606	746	+ 23.1%	--	--	--
Months Supply of Inventory		2.9	3.3	+ 13.8%	--	--	--

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.



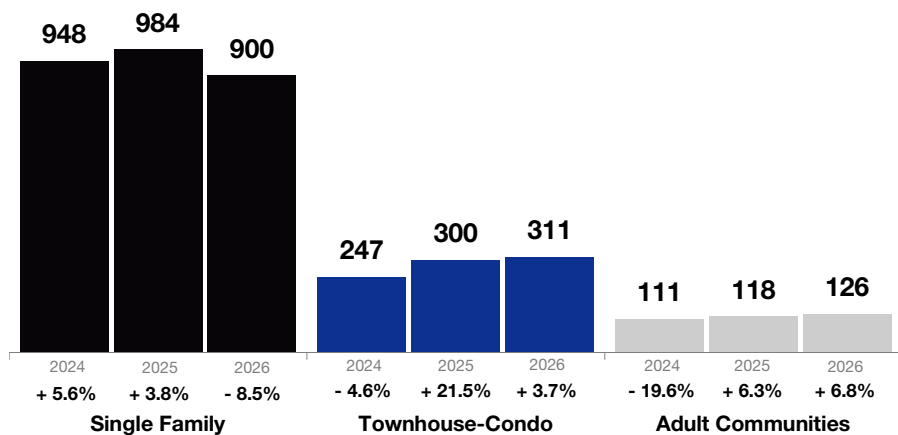
Key Metrics	Historical Sparklines	9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		118	126	+ 6.8%	1,094	1,123	+ 2.7%
Pending Sales		95	80	- 15.8%	863	856	- 0.8%
Closed Sales		113	96	- 15.0%	821	834	+ 1.6%
Median Sales Price		\$360,000	\$383,500	+ 6.5%	\$370,000	\$375,000	+ 1.4%
Average Sales Price		\$372,660	\$392,691	+ 5.4%	\$383,864	\$386,297	+ 0.6%
Pct. of List Price Received		99.3%	99.7%	+ 0.4%	99.6%	99.0%	- 0.6%
Days on Market Until Sale		38	48	+ 26.3%	37	43	+ 16.2%
Housing Affordability Index		122	108	- 11.5%	119	110	- 7.6%
Inventory of Homes for Sale		245	279	+ 13.9%	--	--	--
Months Supply of Inventory		2.7	3.1	+ 14.8%	--	--	--

New Listings

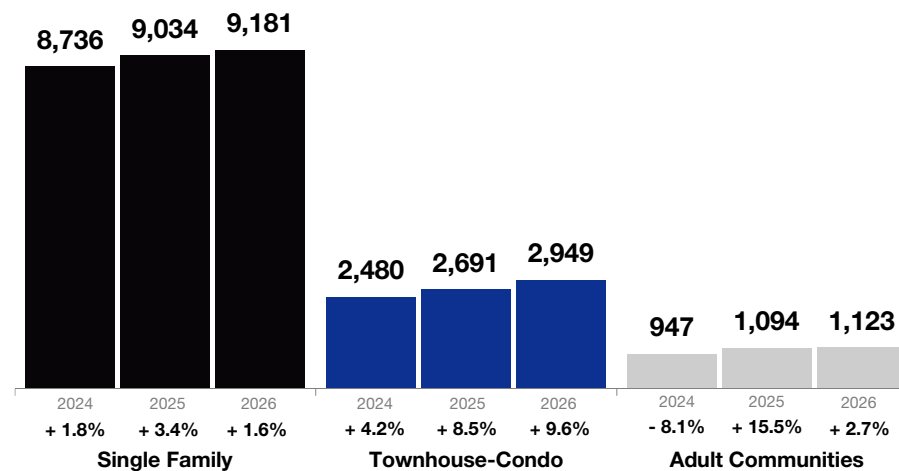
A count of the properties that have been newly listed on the market in a given month.



September

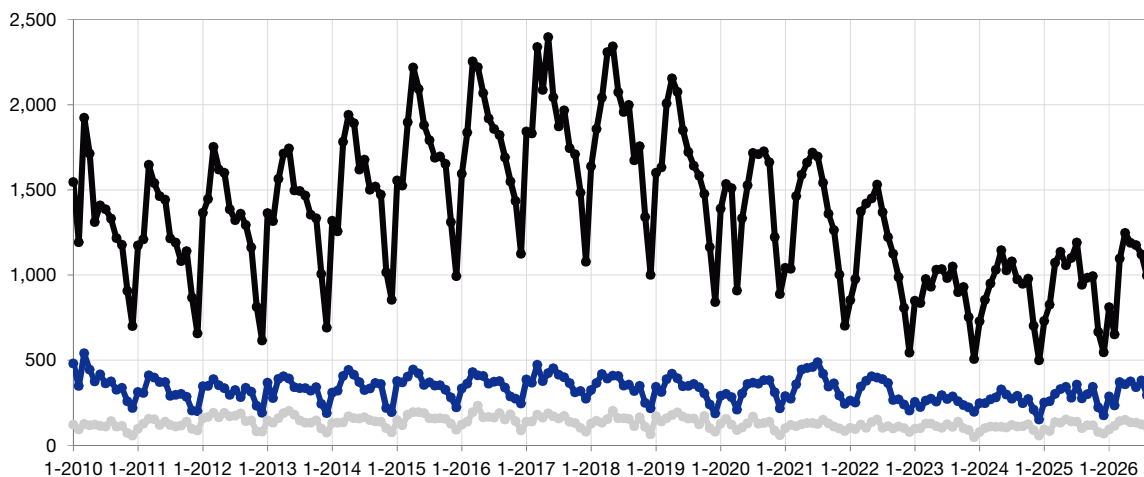


Year to Date



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.

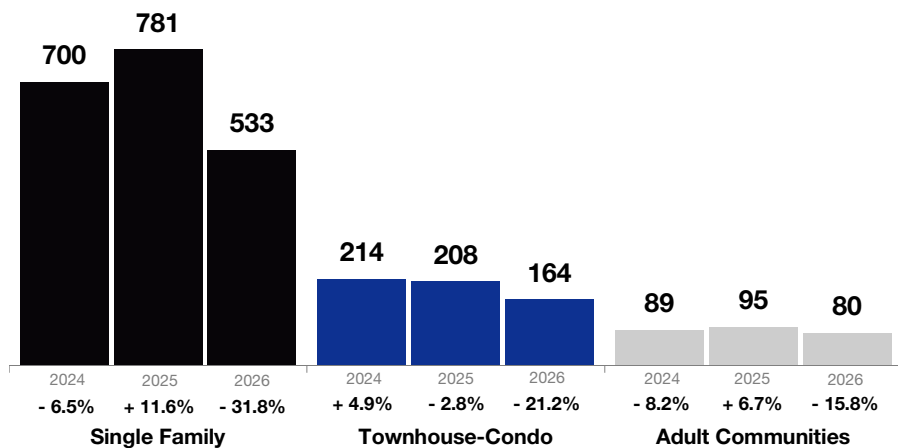
	Single Family	Townhouse-Condo	Adult Communities
October 2025	992	343	117
November 2025	666	223	77
December 2025	546	175	69
January 2026	810	286	93
February 2026	651	234	114
March 2026	1,096	371	142
April 2026	1,246	358	149
May 2026	1,188	374	135
June 2026	1,174	340	132
July 2026	1,120	381	123
August 2026	996	294	109
September 2026	900	311	126
12-Month Avg.	949	308	116

Pending Sales

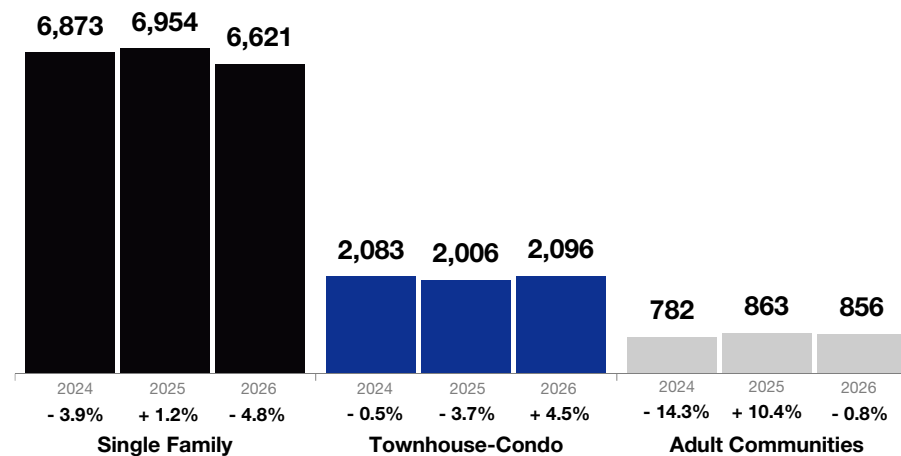
A count of the properties on which offers have been accepted in a given month.



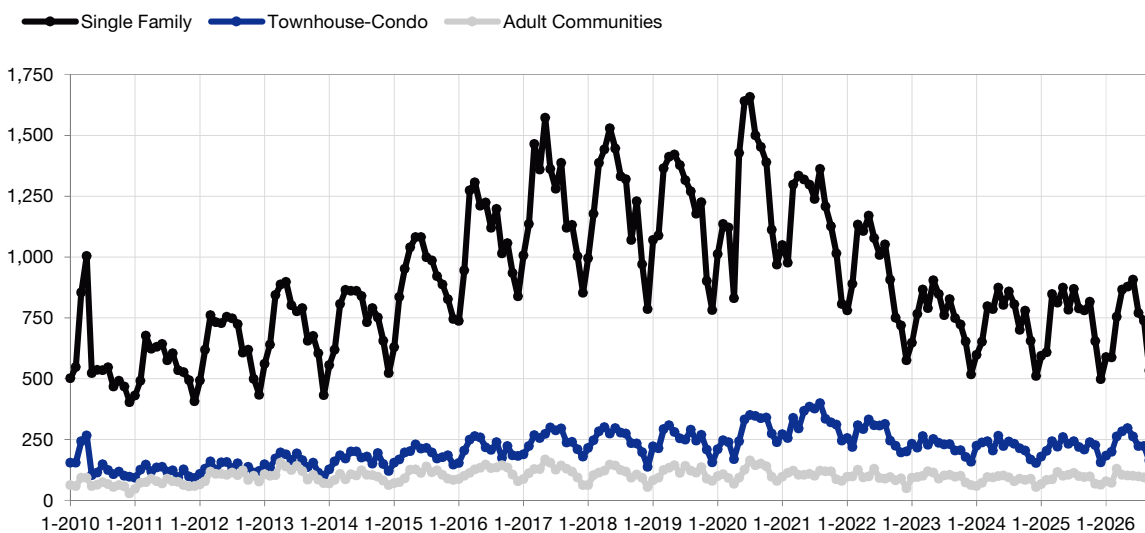
September



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.

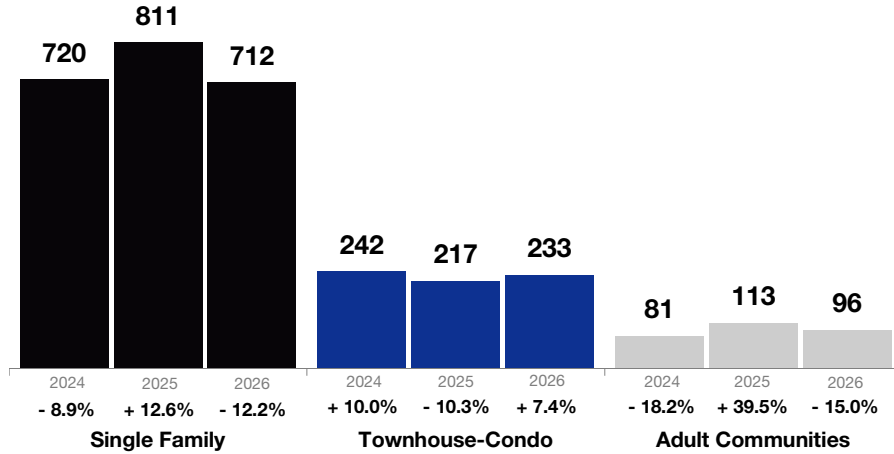
	Single Family	Townhouse-Condo	Adult Communities
October 2025	816	239	98
November 2025	654	227	68
December 2025	498	156	64
January 2026	589	183	78
February 2026	587	199	71
March 2026	754	262	129
April 2026	866	283	104
May 2026	878	297	102
June 2026	906	262	100
July 2026	770	223	98
August 2026	738	223	94
September 2026	533	164	80
12-Month Avg.	716	227	91

Closed Sales

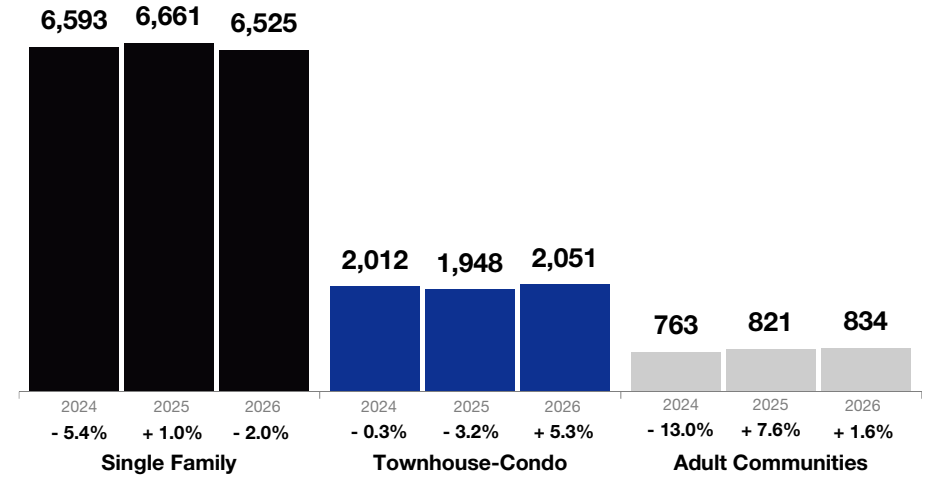
A count of the actual sales that closed in a given month.



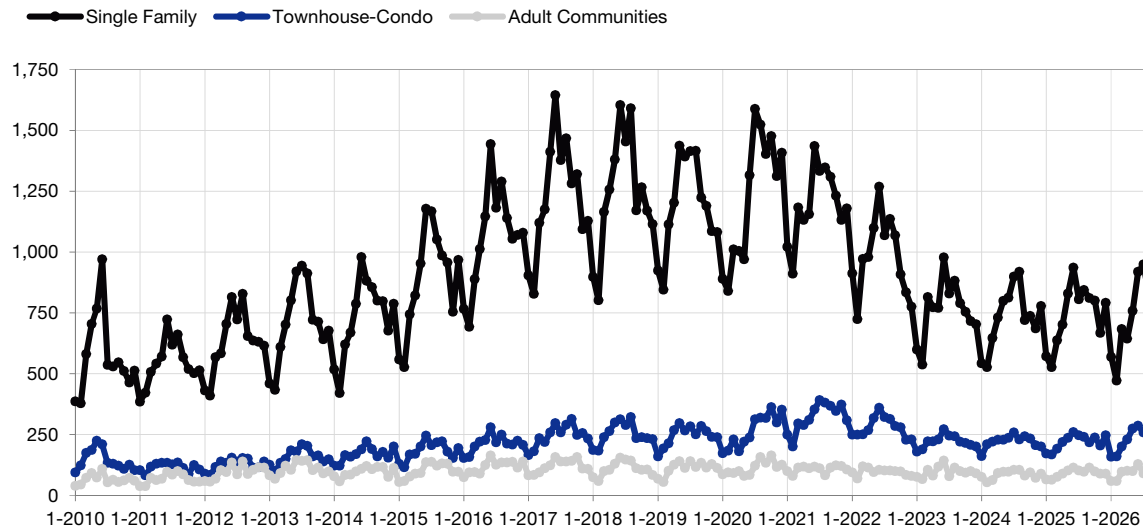
September



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.

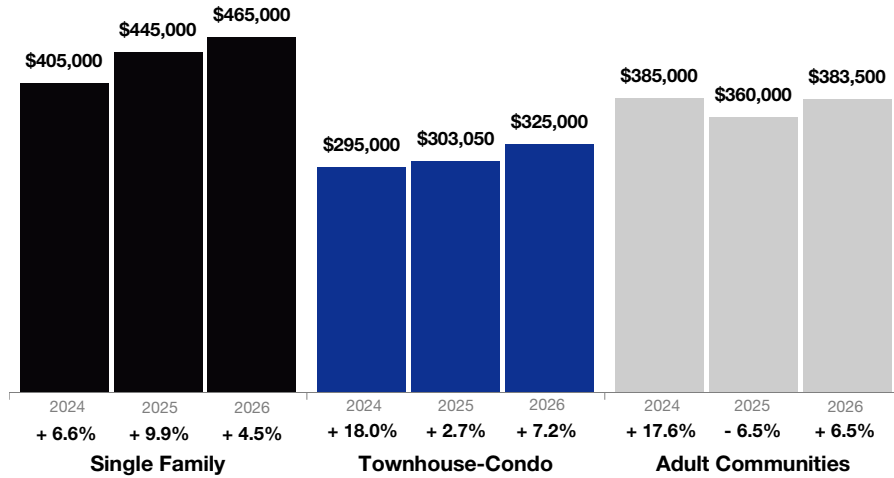
	Single Family	Townhouse-Condo	Adult Communities
October 2025	800	237	98
November 2025	667	205	89
December 2025	791	246	88
January 2026	569	158	59
February 2026	471	160	58
March 2026	683	201	97
April 2026	644	229	100
May 2026	758	274	99
June 2026	918	286	128
July 2026	949	258	90
August 2026	821	252	107
September 2026	712	233	96
12-Month Avg.	732	228	92

Median Sales Price

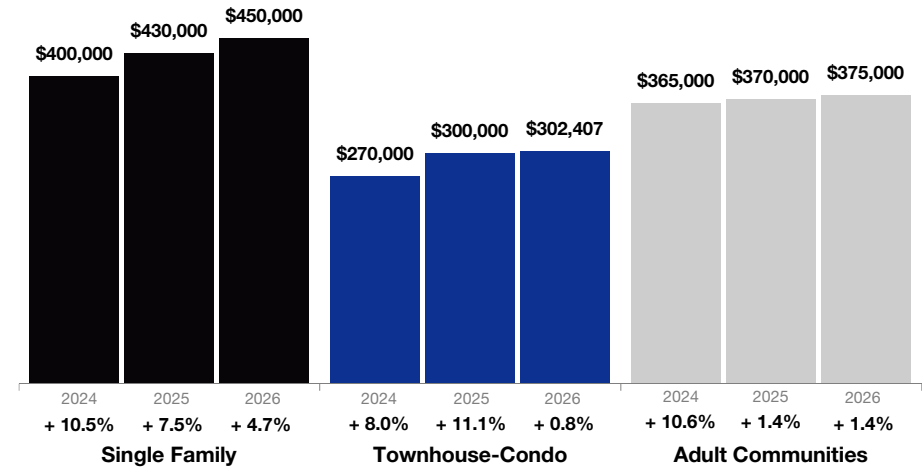
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



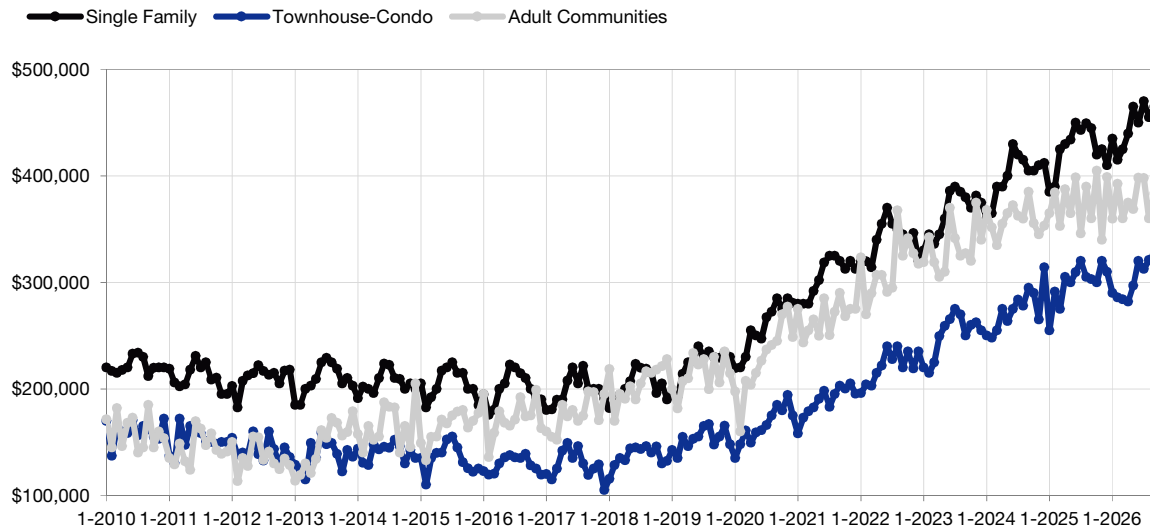
September



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
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	\$284,000	\$360,000
April 2026	\$439,900	\$282,000	\$375,000
May 2026	\$465,000	\$297,000	\$368,700
June 2026	\$450,000	\$320,000	\$398,250
July 2026	\$470,000	\$312,500	\$398,000
August 2026	\$455,000	\$321,000	\$360,000
September 2026	\$465,000	\$325,000	\$383,500
12-Month Med.*	\$440,000	\$305,000	\$377,000

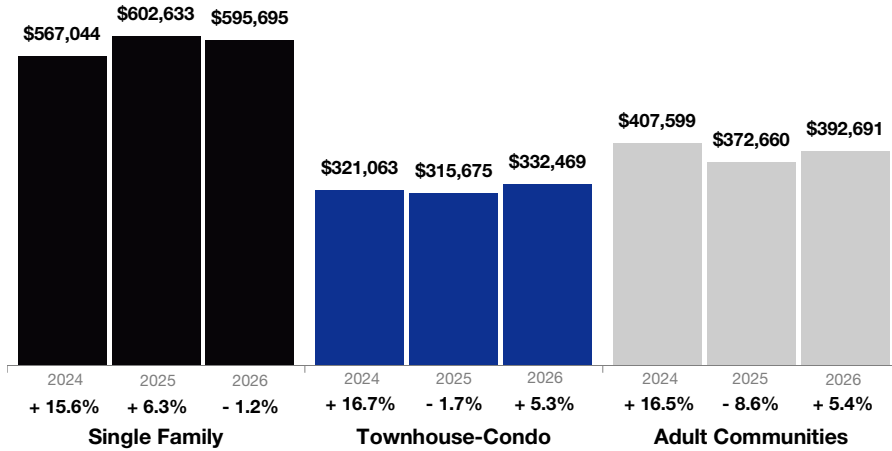
* Median Sales Price for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

Average Sales Price

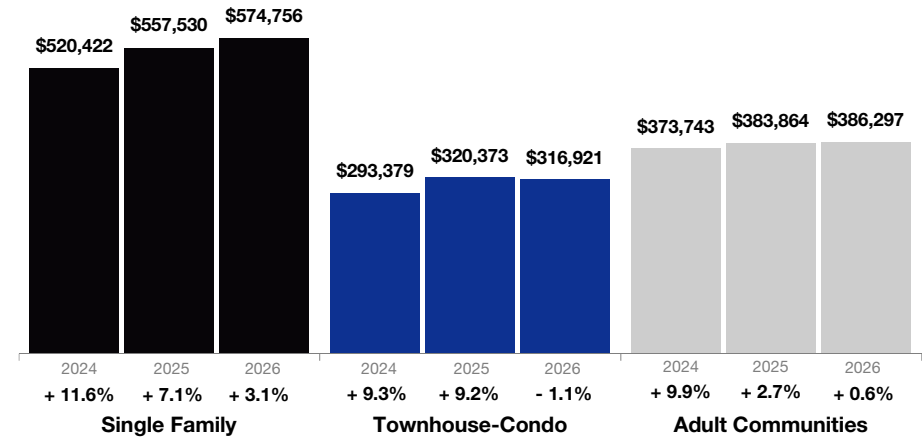
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



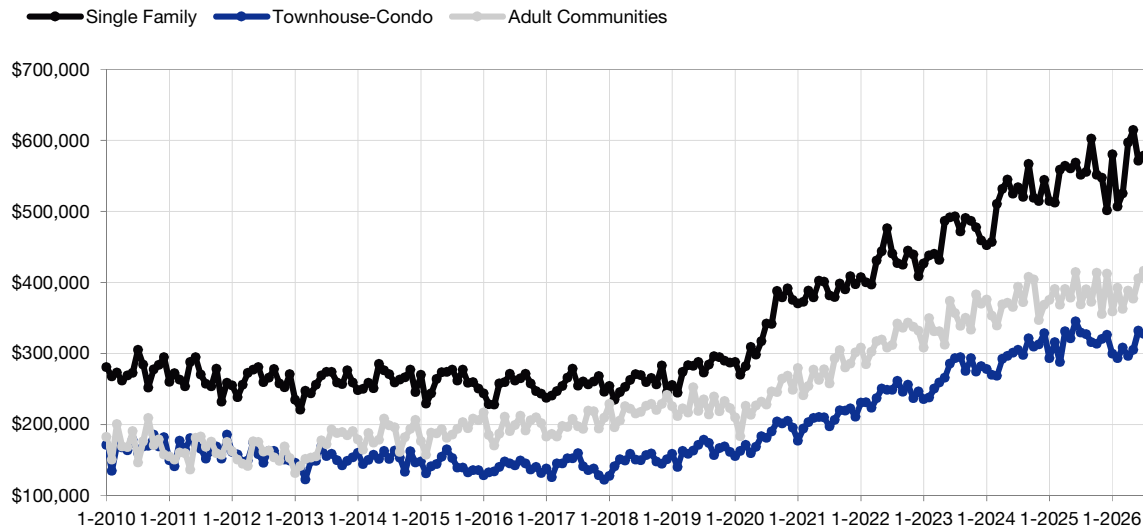
September



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
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	\$307,830	\$362,779
April 2026	\$597,081	\$296,477	\$388,263
May 2026	\$614,778	\$304,960	\$376,793
June 2026	\$571,417	\$331,989	\$405,269
July 2026	\$578,762	\$327,211	\$416,204
August 2026	\$577,407	\$339,510	\$372,337
September 2026	\$595,695	\$332,469	\$392,691
12-Month Avg.*	\$563,997	\$317,666	\$388,256

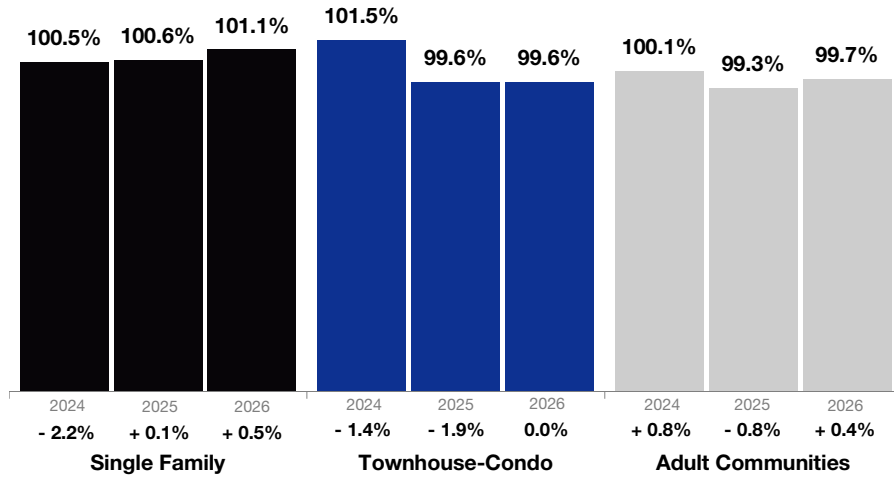
* Avg. Sales Price for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

Percent of List Price Received

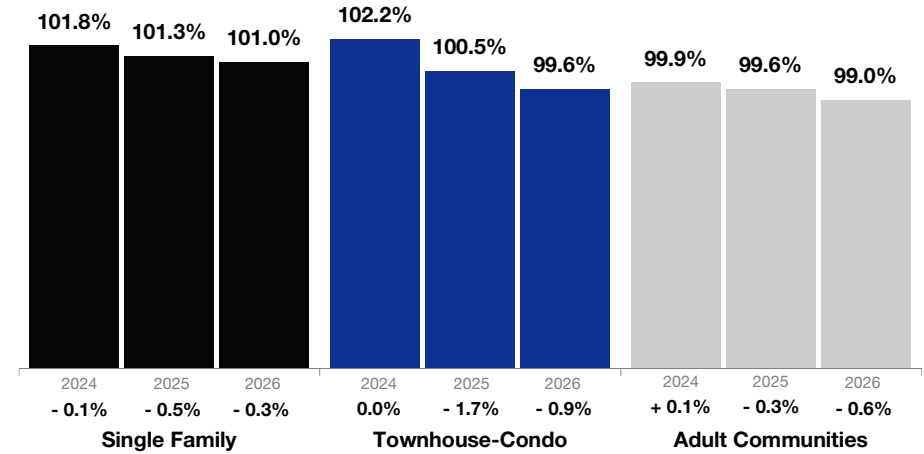
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



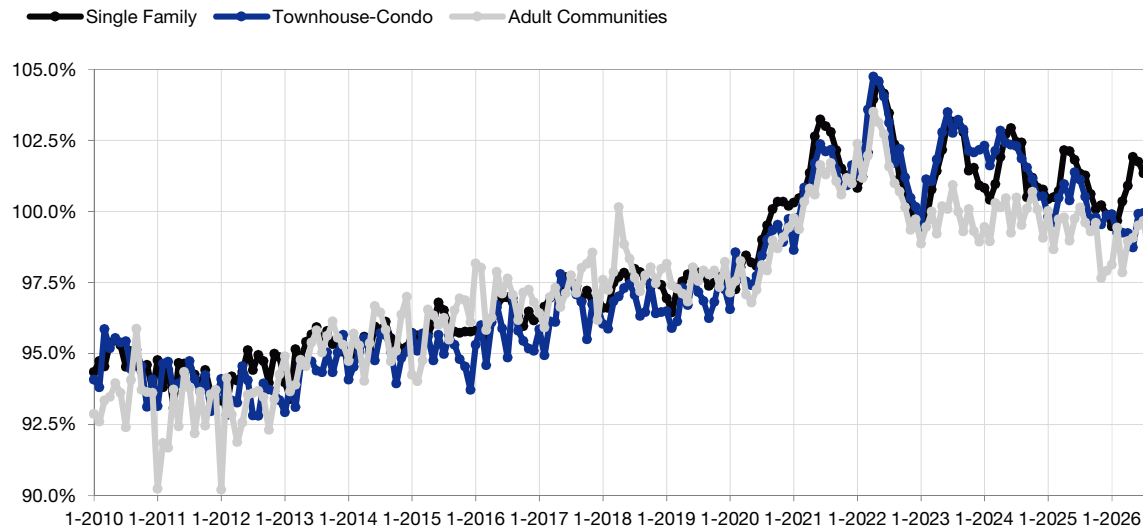
September



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
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%	99.3%	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%	99.9%	99.7%
August 2026	101.1%	100.2%	98.5%
September 2026	101.1%	99.6%	99.7%
12-Month Avg.*	100.7%	99.6%	98.9%

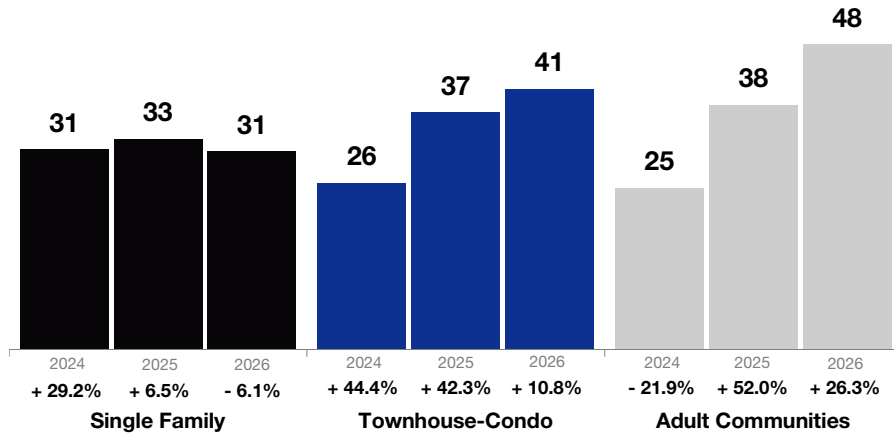
* Pct. of List Price Received for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

Days on Market Until Sale

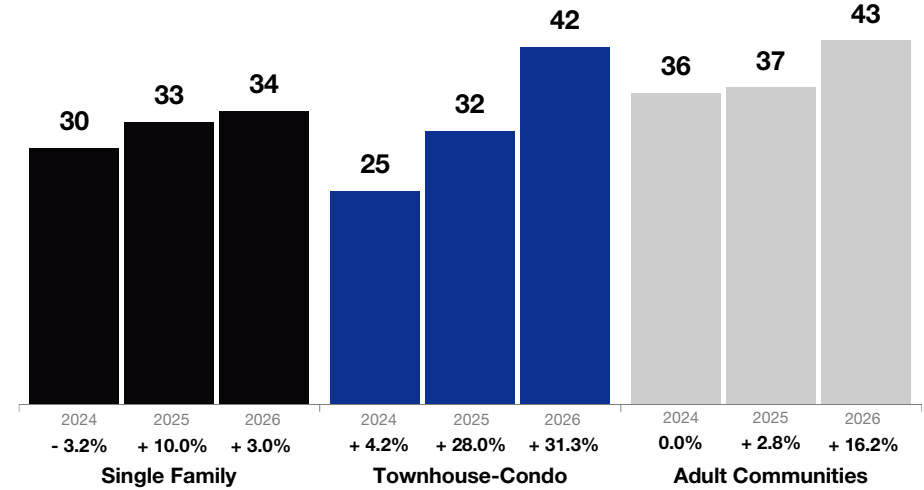
Average number of days between when a property is listed and when an offer is accepted in a given month.



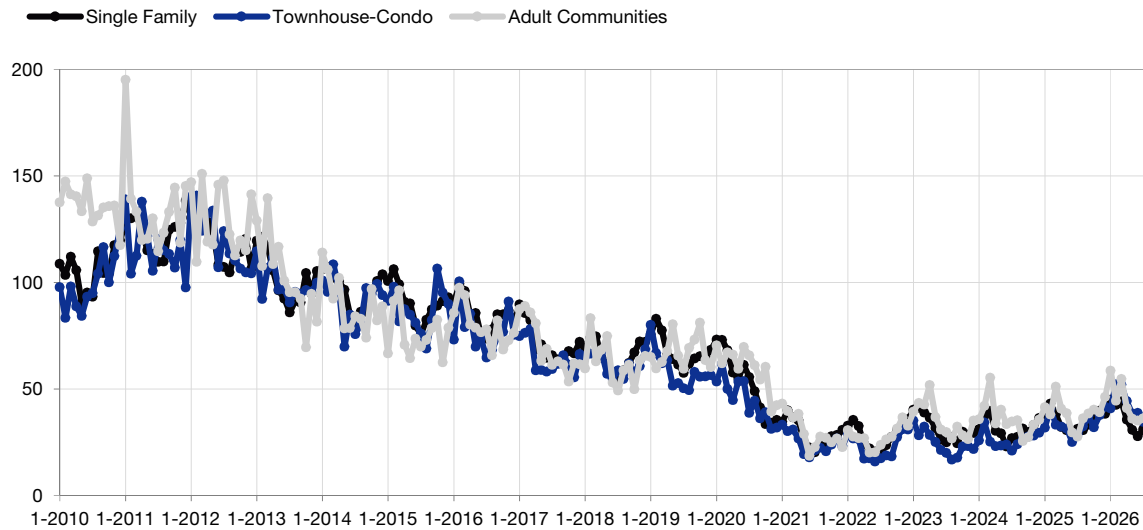
September



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
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	42	40
September 2026	31	41	48
12-Month Avg.*	35	41	42

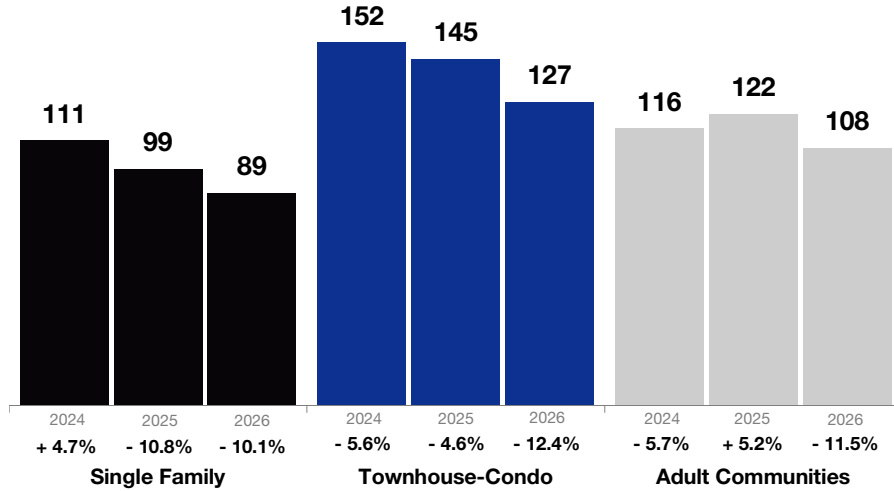
* Days on Market for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

Housing Affordability Index

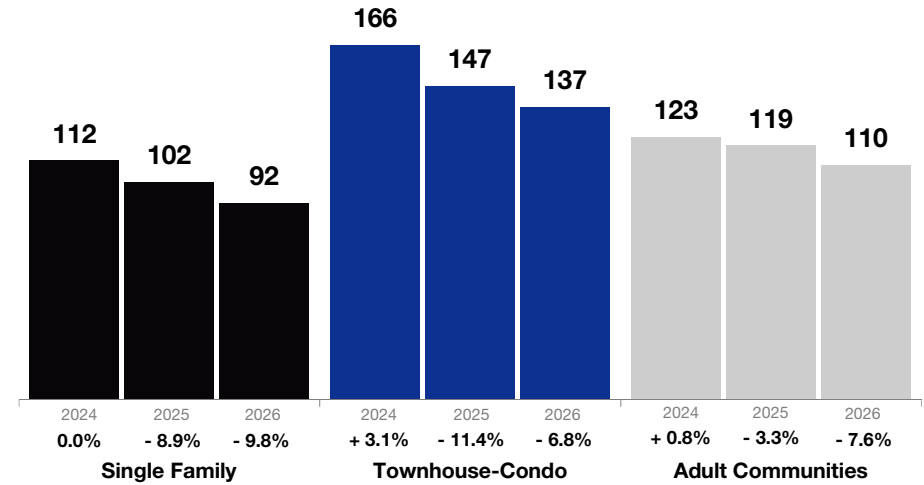
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



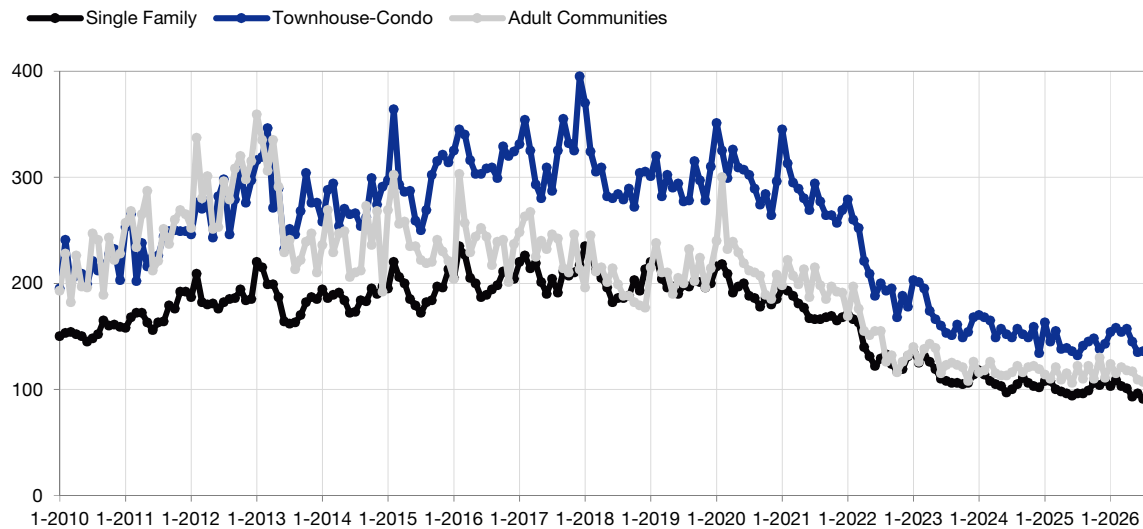
September



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
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	157	118
May 2026	93	145	117
June 2026	96	135	109
July 2026	91	136	107
August 2026	94	133	118
September 2026	89	127	108
12-Month Avg.*	100	144	116

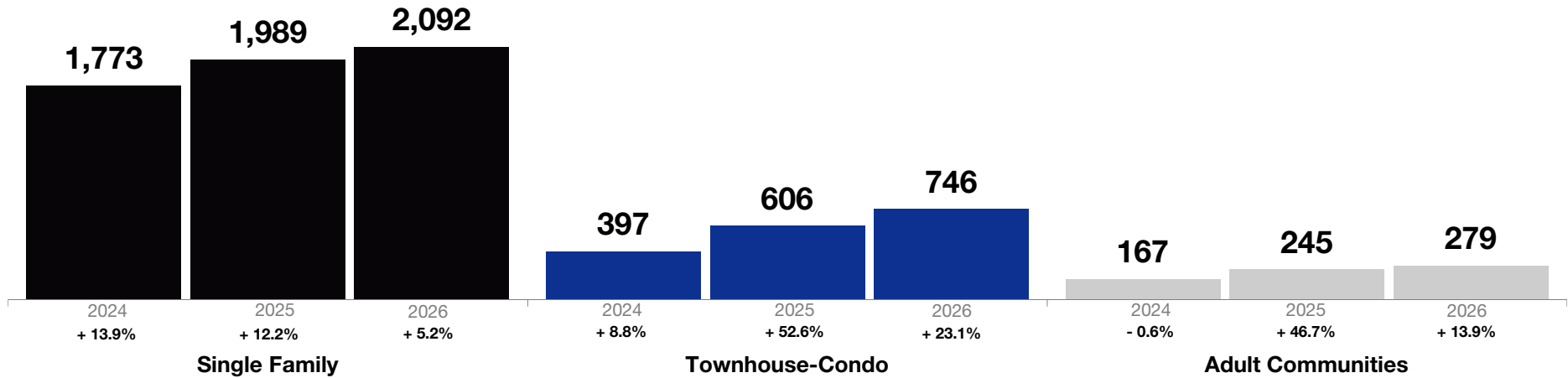
* Affordability Index for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

Inventory of Homes for Sale

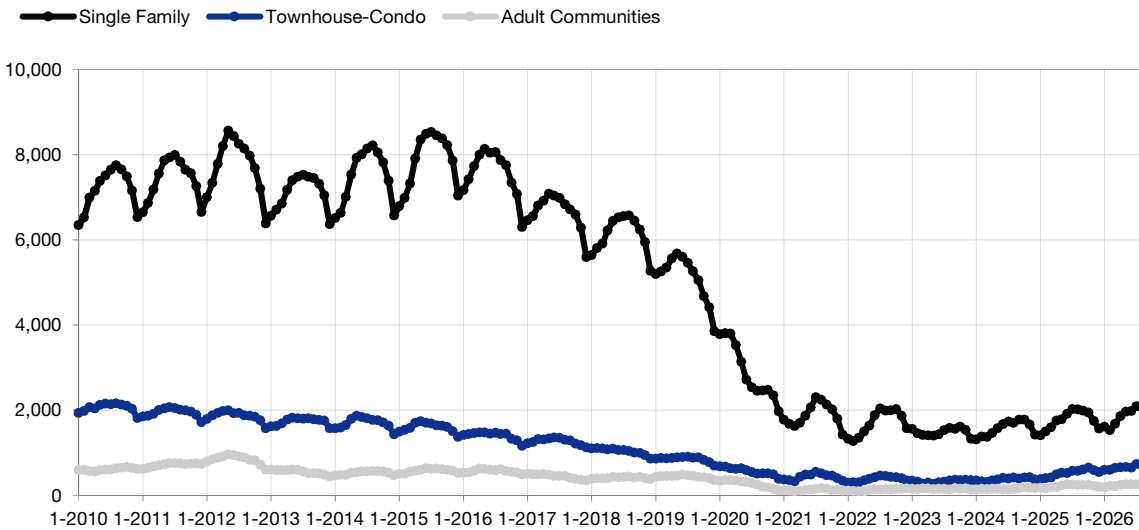
The number of properties available for sale in active status at the end of a given month.



September



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.

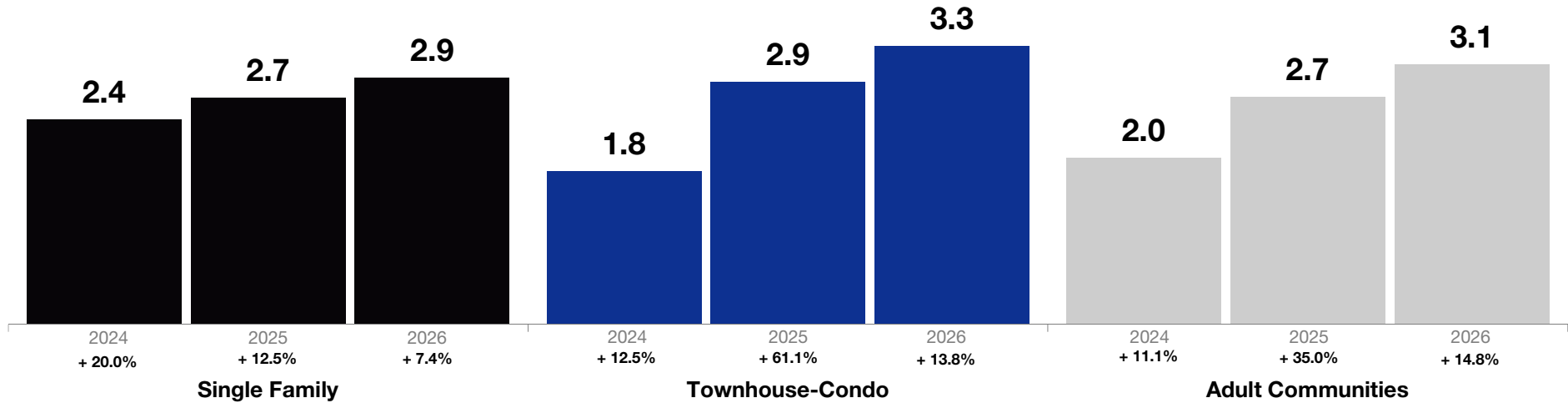
	Single Family	Townhouse-Condo	Adult Communities
October 2025	1,940	653	242
November 2025	1,748	586	221
December 2025	1,565	547	199
January 2026	1,611	595	194
February 2026	1,531	593	219
March 2026	1,677	642	212
April 2026	1,859	656	242
May 2026	1,967	666	259
June 2026	1,980	652	262
July 2026	2,094	729	262
August 2026	2,066	716	252
September 2026	2,092	746	279
12-Month Avg.	1,844	648	237

Months Supply of Inventory

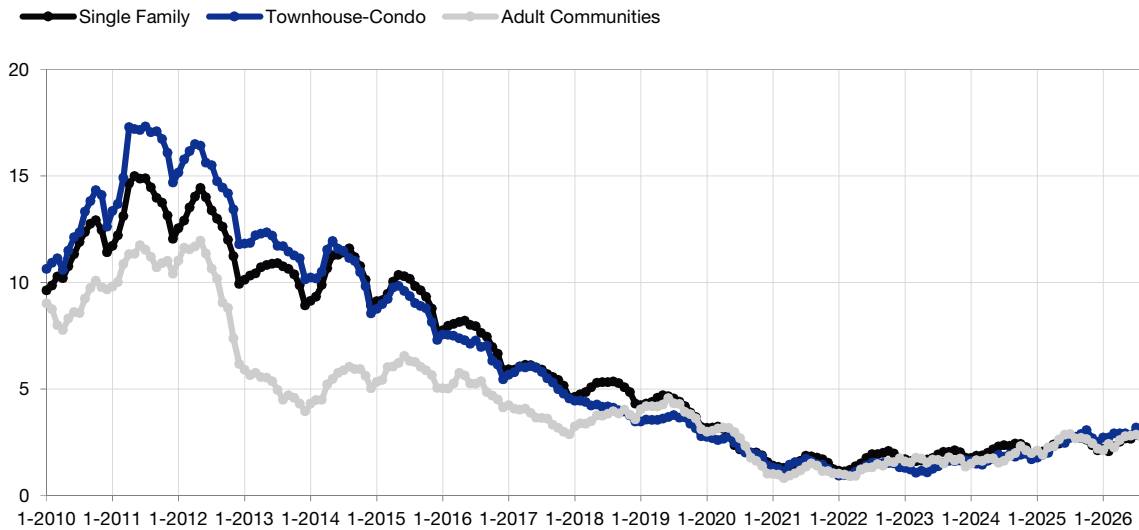
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



September



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.

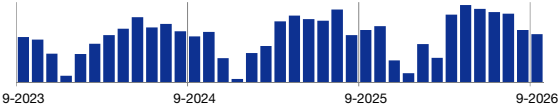
	Single Family	Townhouse-Condo	Adult Communities
October 2025	2.6	3.1	2.6
November 2025	2.3	2.7	2.4
December 2025	2.1	2.5	2.2
January 2026	2.2	2.7	2.1
February 2026	2.1	2.7	2.4
March 2026	2.3	2.9	2.2
April 2026	2.5	2.9	2.6
May 2026	2.7	2.9	2.8
June 2026	2.6	2.8	2.8
July 2026	2.8	3.2	2.8
August 2026	2.8	3.1	2.7
September 2026	2.9	3.3	3.1
12-Month Avg.*	2.5	2.9	2.6

* Months Supply for all properties from October 2025 through September 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	9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,418	1,356	- 4.4%	13,020	13,449	+ 3.3%
Pending Sales		1,096	793	- 27.6%	9,936	9,695	- 2.4%
Closed Sales		1,149	1,054	- 8.3%	9,537	9,524	- 0.1%
Median Sales Price		\$405,000	\$412,500	+ 1.9%	\$393,250	\$400,000	+ 1.7%
Average Sales Price		\$523,497	\$515,474	- 1.5%	\$491,139	\$499,999	+ 1.8%
Pct. of List Price Received		100.3%	100.6%	+ 0.3%	100.9%	100.4%	- 0.5%
Days on Market Until Sale		35	35	0.0%	34	37	+ 8.8%
Housing Affordability Index		109	100	- 8.3%	112	103	- 8.0%
Inventory of Homes for Sale		2,908	3,177	+ 9.3%	--	--	--
Months Supply of Inventory		2.8	3.0	+ 7.1%	--	--	--