Monthly Indicators

NEXUS Association of REALTORS®

October 2026

U.S. existing-home sales rose 1.5 percent from August and fell 2.2 percent from a year earlier in September, to a seasonally adjusted annual rate of 3.99 million, according to the National Association of REALTORS®. Sales increased in the South and the West, held steady in the Midwest, and declined in the Northeast. Compared with a year earlier, sales declined in all four regions. August and September were the two slowest months for home sales this year, NAR Chief Economist Lawrence Yun said.

- Single Family Closed Sales were down 17.0 percent to 664.
- Townhouse-Condo Closed Sales were down 9.3 percent to 215.
- Adult Communities Closed Sales were down 17.3 percent to 81.

- Single Family Median Sales Price increased 2.4 percent to $429,995.
- Townhouse-Condo Median Sales Price decreased 1.7 percent to $295,000.
- Adult Communities Median Sales Price decreased 6.2 percent to $380,000.

Heading into October, 1.60 million homes were listed for sale, up 1.9 percent from the previous month and 4.6 percent from a year earlier, according to NAR. Unsold inventory was a 4.8-month supply, unchanged from August and up from a 4.5-month supply a year earlier. The median existing-home sales price was $417,500, up 1.3 percent from $412,300 a year earlier. That marked the 39th consecutive month of year-over-year price gains.

Monthly Snapshot

- 15.2%	+ 12.7%	+ 3.9%
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

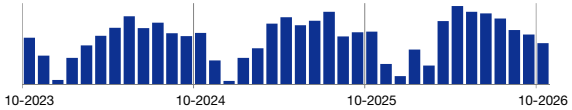
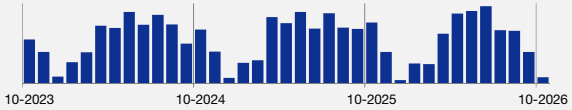
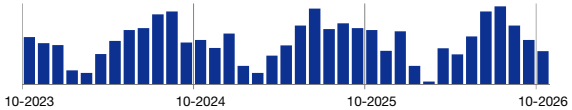
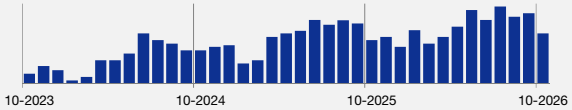
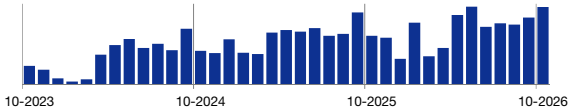
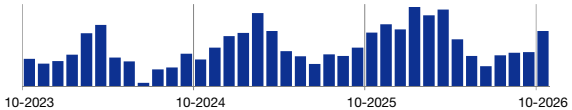
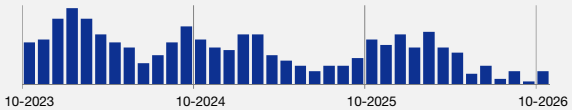
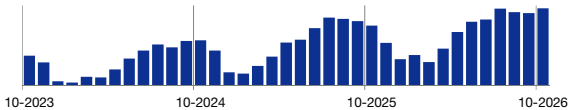
For residential real estate activity in Burlington, Camden, and Ocean Counties. Percent changes are calculated using rounded figures.

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Data as of November 9, 2026. All data from Bright MLS. Margin of error for numbers reported at statewide level is +/- 4% at a 95% confidence level. Provided by New Jersey REALTORS®. Report © 2026 ShowingTime Plus, LLC.

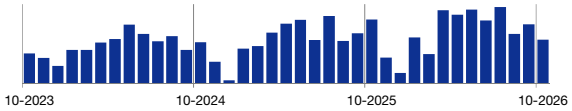
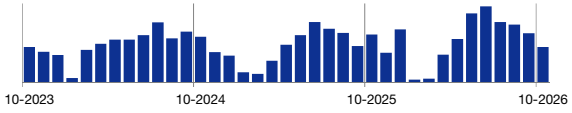
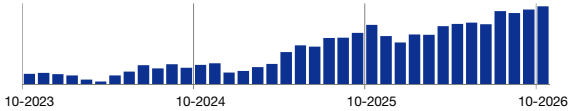
Single Family Market Overview

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	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		992	**877**	- 11.6%	10,026	**10,141**	+ 1.1%
Pending Sales		816	**514**	- 37.0%	7,768	**7,293**	- 6.1%
Closed Sales		800	**664**	- 17.0%	7,461	**7,222**	- 3.2%
Median Sales Price		$420,000	**$429,995**	+ 2.4%	$430,000	**$447,000**	+ 4.0%
Average Sales Price		$551,664	**$614,259**	+ 11.3%	$556,900	**$577,877**	+ 3.8%
Pct. of List Price Received		100.1%	**100.0%**	- 0.1%	101.2%	**100.9%**	- 0.3%
Days on Market Until Sale		37	**38**	+ 2.7%	34	**35**	+ 2.9%
Housing Affordability Index		106	**94**	- 11.3%	103	**91**	- 11.7%
Inventory of Homes for Sale		1,945	**2,134**	+ 9.7%	--	**--**	--
Months Supply of Inventory		2.6	**3.0**	+ 15.4%	--	**--**	--

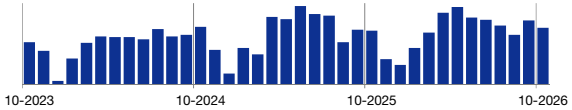
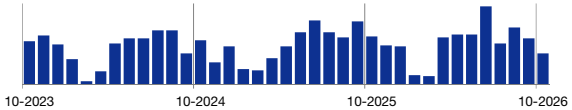
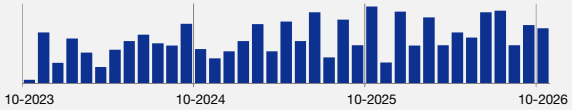
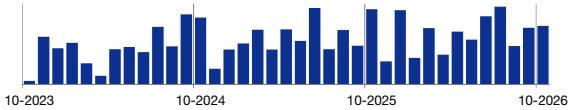
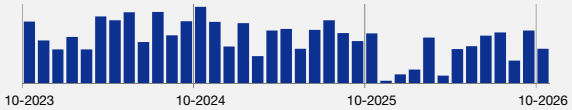
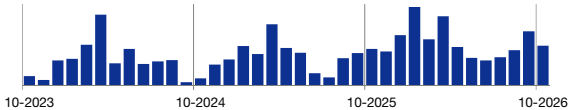
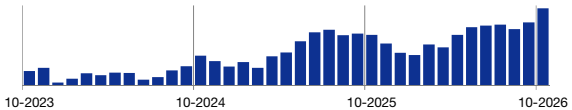
Townhouse-Condo Market Overview

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	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		343	**279**	- 18.7%	3,034	**3,250**	+ 7.1%
Pending Sales		239	**165**	- 31.0%	2,245	**2,306**	+ 2.7%
Closed Sales		237	**215**	- 9.3%	2,185	**2,276**	+ 4.2%
Median Sales Price		$300,000	**$295,000**	- 1.7%	$300,000	**$300,000**	0.0%
Average Sales Price		$313,237	**$357,751**	+ 14.2%	$319,598	**$320,733**	+ 0.4%
Pct. of List Price Received		99.8%	**98.3%**	- 1.5%	100.4%	**99.4%**	- 1.0%
Days on Market Until Sale		32	**44**	+ 37.5%	32	**42**	+ 31.3%
Housing Affordability Index		148	**138**	- 6.8%	148	**135**	- 8.8%
Inventory of Homes for Sale		653	**763**	+ 16.8%	--	**--**	--
Months Supply of Inventory		3.1	**3.4**	+ 9.7%	--	**--**	--

Adult Community Market Overview

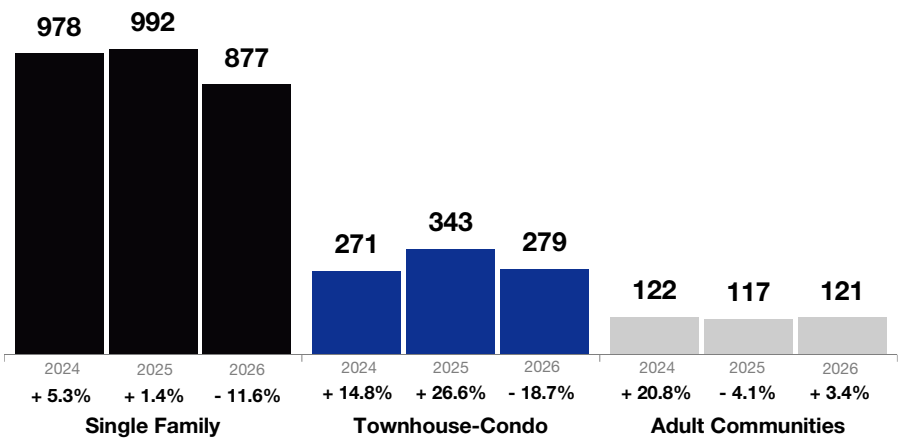
Key metrics for properties in **Adult Communities Only** for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		117	**121**	+ 3.4%	1,211	**1,253**	+ 3.5%
Pending Sales		98	**62**	- 36.7%	961	**938**	- 2.4%
Closed Sales		98	**81**	- 17.3%	919	**917**	- 0.2%
Median Sales Price		$405,000	**$380,000**	- 6.2%	$375,000	**$375,000**	0.0%
Average Sales Price		$413,335	**$394,822**	- 4.5%	$387,006	**$387,344**	+ 0.1%
Pct. of List Price Received		99.6%	**99.0%**	- 0.6%	99.6%	**99.0%**	- 0.6%
Days on Market Until Sale		40	**42**	+ 5.0%	37	**43**	+ 16.2%
Housing Affordability Index		110	**107**	- 2.7%	119	**108**	- 9.2%
Inventory of Homes for Sale		242	**305**	+ 26.0%	--	**--**	--
Months Supply of Inventory		2.6	**3.4**	+ 30.8%	--	**--**	--

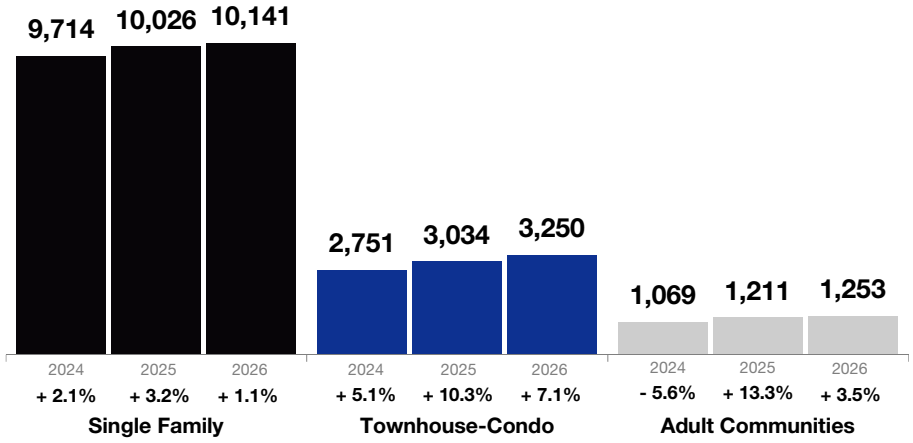
New Listings

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

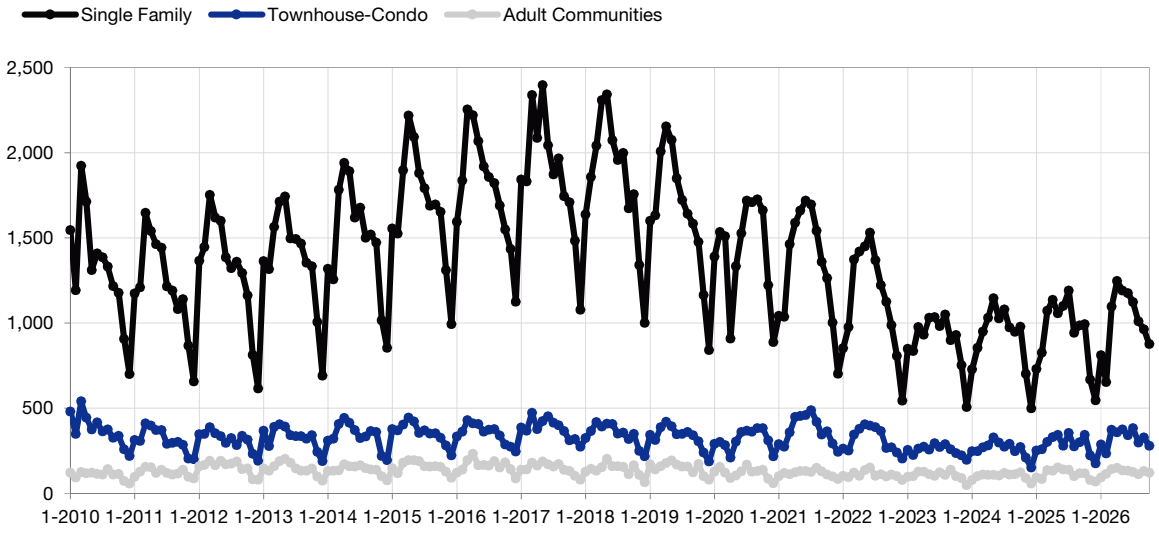
October



Year to Date



Historical New Listings by Month



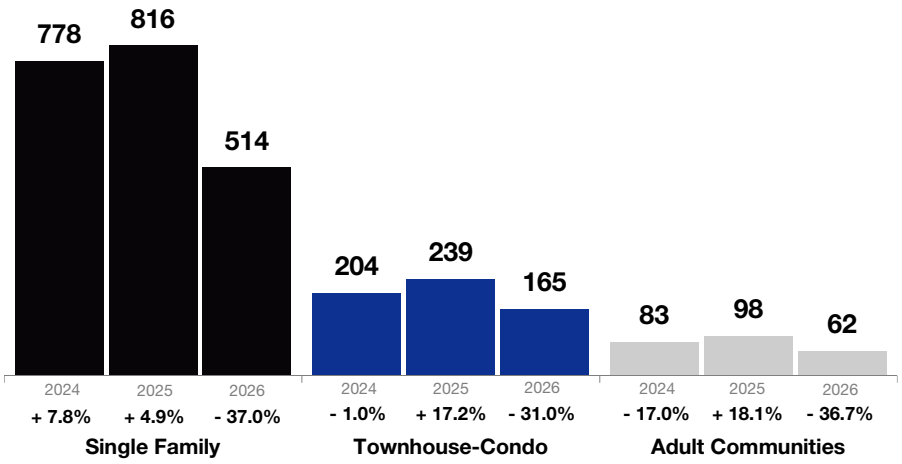
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
November 2025	667	223	77
December 2025	546	175	69
January 2026	811	286	93
February 2026	652	234	114
March 2026	1,096	372	142
April 2026	1,247	358	150
May 2026	1,189	374	135
June 2026	1,174	340	132
July 2026	1,123	382	124
August 2026	1,009	297	111
September 2026	963	328	131
October 2026	**877**	**279**	**121**
12-Month Avg.	946	304	117

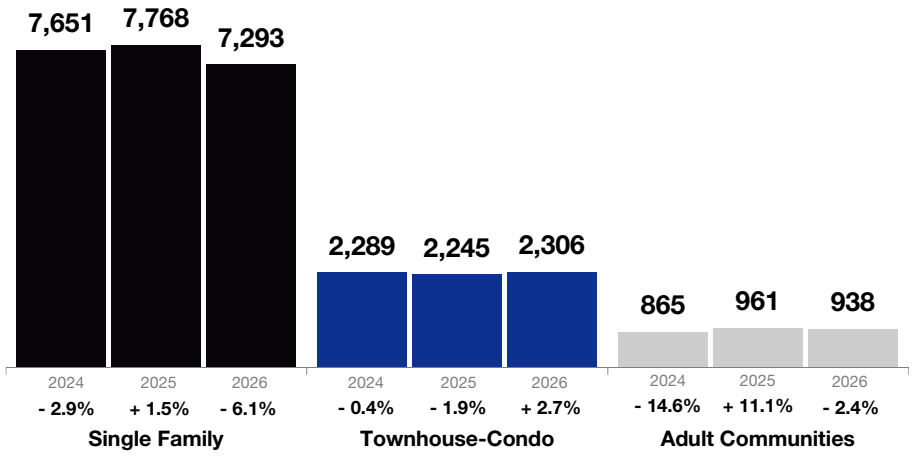
Pending Sales

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

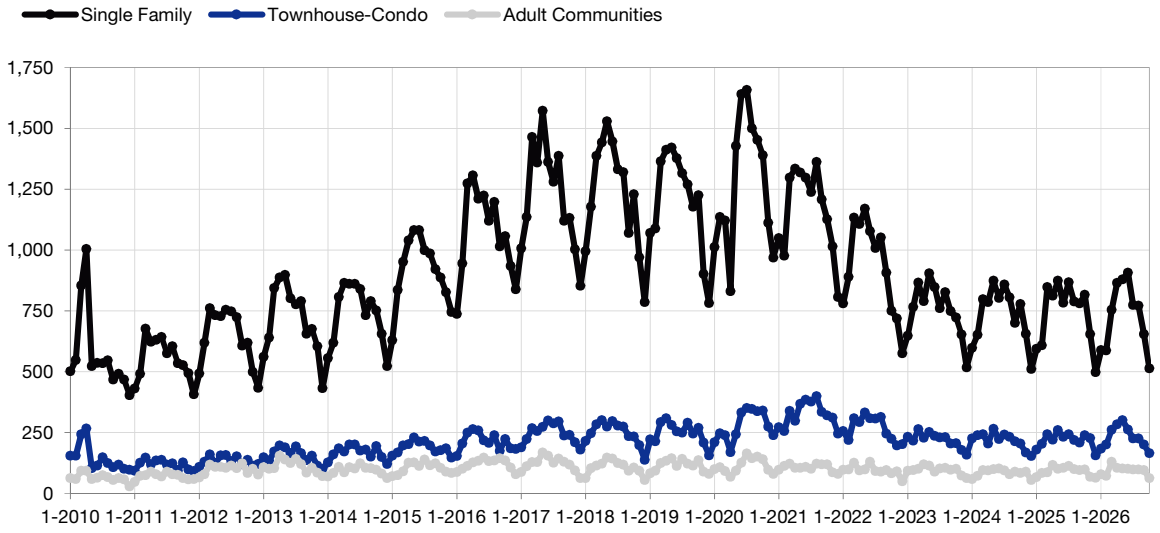
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Year to Date



Historical Pending Sales by Month



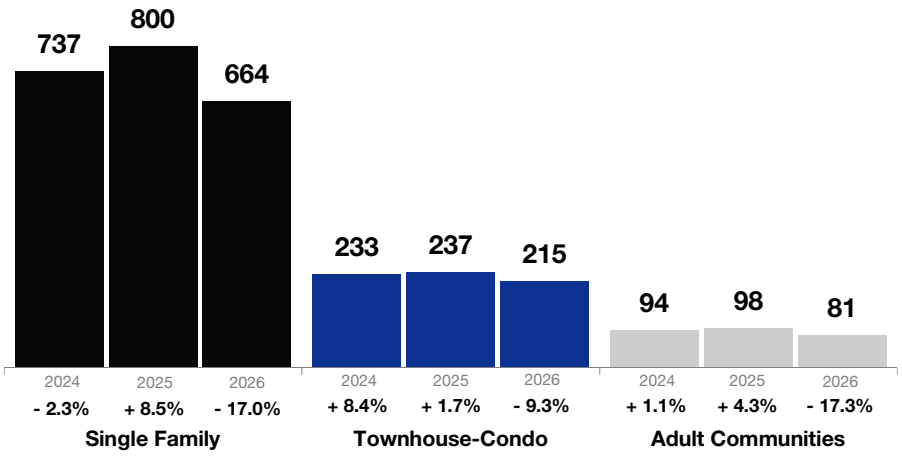
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
November 2025	654	227	68
December 2025	498	156	64
January 2026	589	183	78
February 2026	587	200	71
March 2026	754	261	129
April 2026	865	283	105
May 2026	879	301	102
June 2026	906	262	100
July 2026	774	226	98
August 2026	771	225	98
September 2026	654	200	95
October 2026	**514**	**165**	**62**
12-Month Avg.	704	224	89

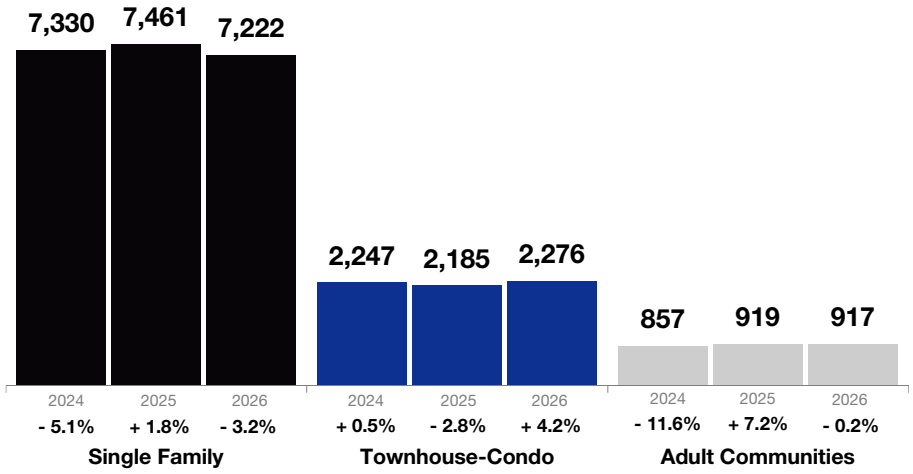
Closed Sales

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

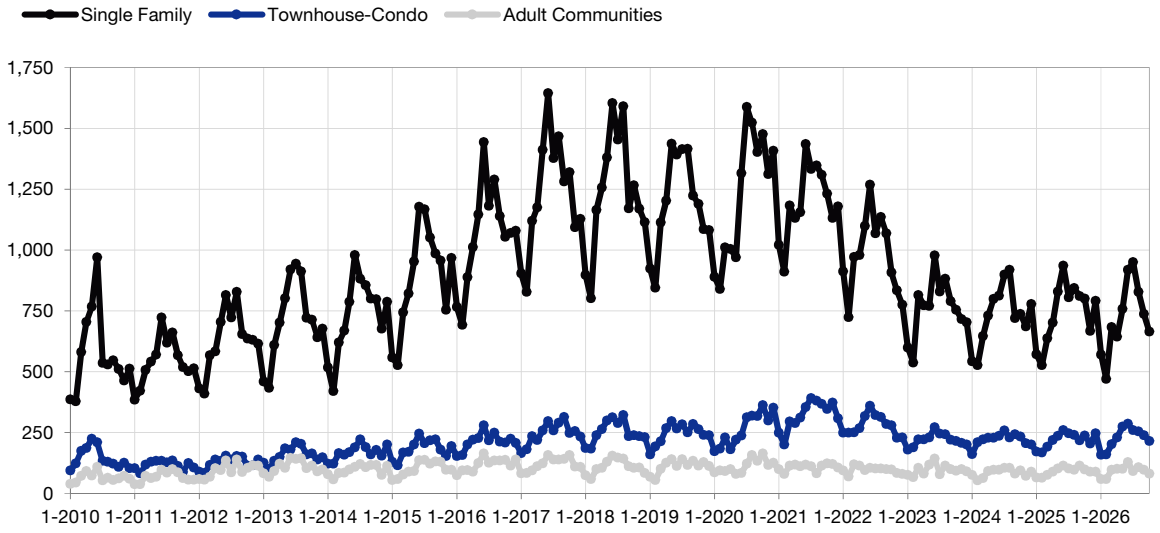
October



Year to Date



Historical Closed Sales by Month



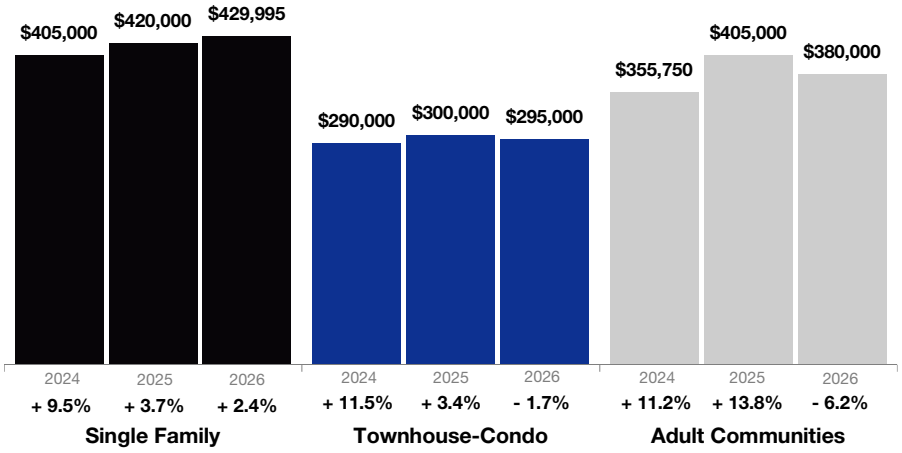
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
November 2025	667	205	89
December 2025	791	246	88
January 2026	570	158	59
February 2026	470	160	58
March 2026	683	202	97
April 2026	644	229	100
May 2026	758	274	100
June 2026	918	286	128
July 2026	950	259	91
August 2026	828	254	107
September 2026	737	239	96
October 2026	**664**	**215**	**81**
12-Month Avg.	723	227	91

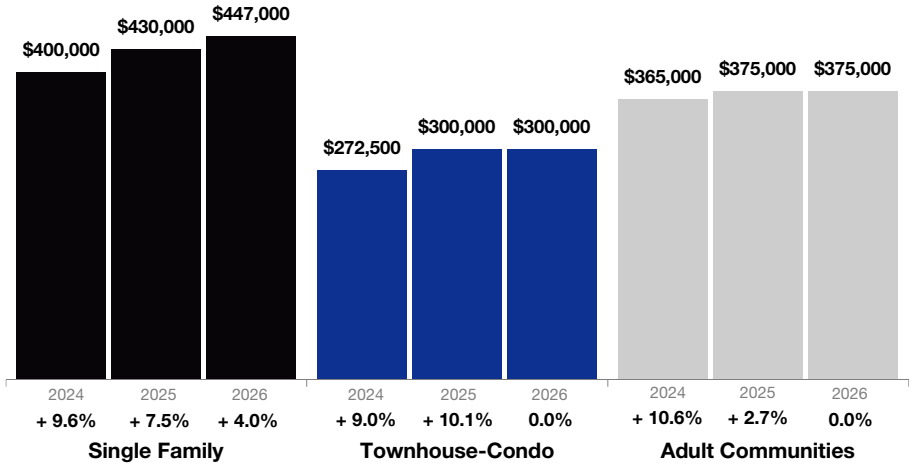
Median Sales Price

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

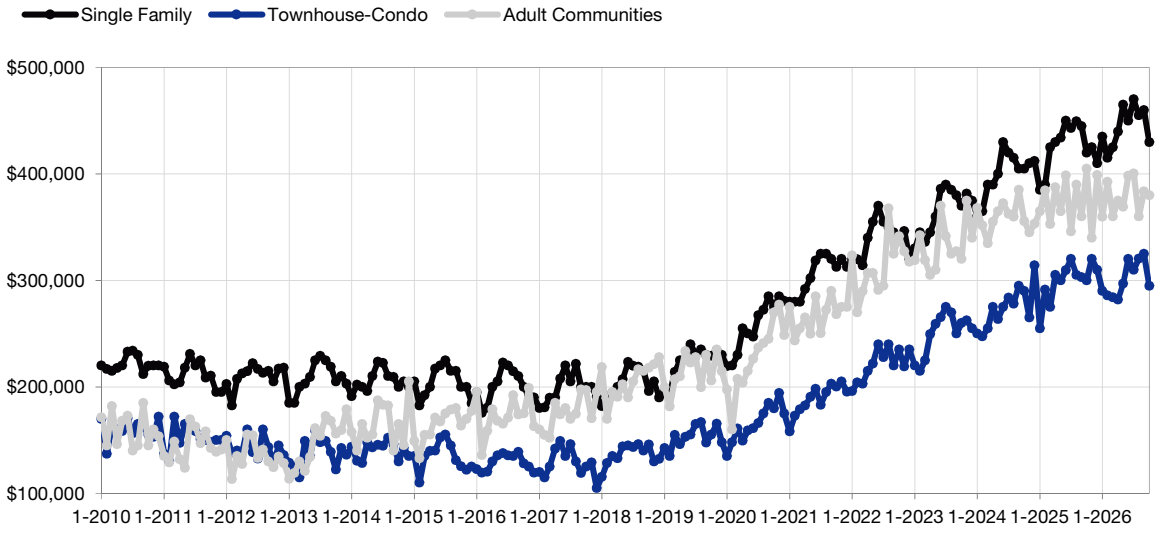
October



Year to Date



Historical Median Sales Price by Month



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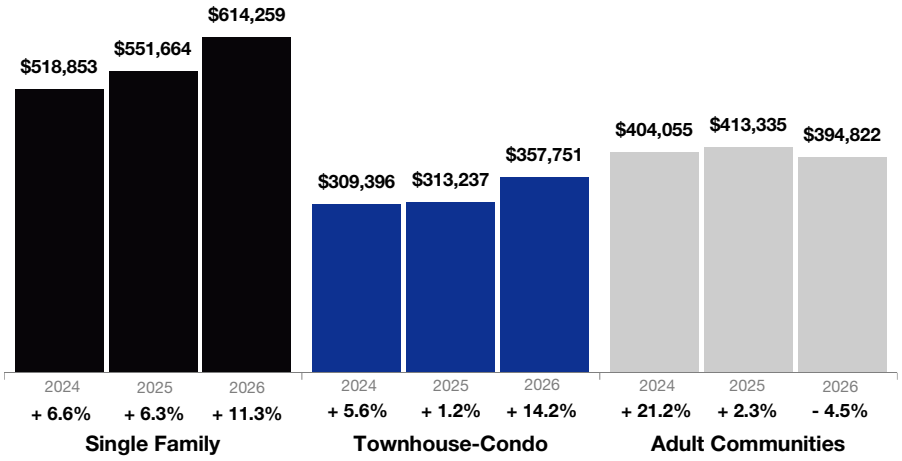
	Single Family	Townhouse-Condo	Adult Communities
November 2025	$425,000	$320,000	$340,000
December 2025	$410,000	$310,000	$399,000
January 2026	$435,000	$290,000	$359,900
February 2026	$415,000	$286,000	$392,500
March 2026	$425,000	$284,100	$360,000
April 2026	$439,900	$282,000	$375,000
May 2026	$465,000	$297,000	$369,000
June 2026	$450,000	$320,000	$398,250
July 2026	$470,000	$310,000	$400,400
August 2026	$455,000	$320,500	$360,000
September 2026	$460,000	$325,000	$383,500
October 2026	**$429,995**	**$295,000**	**$380,000**
12-Month Med.*	$440,000	$305,000	$375,000

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

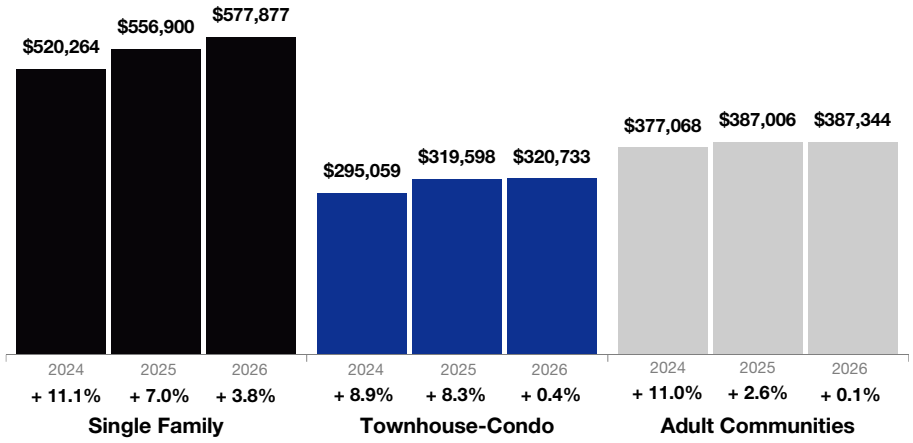
Average Sales Price

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

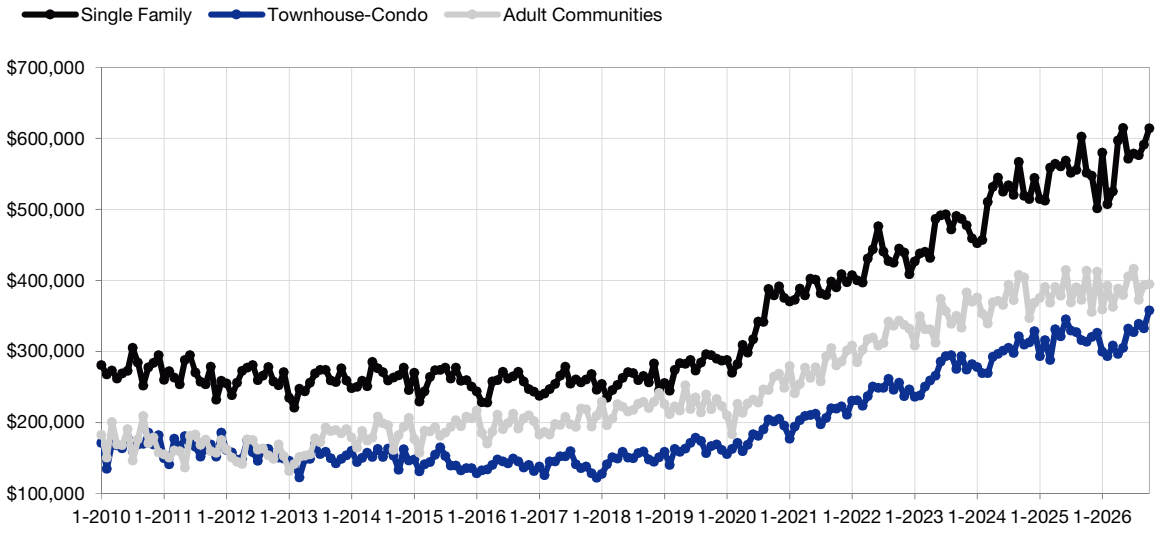
October



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.

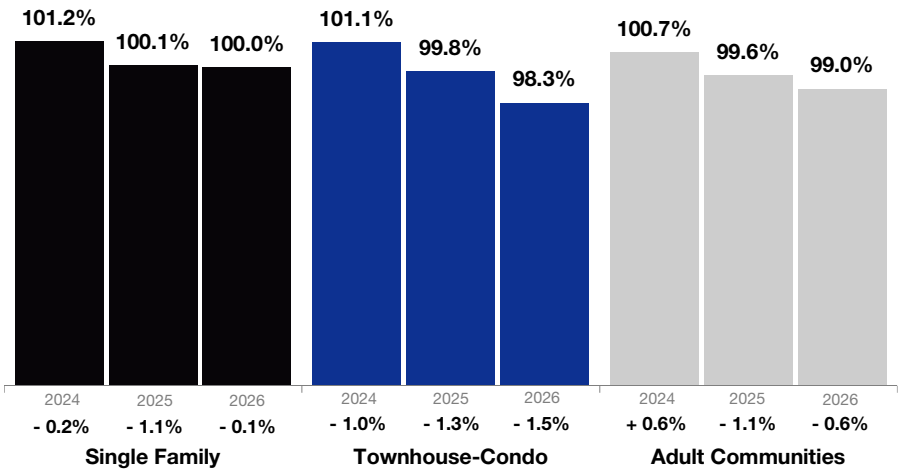
	Single Family	Townhouse-Condo	Adult Communities
November 2025	$547,644	$320,073	$355,164
December 2025	$501,530	$326,131	$412,322
January 2026	$579,990	$299,442	$359,158
February 2026	$507,183	$293,296	$392,386
March 2026	$525,394	$307,890	$362,779
April 2026	$597,081	$296,477	$388,263
May 2026	$614,778	$304,960	$379,452
June 2026	$571,417	$331,989	$405,269
July 2026	$578,680	$326,932	$416,030
August 2026	$576,335	$338,785	$372,337
September 2026	$591,226	$332,409	$392,691
October 2026	**$614,259**	**$357,751**	**$394,822**
12-Month Avg.*	$568,596	$321,171	$386,734

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

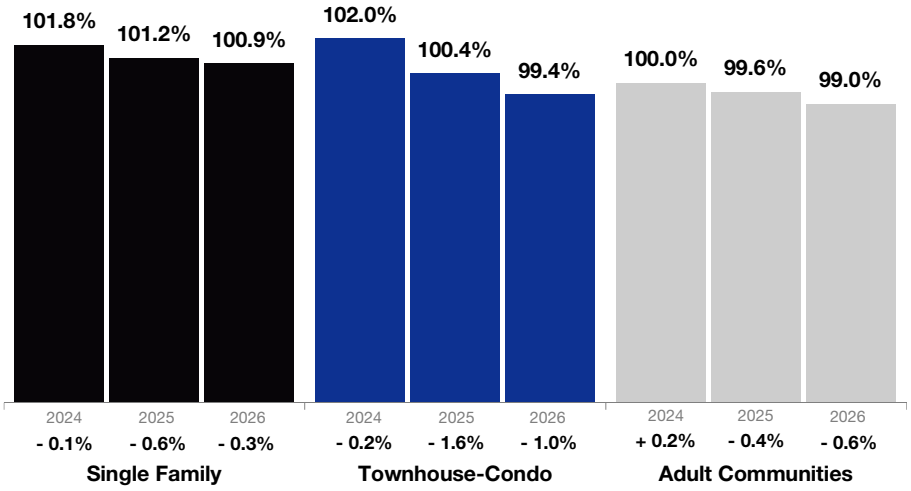
Percent of List Price Received

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.

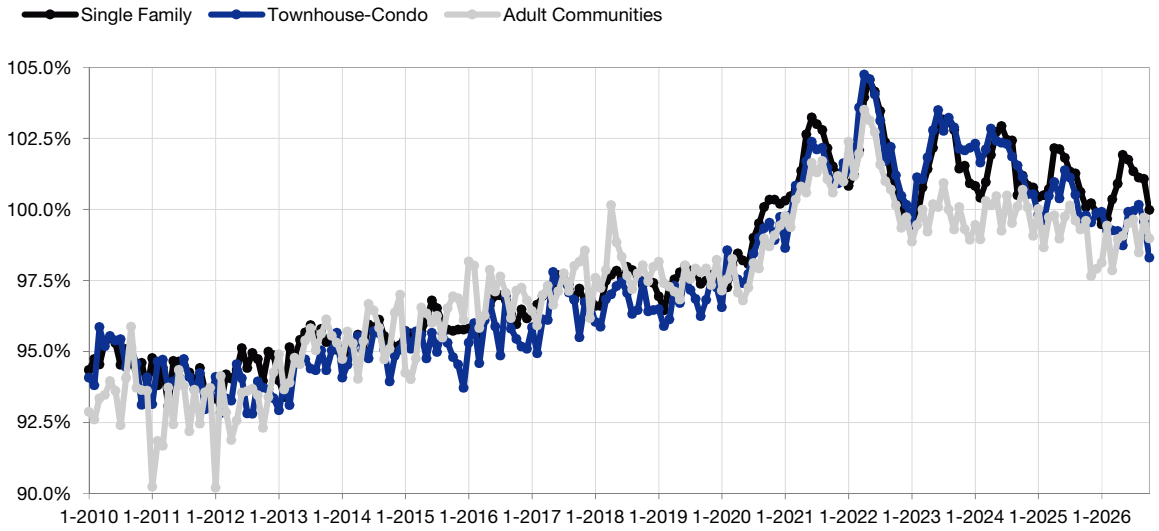
October



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.

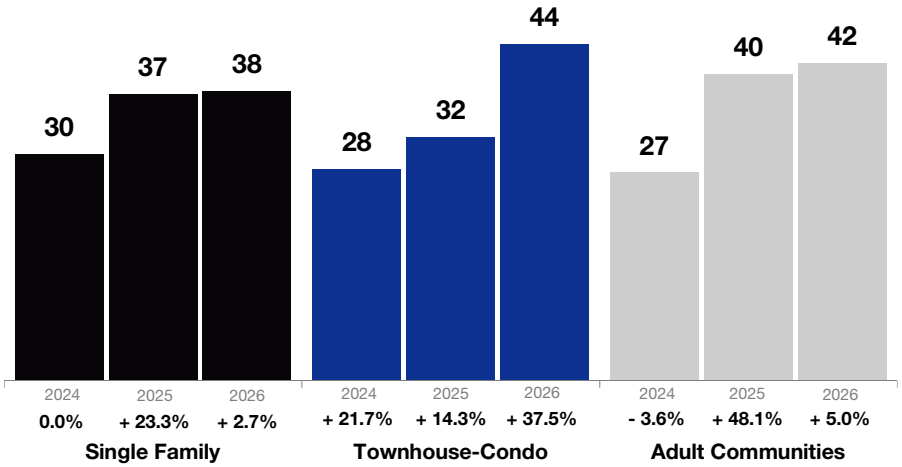
	Single Family	Townhouse-Condo	Adult Communities
November 2025	100.2%	99.5%	97.7%
December 2025	99.9%	99.9%	97.9%
January 2026	99.5%	99.9%	98.1%
February 2026	99.7%	99.3%	99.4%
March 2026	100.3%	99.3%	97.9%
April 2026	100.9%	99.2%	99.0%
May 2026	101.9%	98.7%	99.1%
June 2026	101.8%	99.9%	99.5%
July 2026	101.3%	99.9%	99.6%
August 2026	101.1%	100.2%	98.5%
September 2026	101.1%	99.6%	99.7%
October 2026	**100.0%**	**98.3%**	**99.0%**
12-Month Avg.*	100.7%	99.5%	98.8%

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

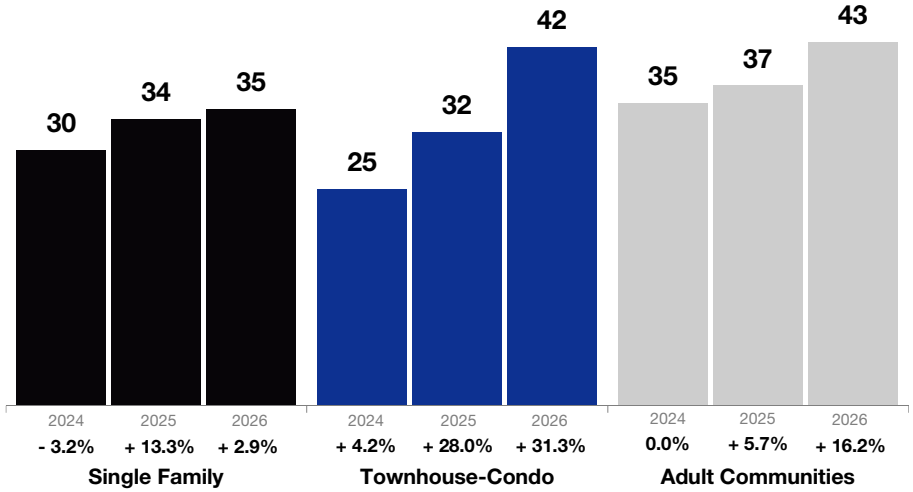
Days on Market Until Sale

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

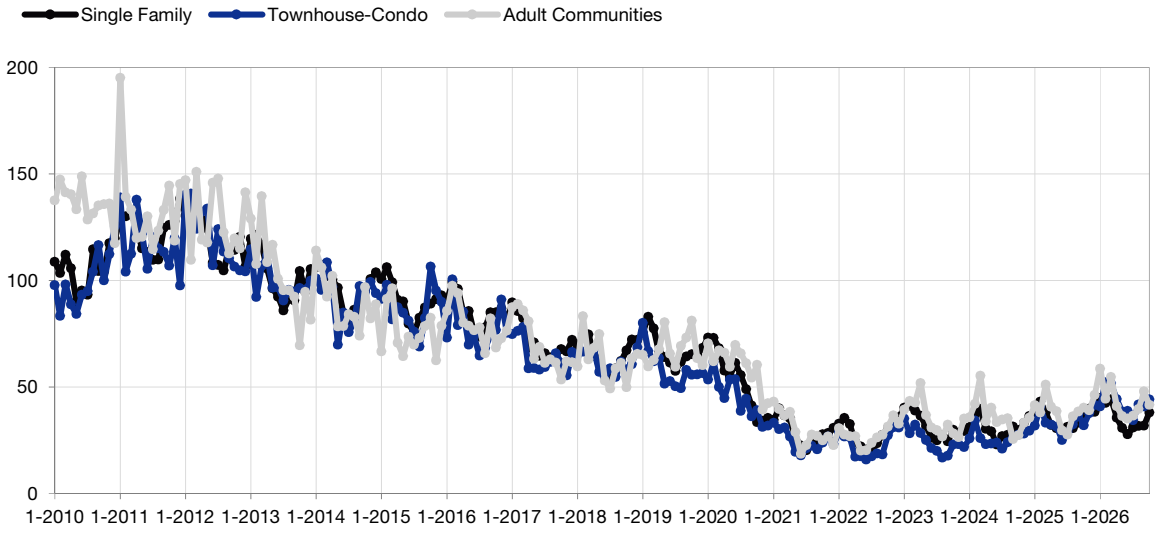
October



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
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	32	42	40
September 2026	32	41	48
October 2026	**38**	**44**	**42**
12-Month Avg.*	35	42	43

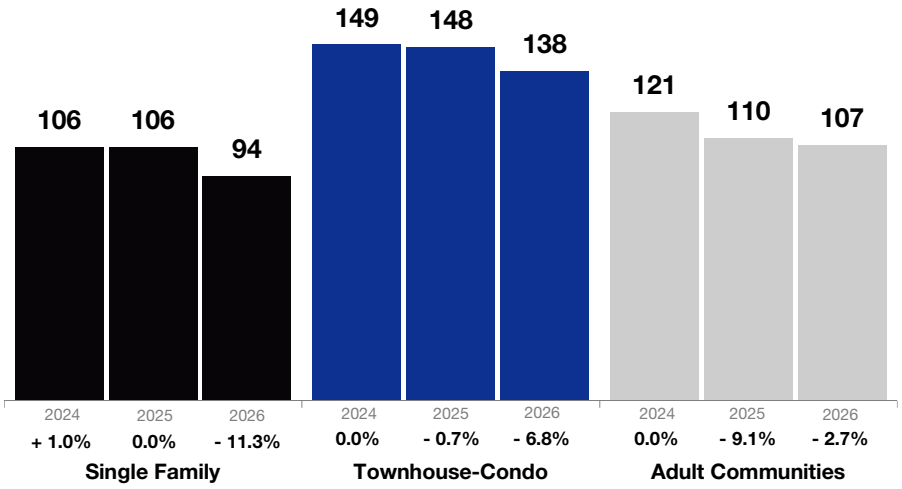
* Days on Market for all properties from November 2025 through October 2026. This is not the average of the individual figures above.

Housing Affordability Index

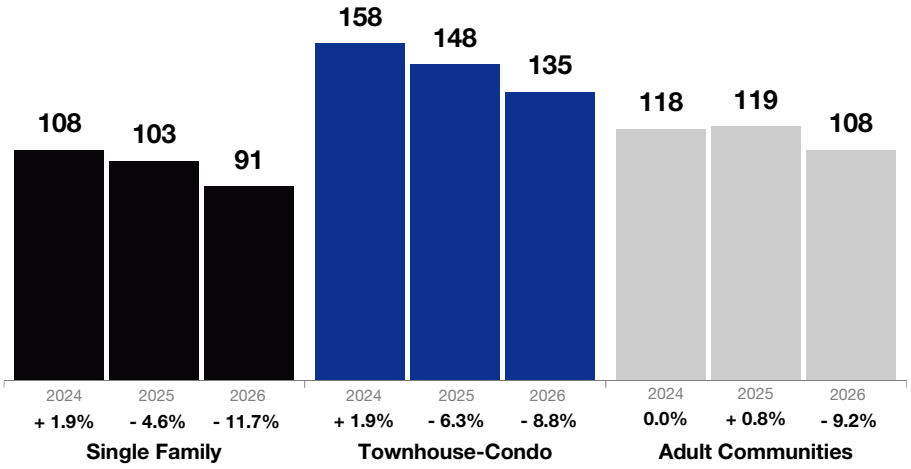
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

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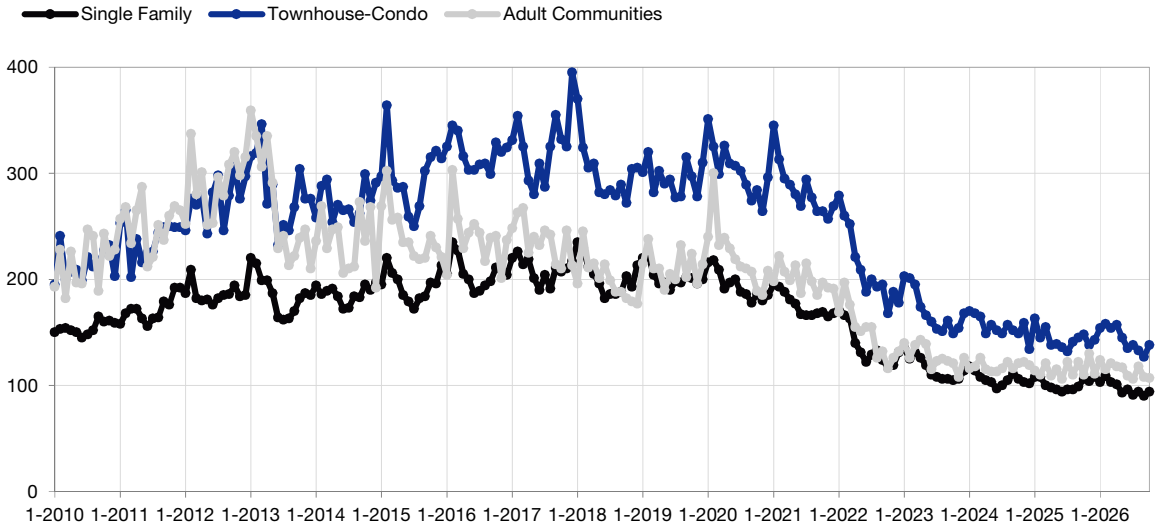
October



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.

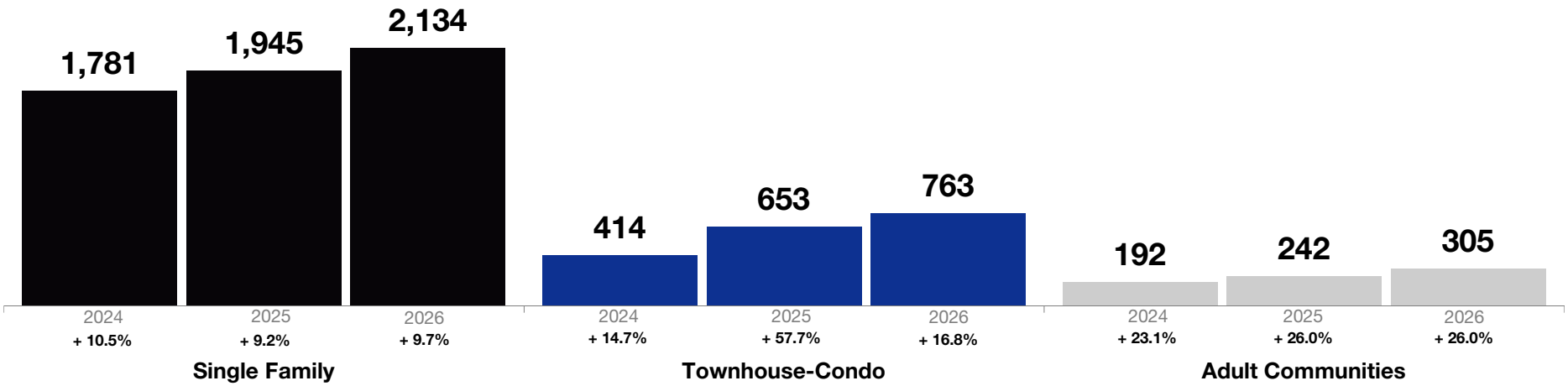
	Single Family	Townhouse-Condo	Adult Communities
November 2025	104	138	130
December 2025	108	143	111
January 2026	103	154	124
February 2026	109	158	115
March 2026	103	154	121
April 2026	101	157	118
May 2026	93	145	117
June 2026	96	135	109
July 2026	91	138	106
August 2026	94	133	118
September 2026	90	127	108
October 2026	**94**	**138**	**107**
12-Month Avg.*	99	143	115

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

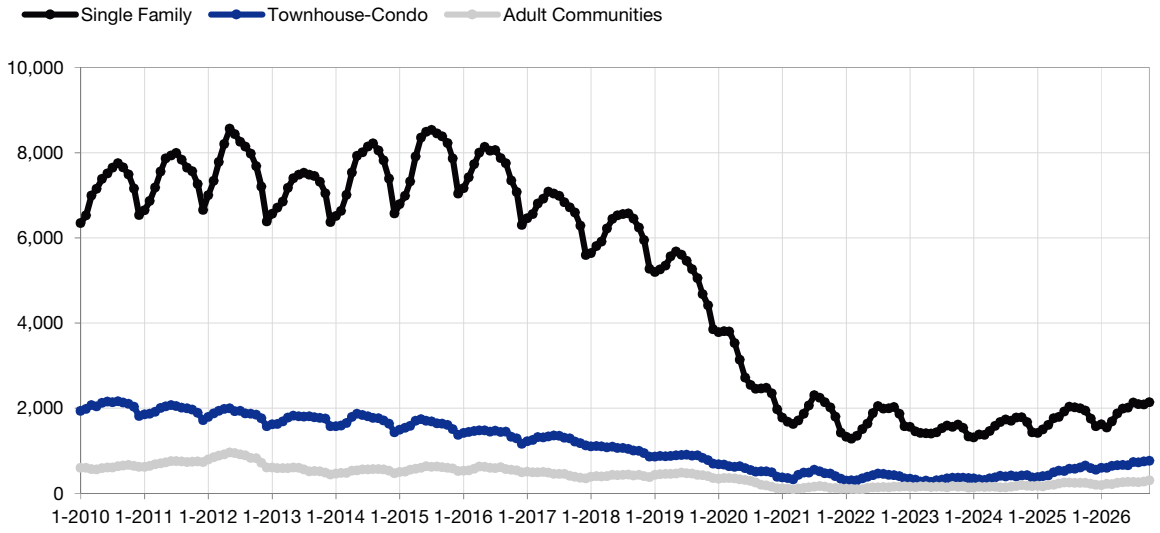
Inventory of Homes for Sale

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

October



Historical Inventory of Homes for Sale by Month



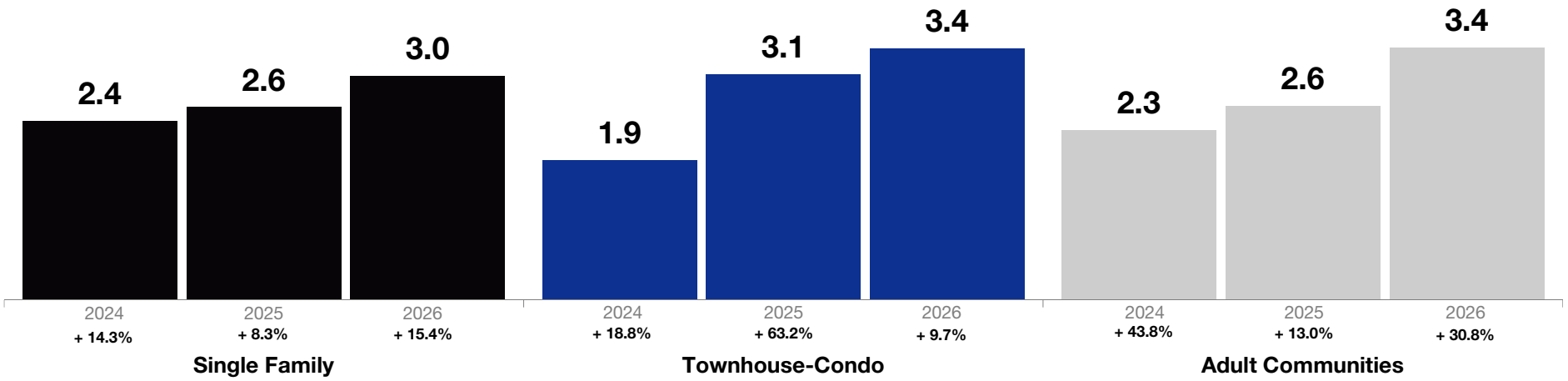
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
November 2025	1,755	586	221
December 2025	1,572	548	199
January 2026	1,619	596	194
February 2026	1,541	594	219
March 2026	1,688	645	212
April 2026	1,874	659	242
May 2026	1,988	667	260
June 2026	2,011	656	264
July 2026	2,130	735	266
August 2026	2,092	724	256
September 2026	2,082	744	272
October 2026	**2,134**	**763**	**305**
12-Month Avg.	1,874	660	243

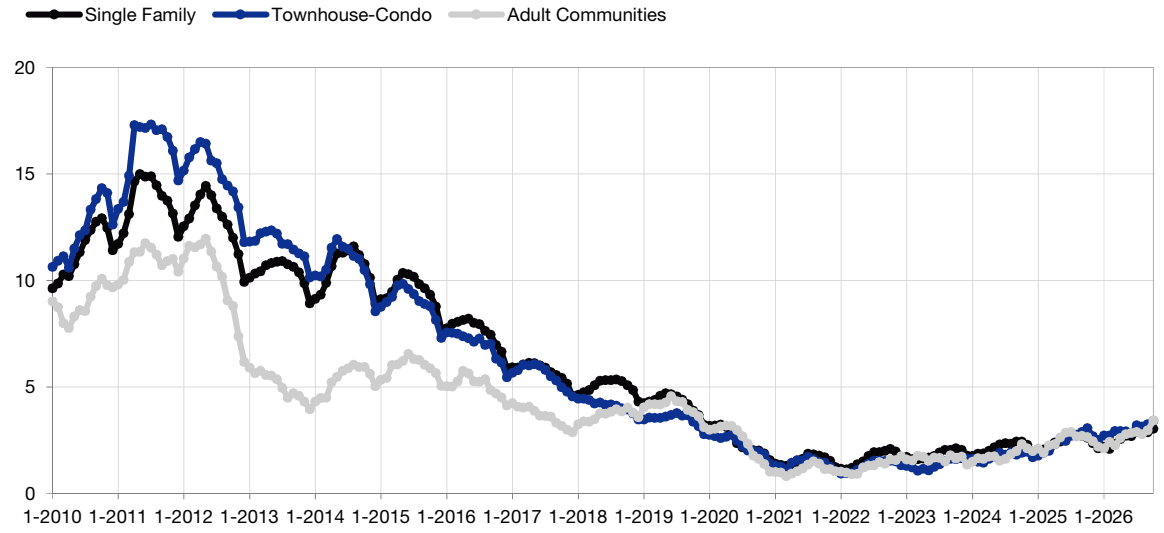
Months Supply of Inventory

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.

October



Historical Months Supply of Inventory by Month



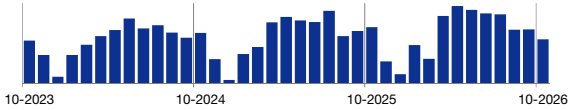
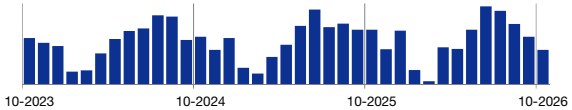
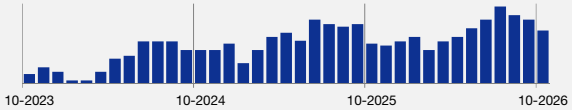
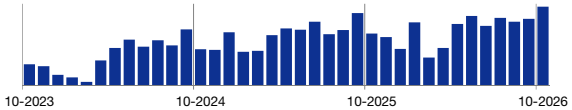
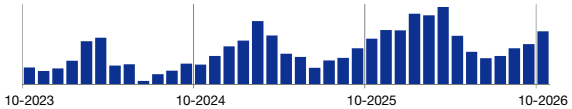
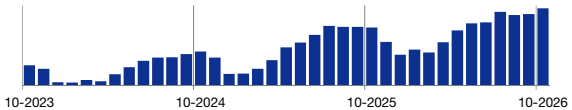
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
November 2025	2.4	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	2.7	2.8	2.8
July 2026	2.9	3.2	2.9
August 2026	2.8	3.1	2.8
September 2026	2.9	3.2	3.0
October 2026	**3.0**	**3.4**	**3.4**
12-Month Avg.*	2.5	2.9	2.6

* Months Supply for all properties from November 2025 through October 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	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,471	**1,297**	- 11.8%	14,491	**14,862**	+ 2.6%
Pending Sales		1,176	**745**	- 36.6%	11,110	**10,668**	- 4.0%
Closed Sales		1,149	**974**	- 15.2%	10,686	**10,544**	- 1.3%
Median Sales Price		$382,500	**$397,550**	+ 3.9%	$390,500	**$400,000**	+ 2.4%
Average Sales Price		$486,792	**$534,644**	+ 9.8%	$490,672	**$502,909**	+ 2.5%
Pct. of List Price Received		99.9%	**99.5%**	- 0.4%	100.8%	**100.3%**	- 0.5%
Days on Market Until Sale		37	**40**	+ 8.1%	34	**37**	+ 8.8%
Housing Affordability Index		116	**102**	- 12.1%	114	**102**	- 10.5%
Inventory of Homes for Sale		2,899	**3,267**	+ 12.7%	--	**--**	--
Months Supply of Inventory		2.7	**3.2**	+ 18.5%	--	**--**	--