

Monthly Indicators



June 2025

U.S. existing-home sales edged up 0.8% month-over-month to a seasonally adjusted annual rate of 4.03 million units, exceeding economists' expectations, although sales were down 0.7% year-over-year, according to the National Association of REALTORS® (NAR). On a monthly basis, sales increased in the Midwest, Northeast, and South but decreased in the West.

- Single Family Closed Sales decreased 11.5 percent to 131.
- Townhouse-Condo Closed Sales decreased 12.1 percent to 29.
- There were no Adult Communities Closed Sales during the current period.

- Single Family Median Sales Price was up 11.5 percent to \$485,000.
- Townhouse-Condo Median Sales Price was up 11.7 percent to \$335,000.
- There was no Adult Communities Median Sales Price for the current period.

Heading into June, there were 1.54 million units for sale across the country, a 6.2% increase from the previous month and a 20.3% improvement over the same period last year, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the additional supply, home prices have continued to rise nationwide, albeit at a slower pace than during the pandemic, climbing 1.3% year-over-year to \$422,800 as of last measure.

Monthly Snapshot

- 12.1% **+ 16.8%** **+ 7.4%**

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 Sussex County. 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	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		212	255	+ 20.3%	1,136	1,226	+ 7.9%
Pending Sales		155	167	+ 7.7%	824	814	- 1.2%
Closed Sales		148	131	- 11.5%	732	669	- 8.6%
Median Sales Price		\$435,000	\$485,000	+ 11.5%	\$410,000	\$440,000	+ 7.3%
Avg. Sales Price		\$468,027	\$539,565	+ 15.3%	\$450,179	\$494,190	+ 9.8%
Pct. of List Price Received		104.4%	104.8%	+ 0.4%	103.2%	103.6%	+ 0.4%
Days on Market		35	27	- 22.9%	42	39	- 7.1%
Affordability Index		111	100	- 9.9%	118	110	- 6.8%
Homes for Sale		366	423	+ 15.6%	--	--	--
Months Supply		2.7	3.2	+ 18.5%	--	--	--

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	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		40	46	+ 15.0%	267	273	+ 2.2%
Pending Sales		22	27	+ 22.7%	187	166	- 11.2%
Closed Sales		33	29	- 12.1%	175	152	- 13.1%
Median Sales Price		\$300,000	\$335,000	+ 11.7%	\$278,500	\$280,207	+ 0.6%
Avg. Sales Price		\$308,985	\$329,966	+ 6.8%	\$299,027	\$309,158	+ 3.4%
Pct. of List Price Received		101.5%	100.1%	- 1.4%	101.1%	100.2%	- 0.9%
Days on Market		30	36	+ 20.0%	34	45	+ 32.4%
Affordability Index		161	145	- 9.9%	173	173	0.0%
Homes for Sale		91	112	+ 23.1%	--	--	--
Months Supply		2.9	3.7	+ 27.6%	--	--	--

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.



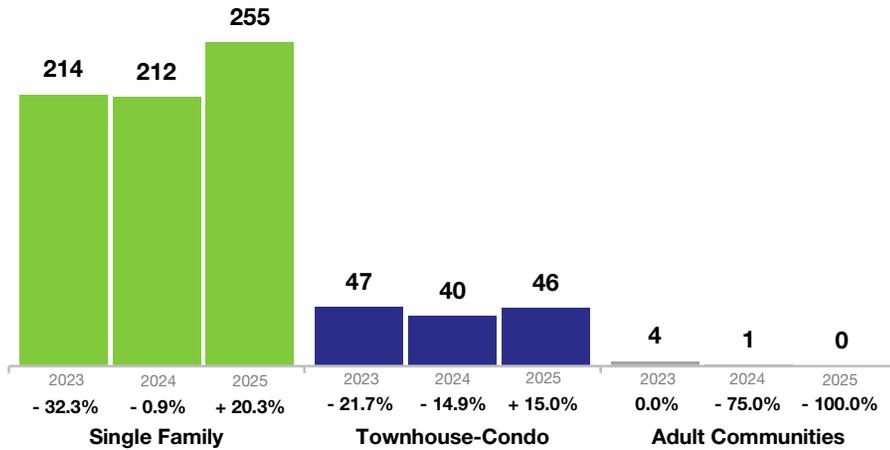
Key Metrics	Historical Sparklines	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		1	0	- 100.0%	4	4	0.0%
Pending Sales		0	1	--	3	5	+ 66.7%
Closed Sales		1	0	- 100.0%	3	4	- 25.0%
Median Sales Price		\$420,000	\$0	- 100.0%	\$375,000	\$463,750	- 19.1%
Avg. Sales Price		\$420,000	\$0	- 100.0%	\$365,000	\$575,625	- 36.6%
Pct. of List Price Received		95.7%	0.0%	- 100.0%	96.6%	99.3%	- 2.7%
Days on Market		74	0	- 100.0%	48	34	+ 41.2%
Affordability Index		115	0	- 100.0%	129	105	+ 22.9%
Homes for Sale		2	1	- 50.0%	--	--	--
Months Supply		1.3	0.8	- 38.5%	--	--	--

New Listings

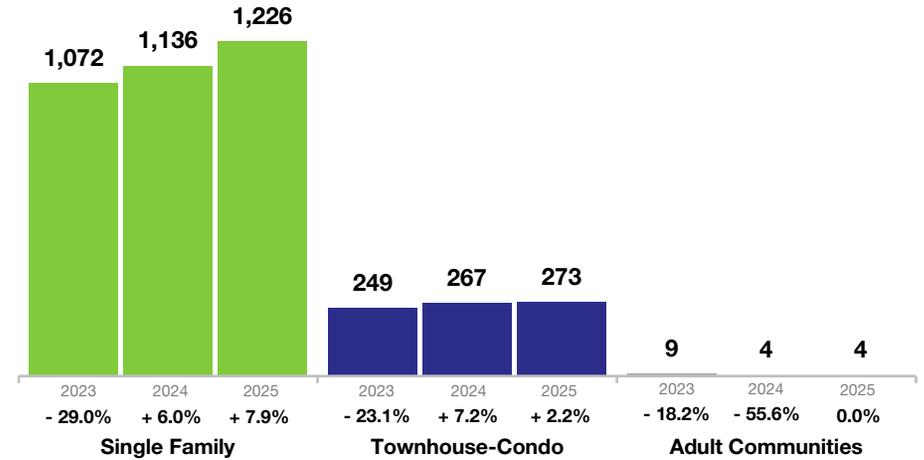
A count of the properties that have been newly listed on the market in a given month.



June

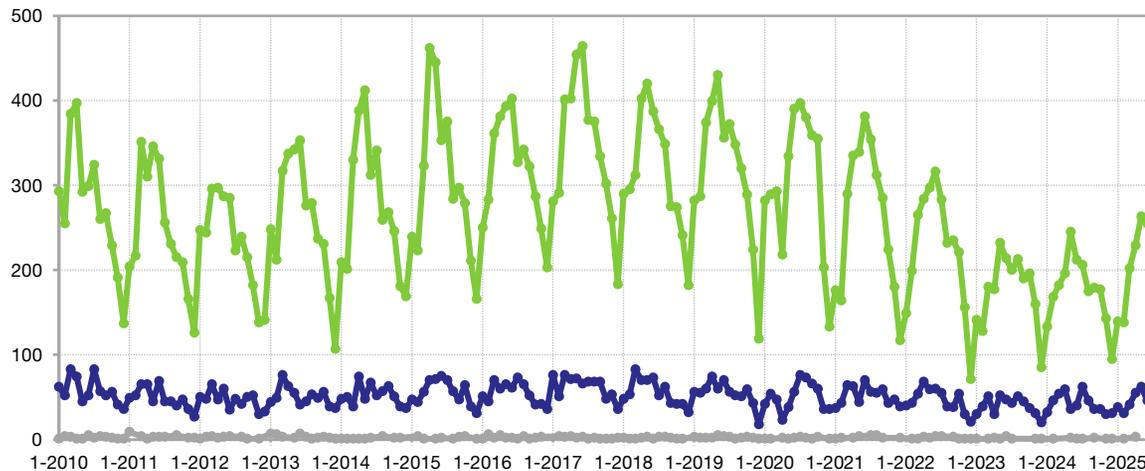


Year to Date



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.

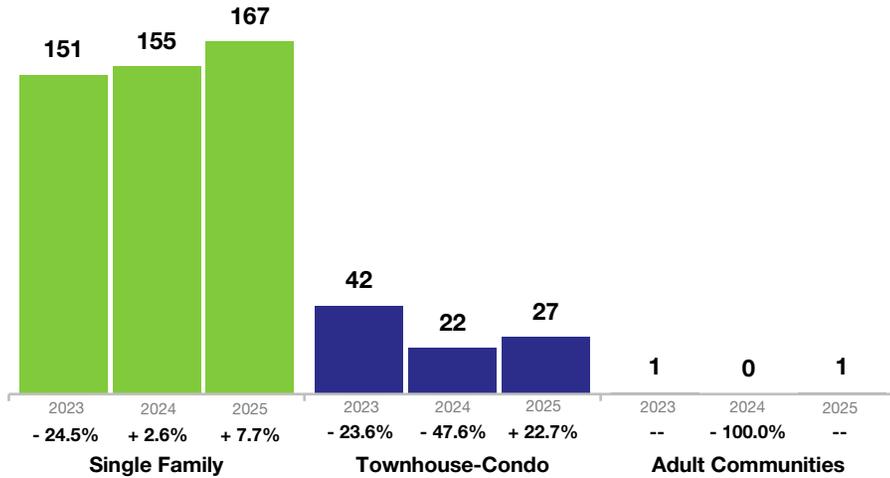
	Single Family	Townhouse-Condo	Adult Communities
July 2024	206	62	1
August 2024	175	46	0
September 2024	179	36	2
October 2024	177	36	0
November 2024	143	30	1
December 2024	95	31	1
January 2025	139	38	0
February 2025	138	31	1
March 2025	202	41	0
April 2025	229	55	3
May 2025	263	62	0
June 2025	255	46	0
12-Month Avg.	183	43	1

Pending Sales

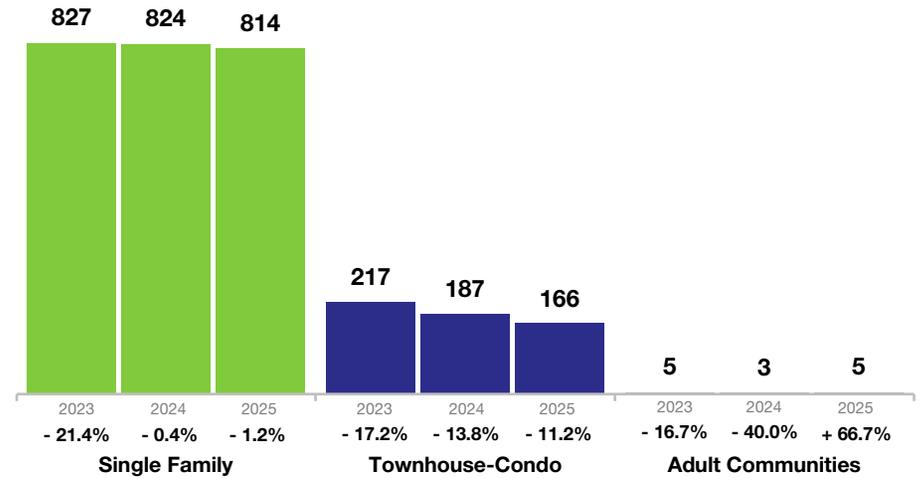
A count of the properties on which offers have been accepted in a given month.



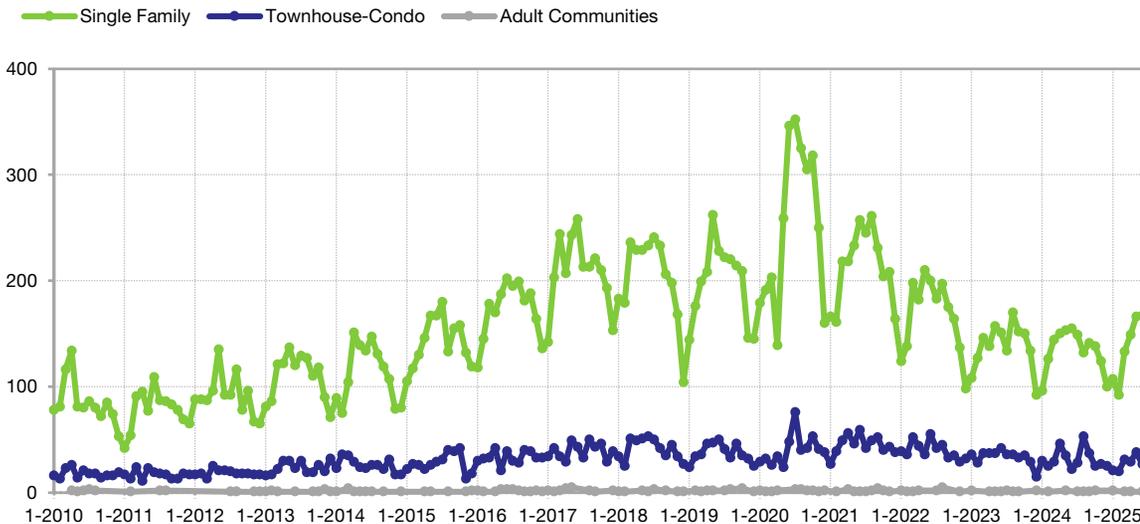
June



Year to Date



Historical Pending Sales by Month

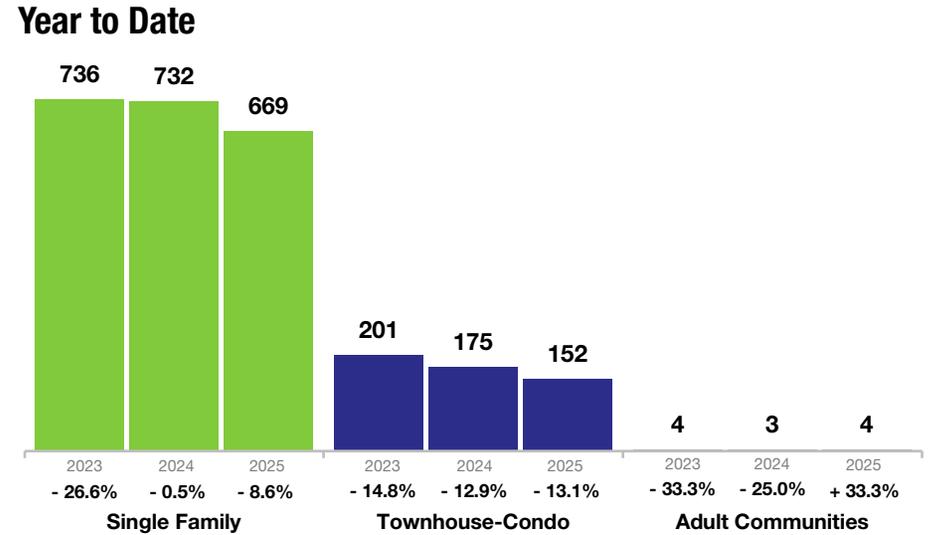
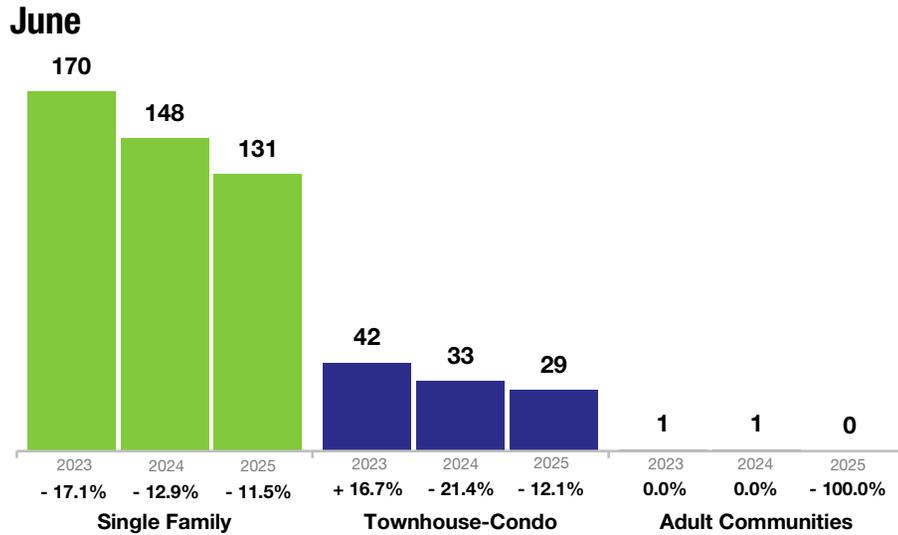


Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

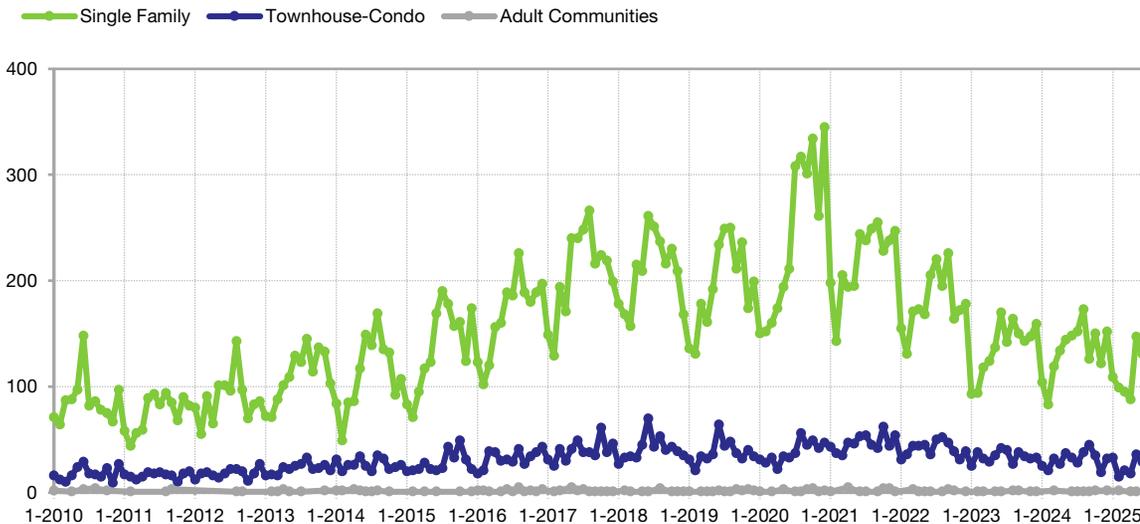
	Single Family	Townhouse-Condo	Adult Communities
July 2024	149	28	1
August 2024	132	53	1
September 2024	141	37	1
October 2024	138	25	2
November 2024	124	27	0
December 2024	100	25	0
January 2025	107	21	2
February 2025	92	20	0
March 2025	133	31	1
April 2025	149	29	1
May 2025	166	38	0
June 2025	167	27	1
12-Month Avg.	133	30	1

Closed Sales

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



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.

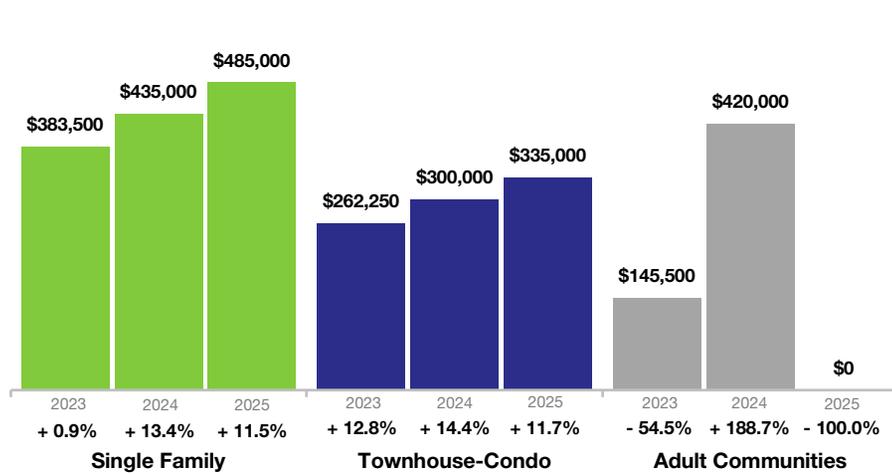
	Single Family	Townhouse-Condo	Adult Communities
July 2024	152	28	1
August 2024	173	38	1
September 2024	126	45	1
October 2024	150	35	2
November 2024	122	19	0
December 2024	152	32	2
January 2025	109	33	0
February 2025	99	15	2
March 2025	95	21	0
April 2025	88	18	1
May 2025	147	36	1
June 2025	131	29	0
12-Month Avg.	129	29	1

Median Sales Price

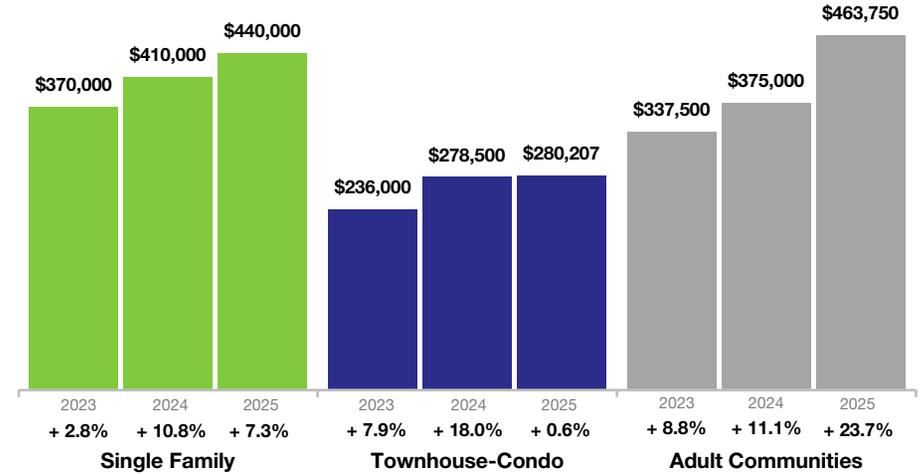
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



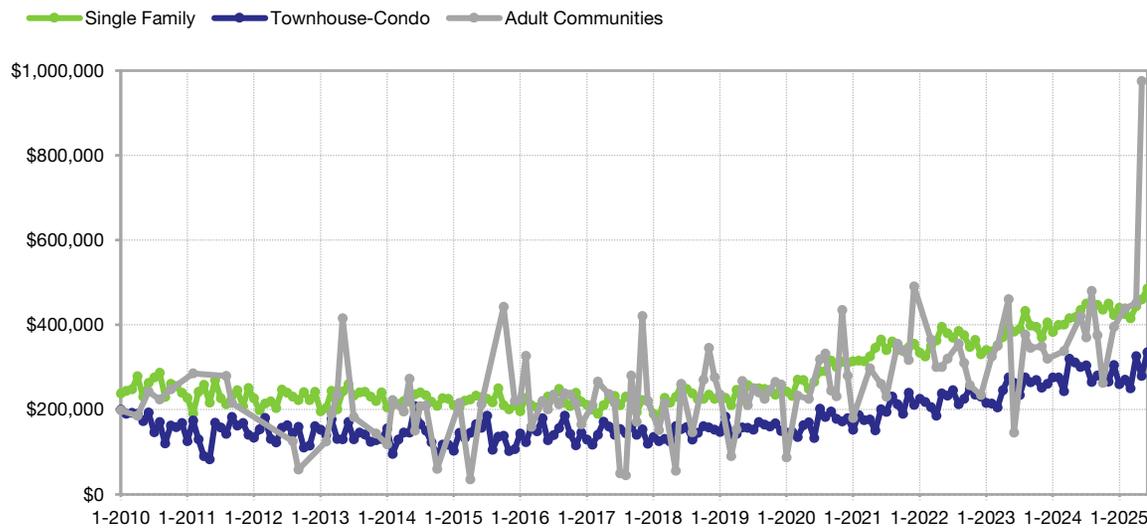
June



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 2024	\$450,000	\$304,250	\$370,000
August 2024	\$441,999	\$265,000	\$479,412
September 2024	\$446,525	\$280,000	\$375,000
October 2024	\$435,250	\$289,900	\$262,500
November 2024	\$450,000	\$265,500	\$0
December 2024	\$422,500	\$305,000	\$394,500
January 2025	\$439,900	\$259,900	\$0
February 2025	\$425,000	\$270,000	\$438,250
March 2025	\$415,000	\$249,900	\$0
April 2025	\$444,000	\$326,000	\$451,000
May 2025	\$459,250	\$279,000	\$975,000
June 2025	\$485,000	\$335,000	\$0
12-Month Med.*	\$440,000	\$285,000	\$420,000

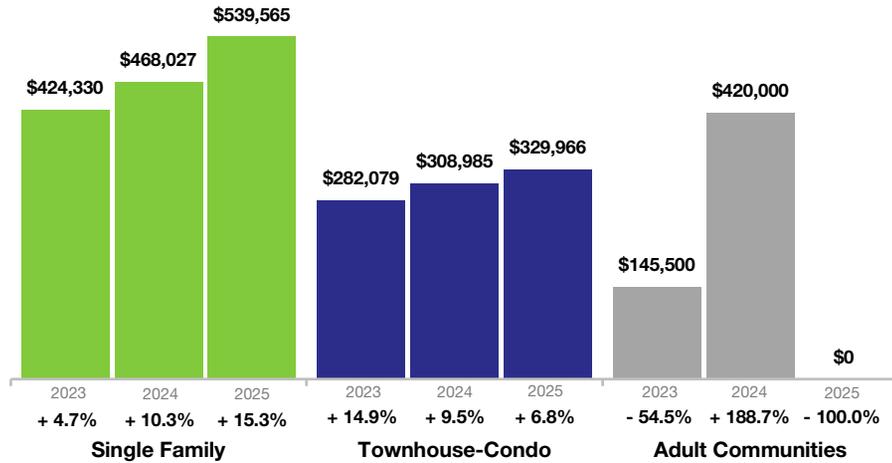
* Median Sales Price for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

Average Sales Price

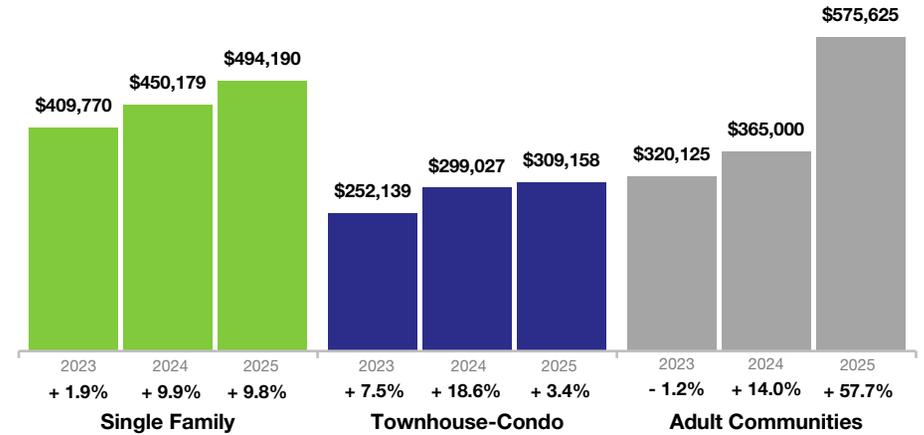
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



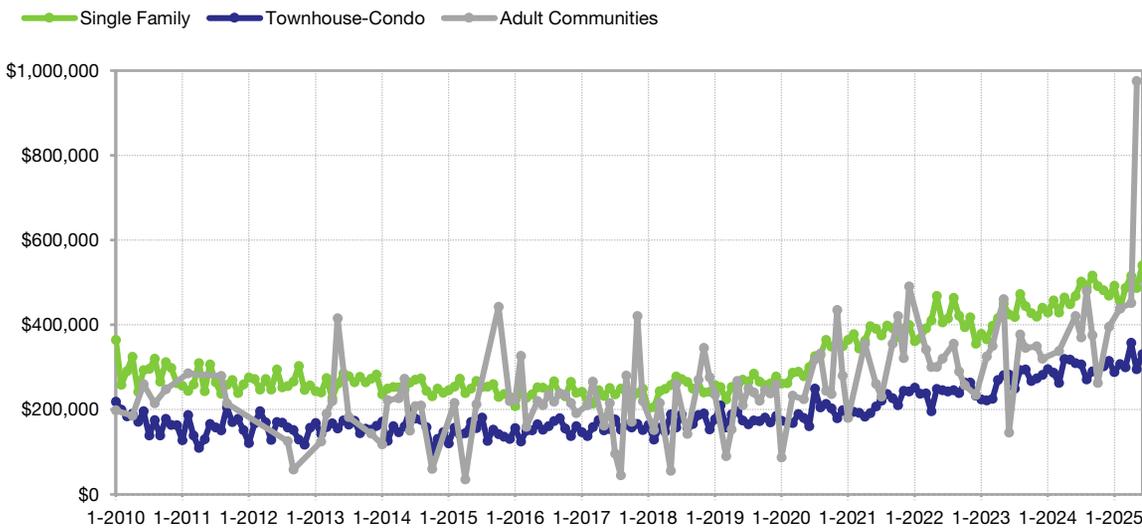
June



Year to Date



Historical Average Sales Price by Month



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 2024	\$501,314	\$305,857	\$370,000
August 2024	\$487,754	\$270,949	\$479,412
September 2024	\$515,425	\$289,413	\$375,000
October 2024	\$490,960	\$294,675	\$262,500
November 2024	\$480,926	\$301,589	\$0
December 2024	\$468,790	\$314,216	\$394,500
January 2025	\$491,577	\$288,100	\$0
February 2025	\$437,381	\$306,800	\$438,250
March 2025	\$486,666	\$299,050	\$0
April 2025	\$515,155	\$357,069	\$451,000
May 2025	\$486,211	\$294,623	\$975,000
June 2025	\$539,565	\$329,966	\$0
12-Month Avg.*	\$492,039	\$300,786	\$440,083

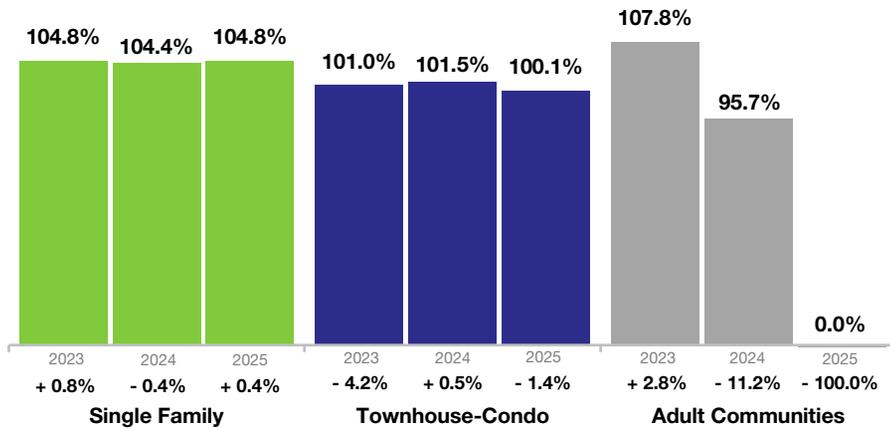
* Avg. Sales Price for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

Percent of List Price Received

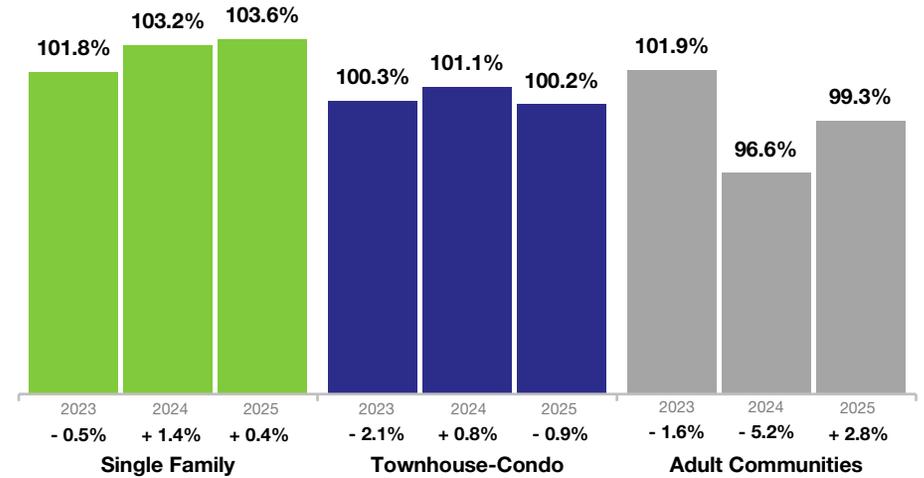


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

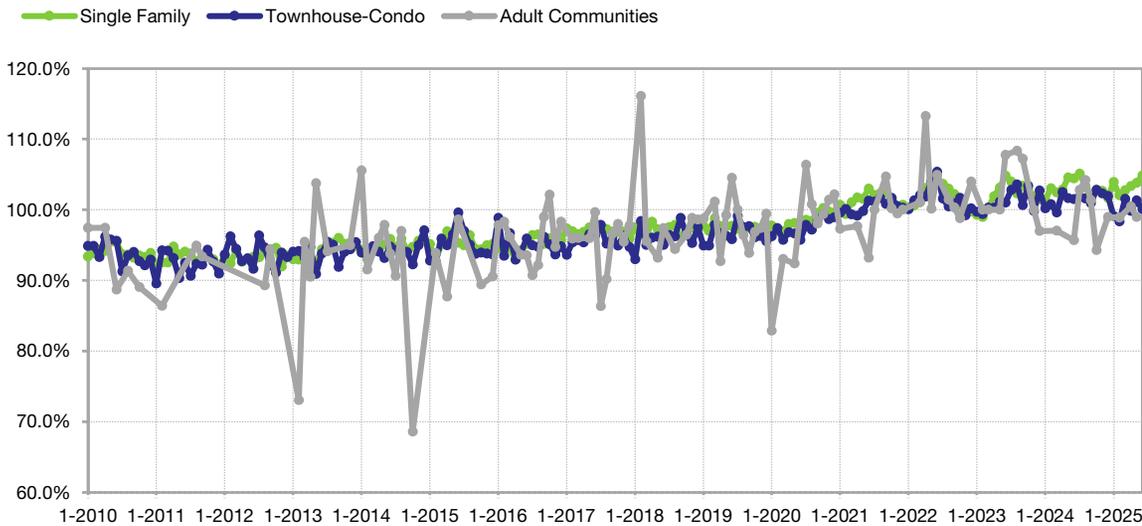
June



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 2024	105.1%	101.8%	102.8%
August 2024	103.4%	101.6%	104.2%
September 2024	101.5%	101.0%	101.4%
October 2024	102.8%	102.8%	94.3%
November 2024	102.7%	102.3%	0.0%
December 2024	101.7%	101.9%	99.0%
January 2025	103.9%	99.1%	0.0%
February 2025	102.0%	98.3%	98.9%
March 2025	102.8%	101.5%	0.0%
April 2025	103.3%	99.8%	100.4%
May 2025	103.8%	101.3%	99.0%
June 2025	104.8%	100.1%	0.0%
12-Month Avg.*	103.2%	101.1%	99.3%

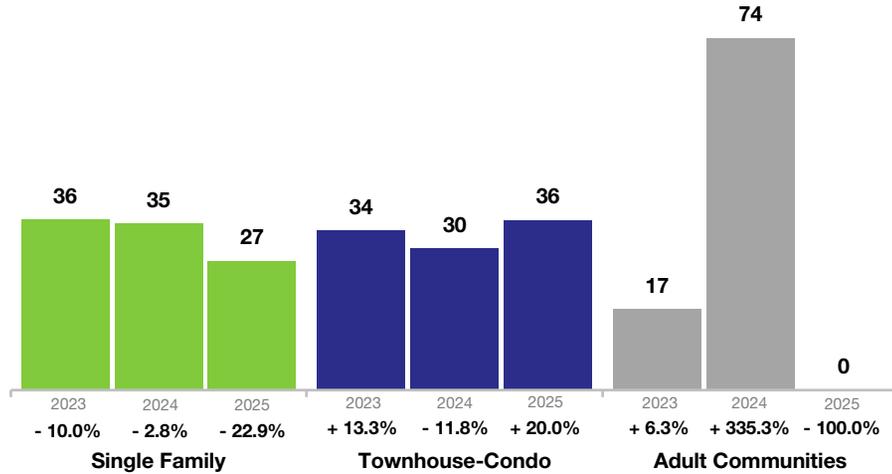
* Pct. of List Price Received for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

Days on Market Until Sale

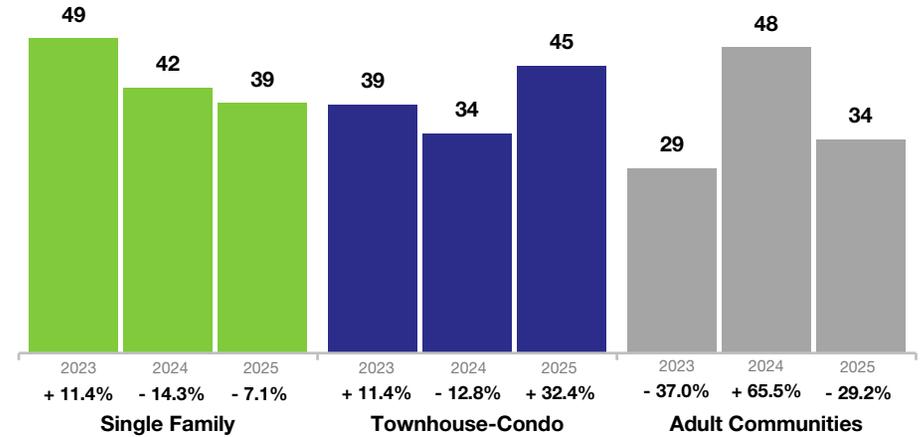
Average number of days between when a property is listed and when an offer is accepted in a given month.



June

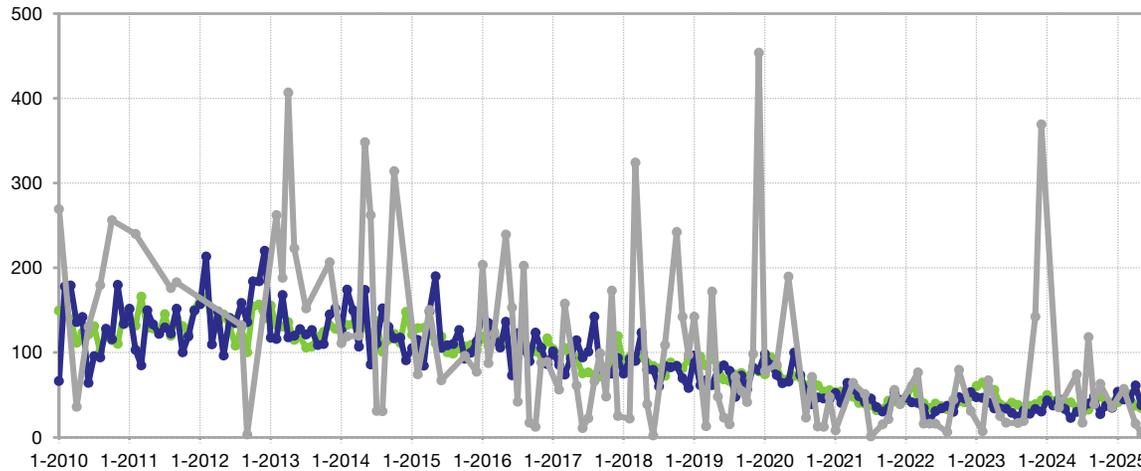


Year to Date



Historical Days on Market Until Sale by Month

Single Family (Green line), Townhouse-Condo (Blue line), Adult Communities (Grey line)



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 2024	30	35	17
August 2024	33	39	118
September 2024	42	48	39
October 2024	48	27	63
November 2024	41	37	0
December 2024	41	35	36
January 2025	41	53	0
February 2025	52	45	57
March 2025	50	45	0
April 2025	37	61	16
May 2025	34	38	4
June 2025	27	36	0
12-Month Avg.*	39	41	46

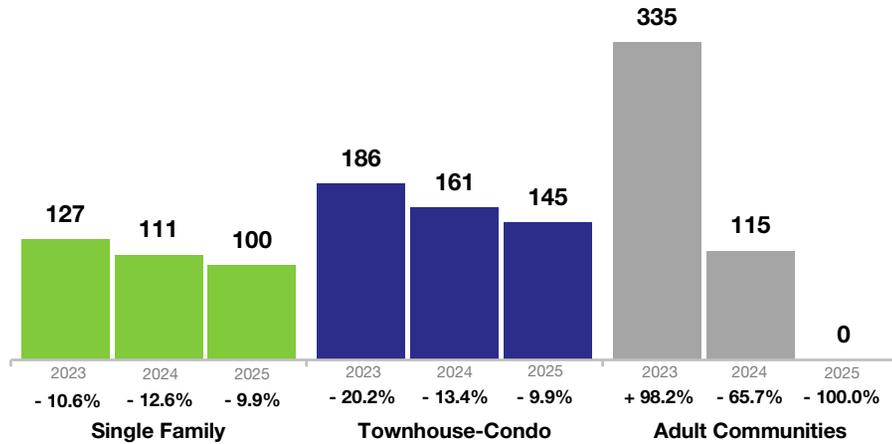
* Days on Market for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

Housing Affordability Index

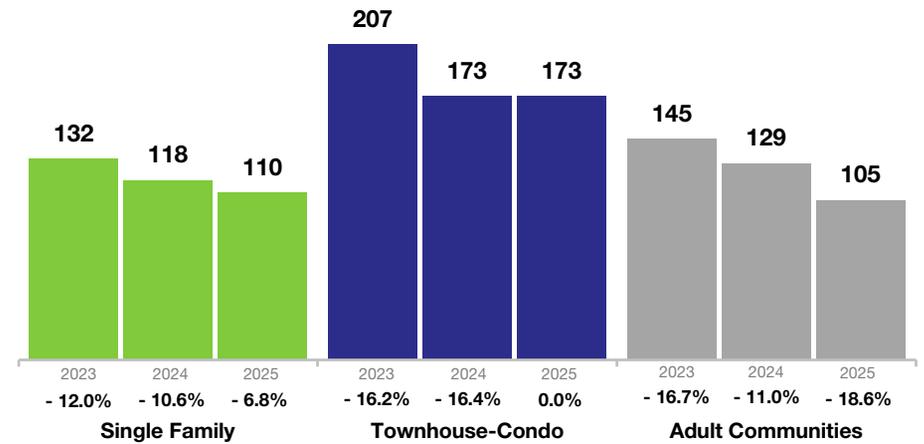


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

June

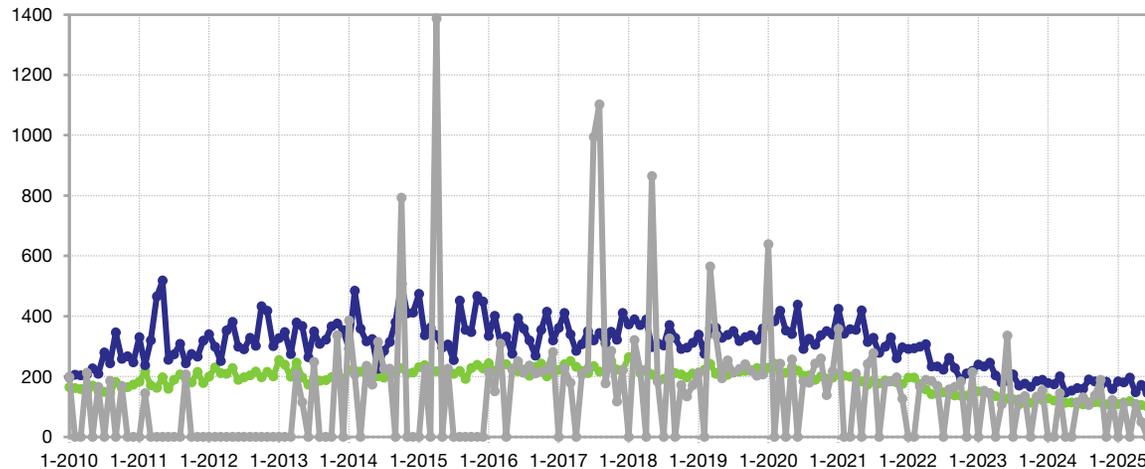


Year to Date



Historical Housing Affordability Index by Month

Single Family (Green line), Townhouse-Condo (Blue line), Adult Communities (Grey line)



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 2024	108	159	131
August 2024	114	190	105
September 2024	115	184	137
October 2024	114	171	189
November 2024	108	182	0
December 2024	114	158	122
January 2025	109	184	0
February 2025	114	180	111
March 2025	118	196	0
April 2025	109	148	107
May 2025	105	172	49
June 2025	100	145	0
12-Month Avg.*	111	172	79

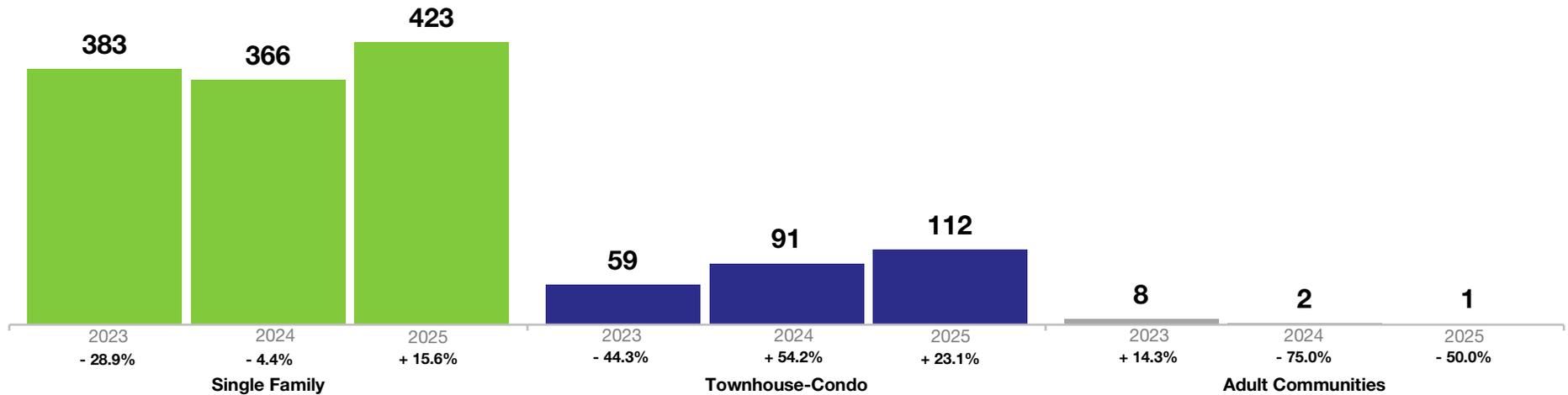
* Affordability Index for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

Inventory of Homes for Sale

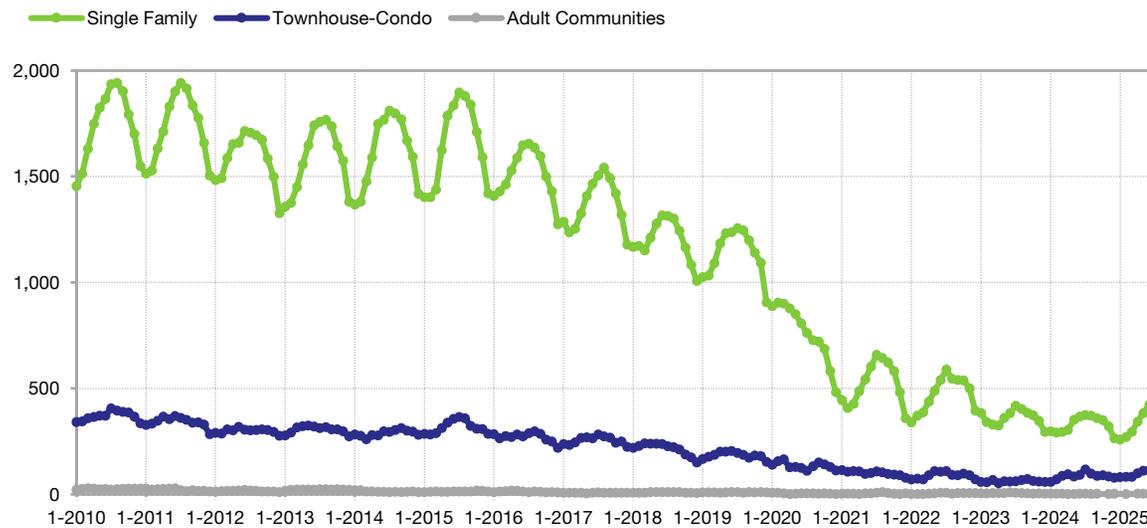
The number of properties available for sale in active status at the end of a given month.



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.

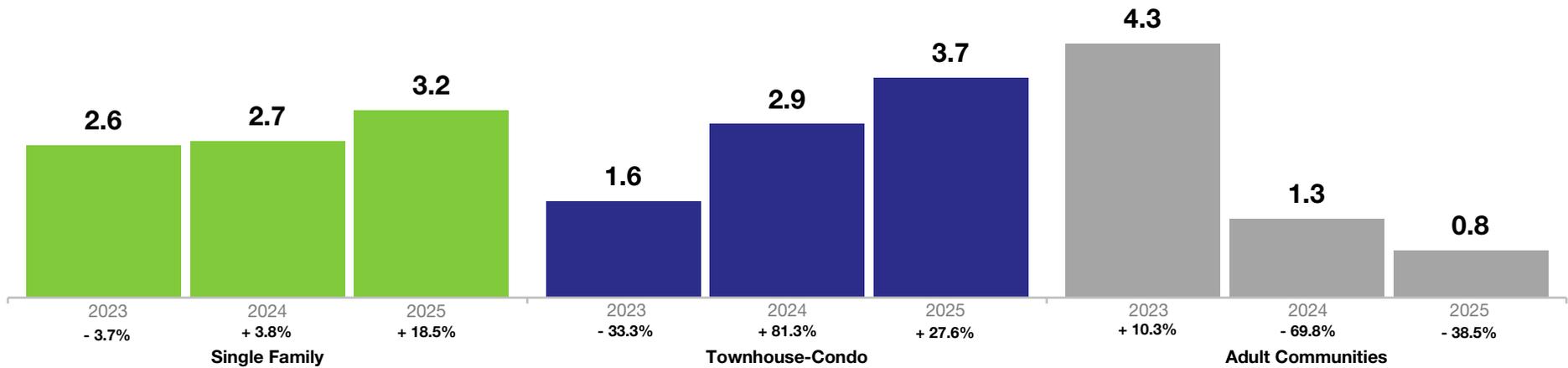
	Single Family	Townhouse-Condo	Adult Communities
July 2024	373	117	2
August 2024	371	97	1
September 2024	359	87	2
October 2024	349	89	0
November 2024	320	83	1
December 2024	264	78	2
January 2025	258	80	0
February 2025	270	82	1
March 2025	294	82	0
April 2025	342	98	2
May 2025	382	110	2
June 2025	423	112	1
12-Month Avg.	334	93	1

Months Supply of Inventory

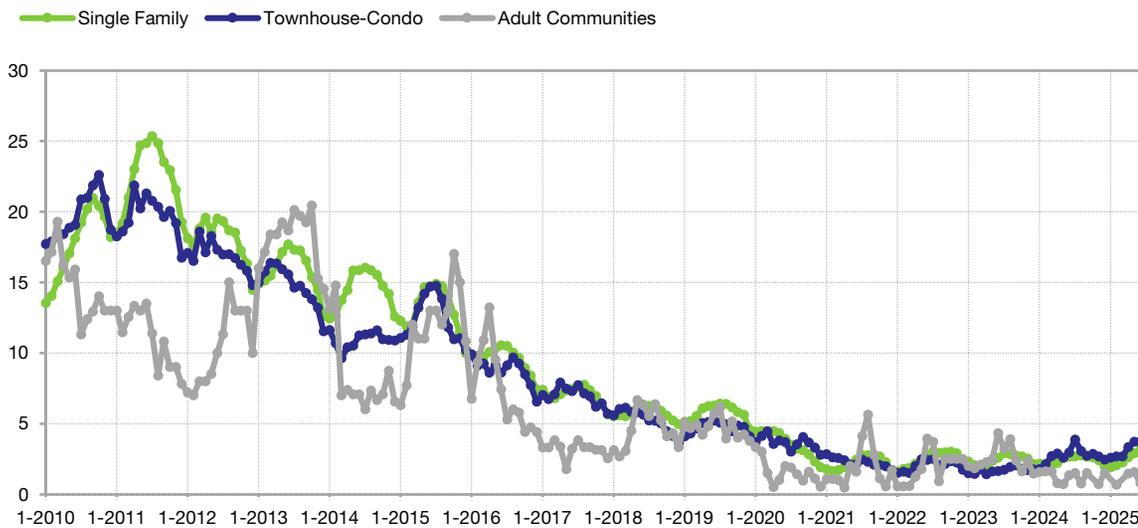
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



June



Historical Months Supply of Inventory by Month



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 2024	2.7	3.9	1.5
August 2024	2.7	3.1	0.8
September 2024	2.7	2.7	1.5
October 2024	2.6	2.9	0
November 2024	2.4	2.7	0.7
December 2024	2.0	2.5	1.5
January 2025	1.9	2.6	0
February 2025	2.0	2.7	0.7
March 2025	2.2	2.7	0
April 2025	2.6	3.3	1.5
May 2025	2.9	3.7	1.6
June 2025	3.2	3.7	0.8
12-Month Avg.*	2.5	3.0	0.9

* Months Supply for all properties from July 2024 through June 2025. 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	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		253	301	+ 19.0%	1,407	1,503	+ 6.8%
Pending Sales		177	195	+ 10.2%	1,014	985	- 2.9%
Closed Sales		182	160	- 12.1%	910	825	- 9.3%
Median Sales Price		\$410,000	\$440,500	+ 7.4%	\$385,000	\$420,000	+ 9.1%
Avg. Sales Price		\$438,926	\$501,575	+ 14.3%	\$420,831	\$460,453	+ 9.4%
Pct. of List Price Received		103.8%	104.0%	+ 0.2%	102.8%	102.9%	+ 0.1%
Days on Market		34	29	- 14.7%	40	40	0.0%
Affordability Index		118	110	- 6.8%	125	116	- 7.2%
Homes for Sale		459	536	+ 16.8%	--	--	--
Months Supply		2.7	3.3	+ 22.2%	--	--	--