

Monthly Indicators



November 2025

U.S. sales of existing homes rose 1.2% from the previous month to a seasonally adjusted annual rate of 4.10 million, according to the National Association of REALTORS® (NAR), as buyers took advantage of lower mortgage rates this fall. Sales increased in the Midwest and South, held steady in the Northeast, and edged down in the West. Year-over-year, sales were up 1.7%, with gains in the Northeast, Midwest, and South, while the West posted a decline.

- Single Family Closed Sales increased 1.6 percent to 124.
- Townhouse-Condo Closed Sales increased 15.8 percent to 22.
- There were no Adult Communities Closed Sales during the current period.

- Single Family Median Sales Price was up 1.7 percent to \$457,500.
- Townhouse-Condo Median Sales Price was up 20.5 percent to \$320,000.
- There was no Adult Communities Median Sales Price for either the current or year-ago period.

Nationally, inventory dipped 0.7% month-over-month but rose 10.9% year-over-year, totaling 1.52 million units, according to NAR. At the current sales pace, supply stands at 4.4 months, slightly below last month's level but higher than the 4.1 months recorded a year ago. Supported by modest inventory levels, prices continue to rise, with the national median existing-home price increasing 2.1% year-over-year to \$415,200, marking 28 consecutive months of annual gains.

Monthly Snapshot

+ 3.5%

One-Year Change in
Closed Sales
All Properties

+ 14.8%

One-Year Change in
Homes for Sale
All Properties

+ 3.5%

One-Year Change in
Median Sales Price
All Properties

For residential real estate activity in Sussex County. 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	11-2024	11-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		143	146	+ 2.1%	2,016	2,252	+ 11.7%
Pending Sales		122	135	+ 10.7%	1,504	1,571	+ 4.5%
Closed Sales		122	124	+ 1.6%	1,455	1,449	- 0.4%
Median Sales Price		\$450,000	\$457,500	+ 1.7%	\$430,000	\$455,000	+ 5.8%
Avg. Sales Price		\$480,926	\$519,233	+ 8.0%	\$472,421	\$509,452	+ 7.8%
Pct. of List Price Received		102.7%	100.7%	- 1.9%	103.2%	103.1%	- 0.1%
Days on Market		41	54	+ 31.7%	40	39	- 2.5%
Affordability Index		108	111	+ 2.8%	113	112	- 0.9%
Homes for Sale		328	366	+ 11.6%	--	--	--
Months Supply		2.5	2.6	+ 4.0%	--	--	--

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	11-2024	11-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		30	31	+ 3.3%	477	500	+ 4.8%
Pending Sales		27	30	+ 11.1%	357	331	- 7.3%
Closed Sales		19	22	+ 15.8%	340	316	- 7.1%
Median Sales Price		\$265,500	\$320,000	+ 20.5%	\$278,750	\$292,750	+ 5.0%
Avg. Sales Price		\$301,589	\$340,114	+ 12.8%	\$294,874	\$314,444	+ 6.6%
Pct. of List Price Received		102.3%	100.5%	- 1.8%	101.4%	99.9%	- 1.5%
Days on Market		37	70	+ 89.2%	36	46	+ 27.8%
Affordability Index		182	159	- 12.6%	174	174	0.0%
Homes for Sale		83	103	+ 24.1%	--	--	--
Months Supply		2.7	3.5	+ 29.6%	--	--	--

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.



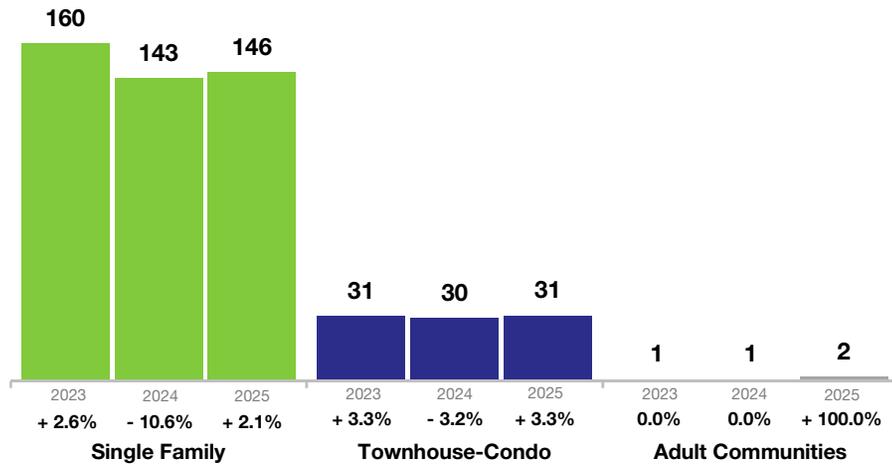
Key Metrics	Historical Sparklines	11-2024	11-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		1	2	+ 100.0%	8	14	+ 75.0%
Pending Sales		0	0	--	8	8	0.0%
Closed Sales		0	0	--	8	7	+ 14.3%
Median Sales Price		\$0	\$0	--	\$375,000	\$450,000	- 16.7%
Avg. Sales Price		\$0	\$0	--	\$355,552	\$496,071	- 28.3%
Pct. of List Price Received		0.0%	0.0%	--	98.3%	98.8%	- 0.5%
Days on Market		0	0	--	56	40	+ 40.0%
Affordability Index		0	0	--	129	113	+ 14.2%
Homes for Sale		1	4	+ 300.0%	--	--	--
Months Supply		0.7	3.0	+ 328.6%	--	--	--

New Listings

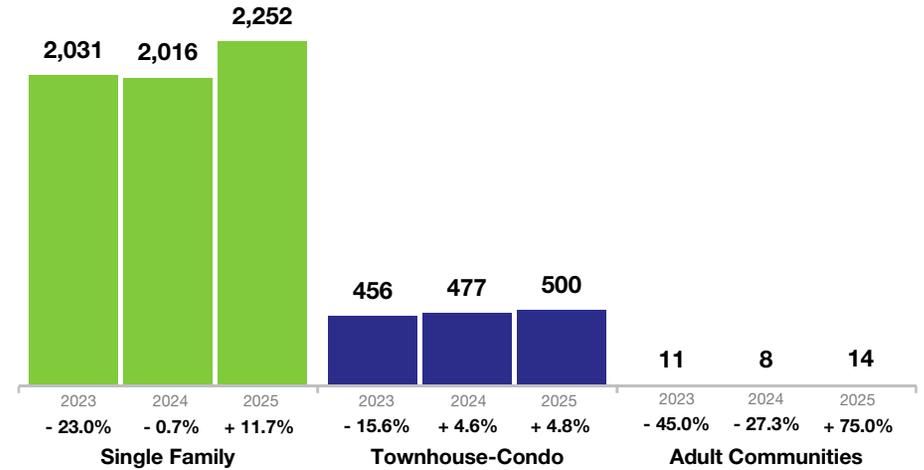
A count of the properties that have been newly listed on the market in a given month.



November

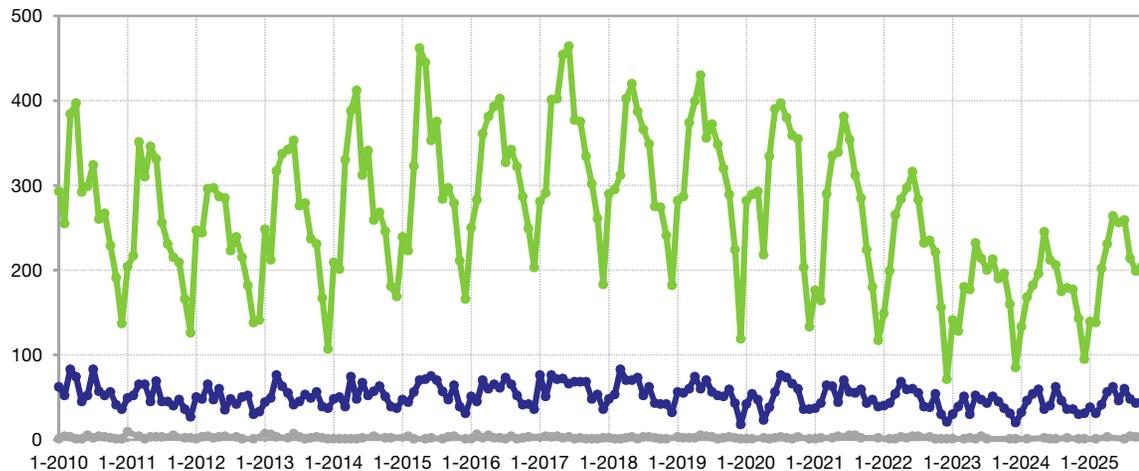


Year to Date



Historical New Listings 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.

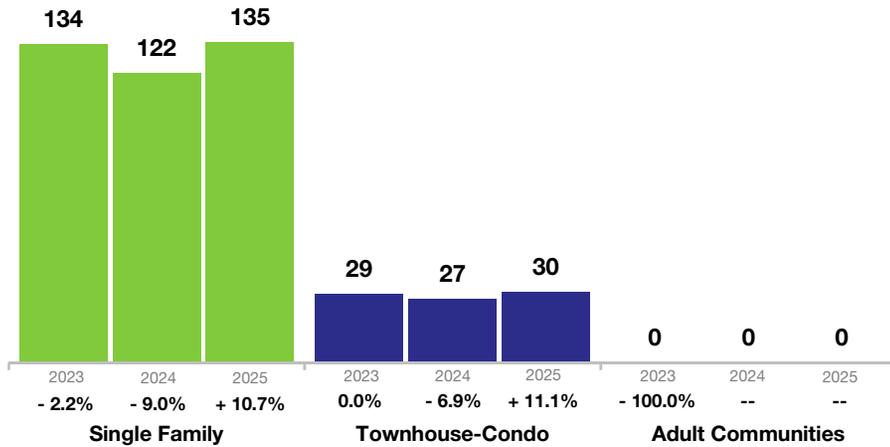
	Single Family	Townhouse-Condo	Adult Communities
December 2024	95	31	1
January 2025	139	38	0
February 2025	138	31	1
March 2025	202	41	0
April 2025	231	56	3
May 2025	264	62	0
June 2025	256	46	0
July 2025	259	60	1
August 2025	214	48	4
September 2025	199	43	3
October 2025	204	44	0
November 2025	146	31	2
12-Month Avg.	196	44	1

Pending Sales

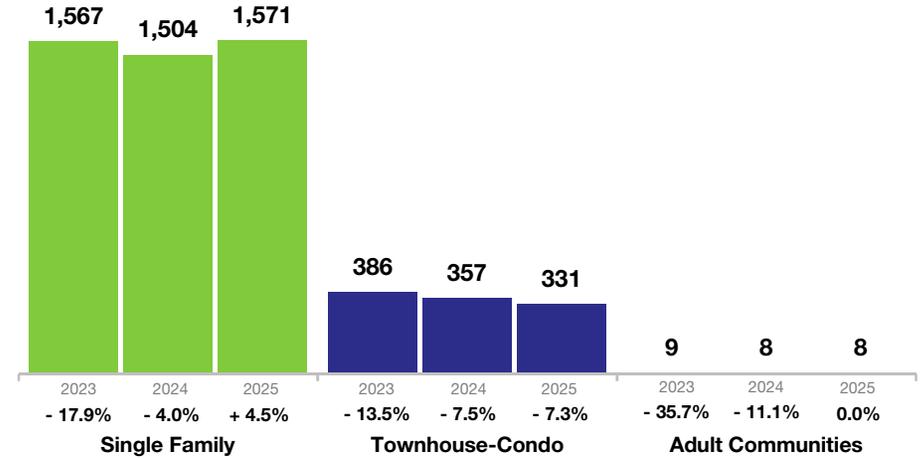
A count of the properties on which offers have been accepted in a given month.



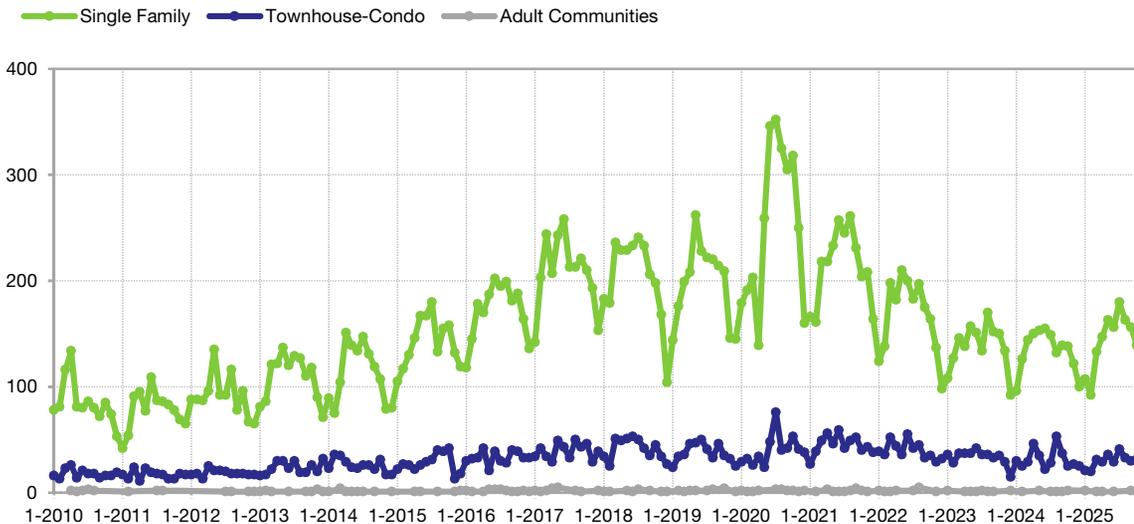
November



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.

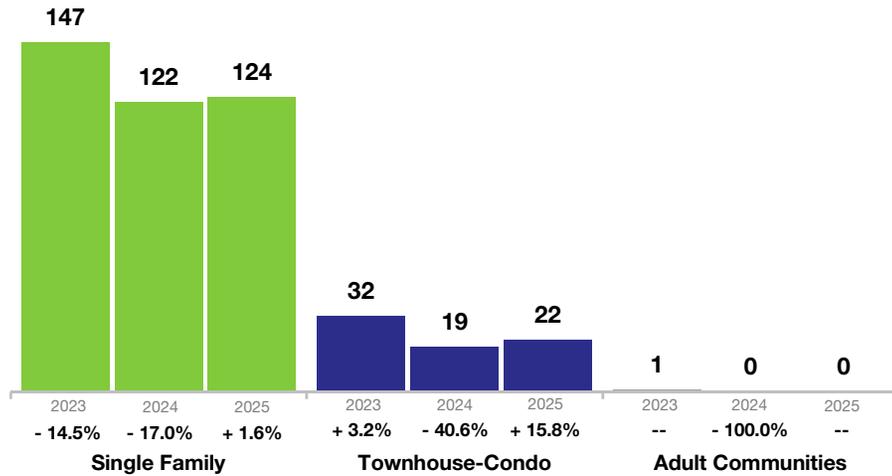
	Single Family	Townhouse-Condo	Adult Communities
December 2024	100	25	0
January 2025	107	21	2
February 2025	92	20	0
March 2025	133	31	1
April 2025	147	29	1
May 2025	163	36	0
June 2025	156	29	1
July 2025	180	41	0
August 2025	163	33	0
September 2025	156	30	2
October 2025	139	31	1
November 2025	135	30	0
12-Month Avg.	139	30	1

Closed Sales

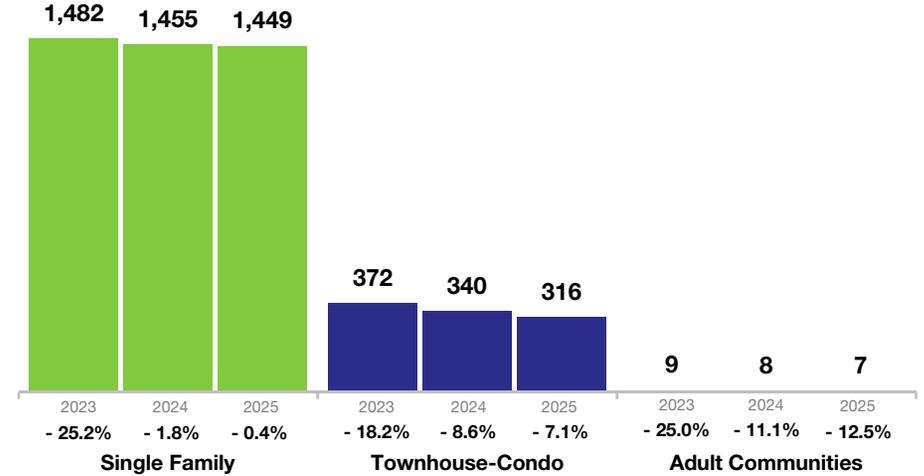
A count of the actual sales that closed in a given month.



November

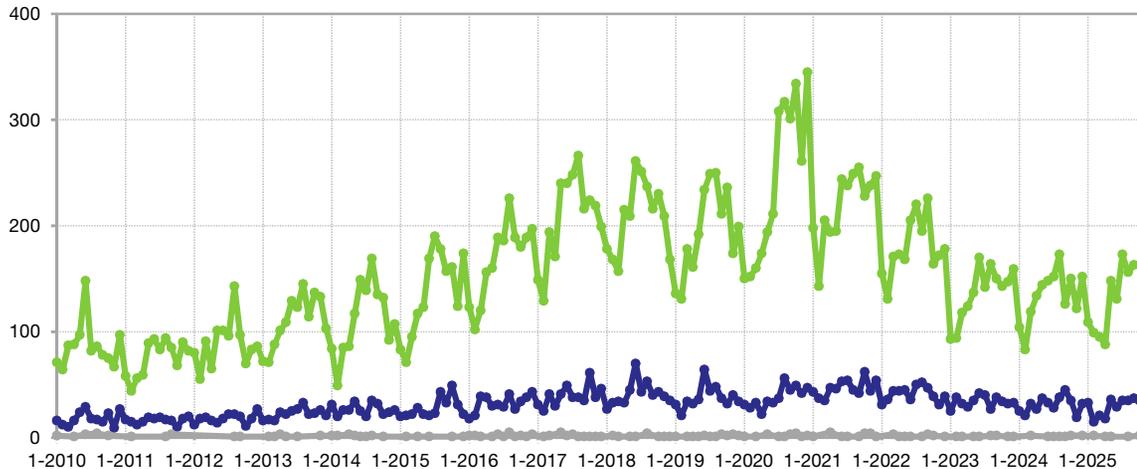


Year to Date



Historical Closed Sales 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.

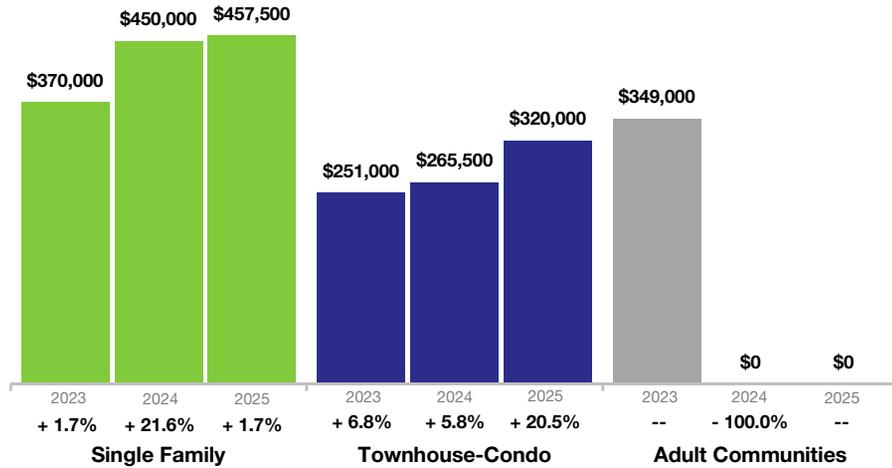
	Single Family	Townhouse-Condo	Adult Communities
December 2024	152	32	2
January 2025	109	33	0
February 2025	99	15	2
March 2025	95	21	0
April 2025	88	18	1
May 2025	148	36	1
June 2025	131	29	0
July 2025	173	35	0
August 2025	156	35	1
September 2025	163	37	0
October 2025	163	35	2
November 2025	124	22	0
12-Month Avg.	133	29	1

Median Sales Price

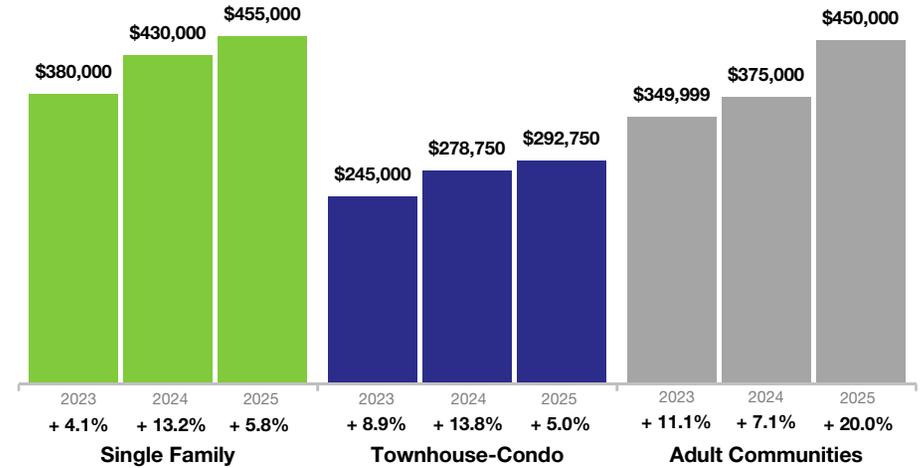
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



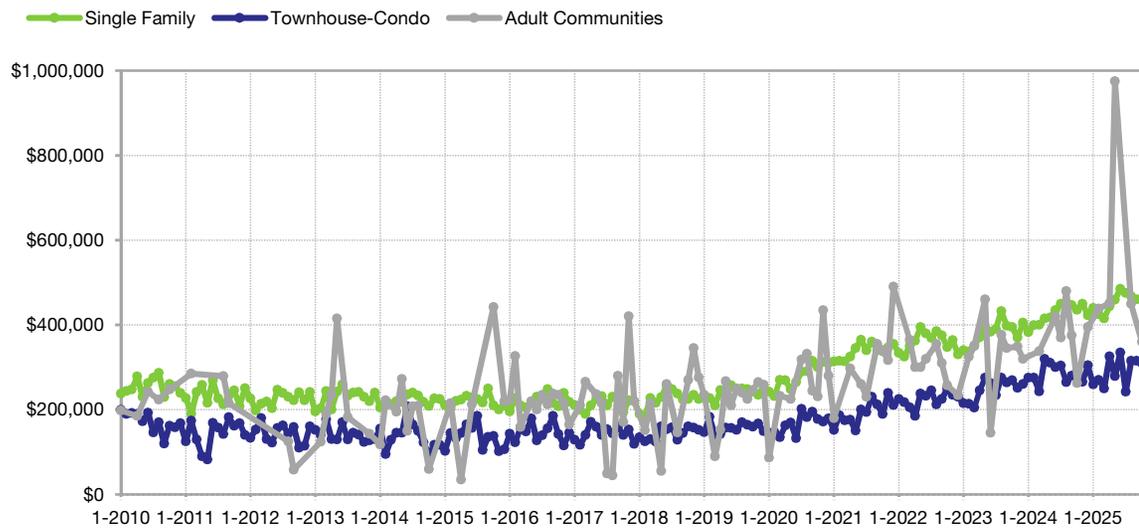
November



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
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	\$459,625	\$279,000	\$975,000
June 2025	\$485,000	\$335,000	\$0
July 2025	\$475,000	\$242,500	\$0
August 2025	\$467,500	\$315,000	\$450,000
September 2025	\$460,000	\$315,000	\$0
October 2025	\$462,500	\$310,000	\$360,000
November 2025	\$457,500	\$320,000	\$0
12-Month Med.*	\$450,000	\$297,500	\$420,000

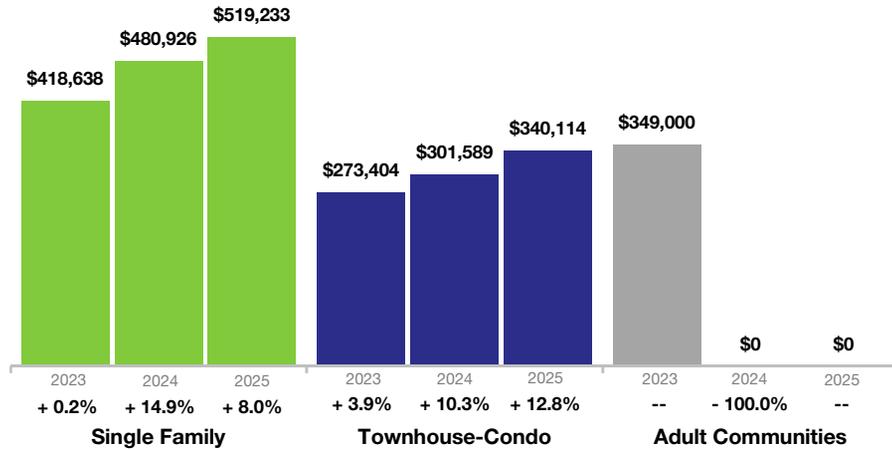
* Median Sales Price for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

Average Sales Price

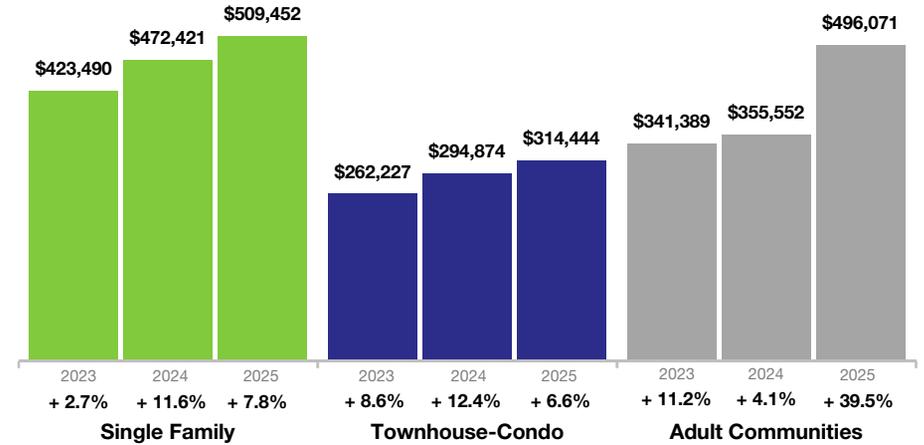
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



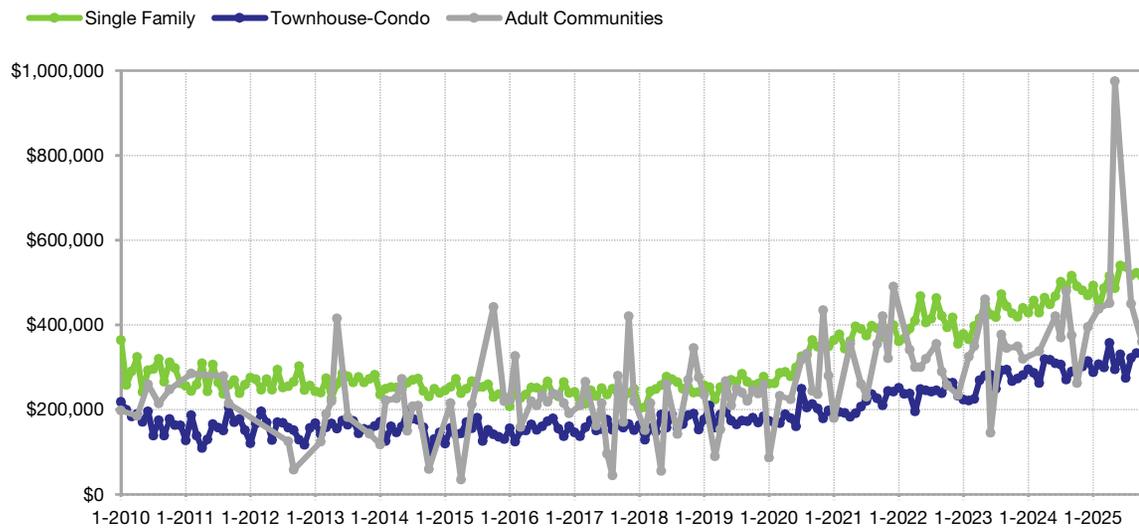
November



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
December 2024	\$469,070	\$314,216	\$394,500
January 2025	\$492,301	\$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	\$486,203	\$294,623	\$975,000
June 2025	\$539,565	\$329,966	\$0
July 2025	\$536,484	\$274,400	\$0
August 2025	\$516,726	\$322,145	\$450,000
September 2025	\$522,752	\$333,277	\$0
October 2025	\$515,273	\$333,700	\$360,000
November 2025	\$519,233	\$340,114	\$0
12-Month Avg.*	\$505,616	\$314,423	\$473,500

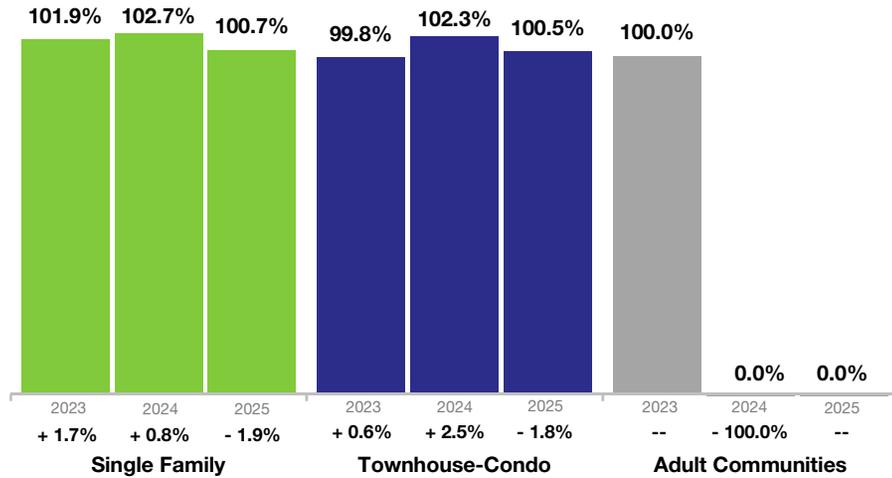
* Avg. Sales Price for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

Percent of List Price Received

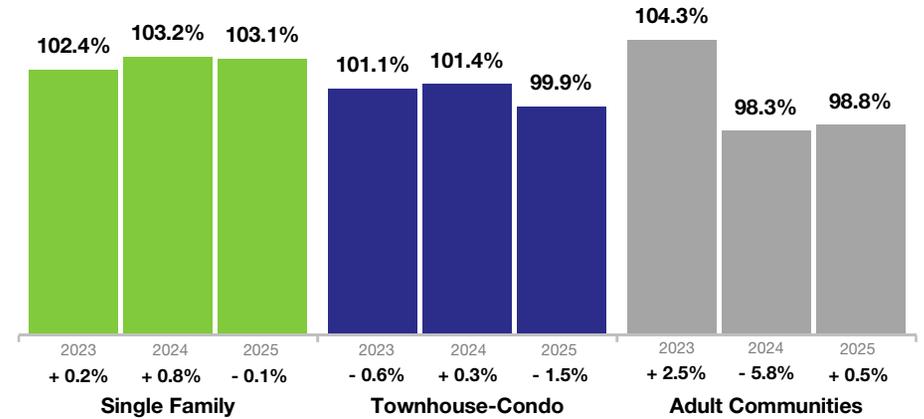


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

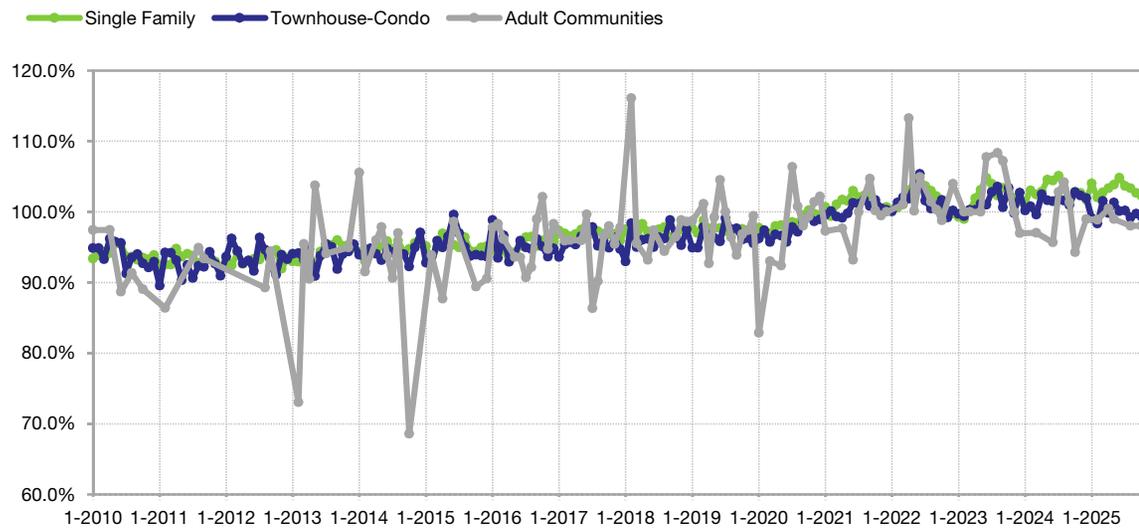
November



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
December 2024	101.7%	101.9%	99.0%
January 2025	104.0%	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	103.9%	101.3%	99.0%
June 2025	104.8%	100.1%	0.0%
July 2025	103.7%	100.2%	0.0%
August 2025	103.4%	99.2%	98.0%
September 2025	102.7%	99.7%	0.0%
October 2025	102.3%	99.3%	98.0%
November 2025	100.7%	100.5%	0.0%
12-Month Avg.*	102.9%	100.1%	98.8%

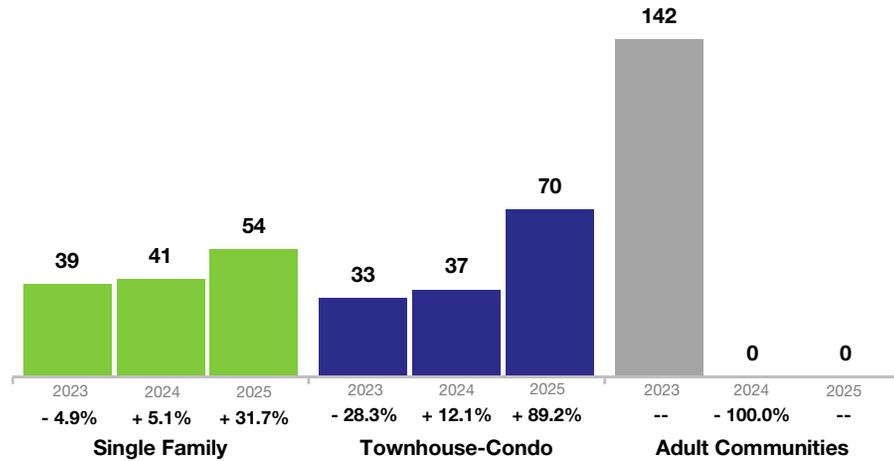
* Pct. of List Price Received for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

Days on Market Until Sale

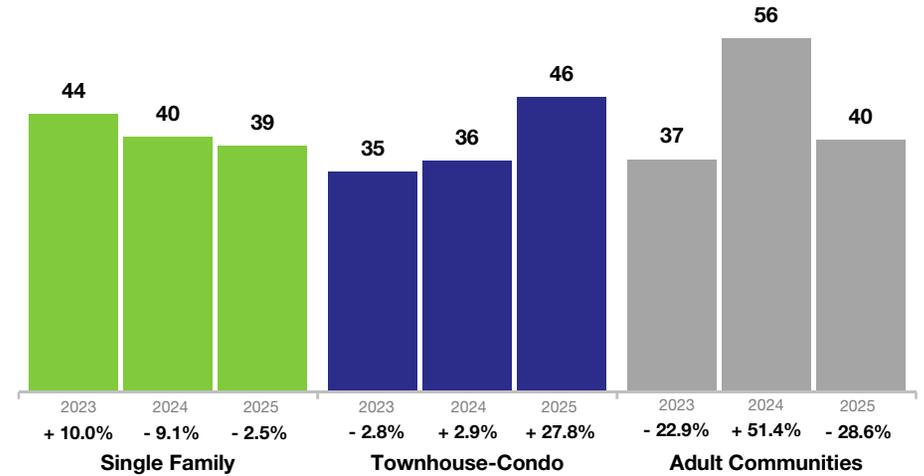
Average number of days between when a property is listed and when an offer is accepted in a given month.



November

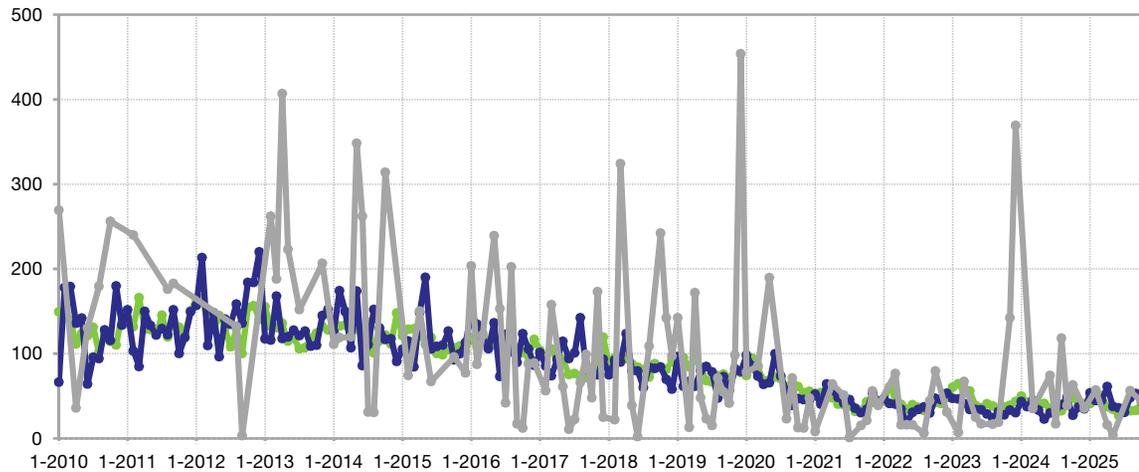


Year to Date



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
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
July 2025	33	31	0
August 2025	32	48	56
September 2025	33	53	0
October 2025	42	43	44
November 2025	54	70	0
12-Month Avg.*	39	45	39

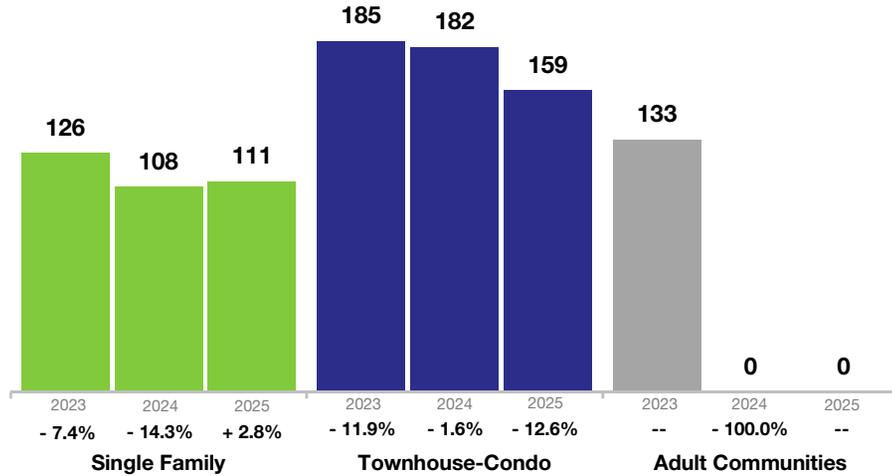
* Days on Market for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

Housing Affordability Index

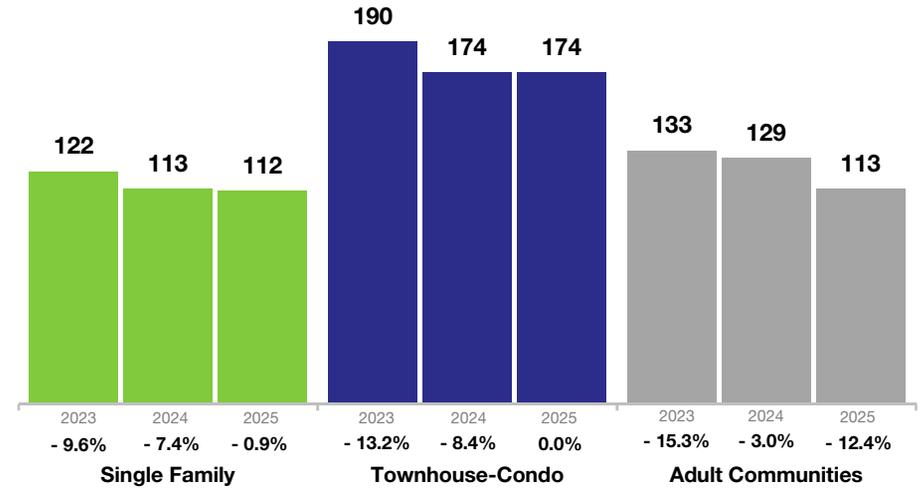


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

November

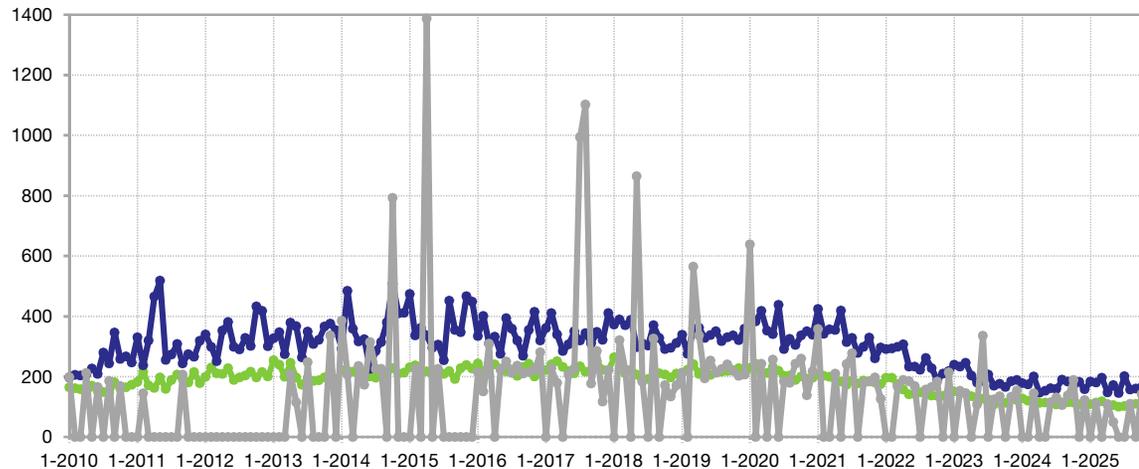


Year to Date



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
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
July 2025	102	201	0
August 2025	106	157	110
September 2025	110	160	0
October 2025	111	165	142
November 2025	111	159	0
12-Month Avg.*	109	169	53

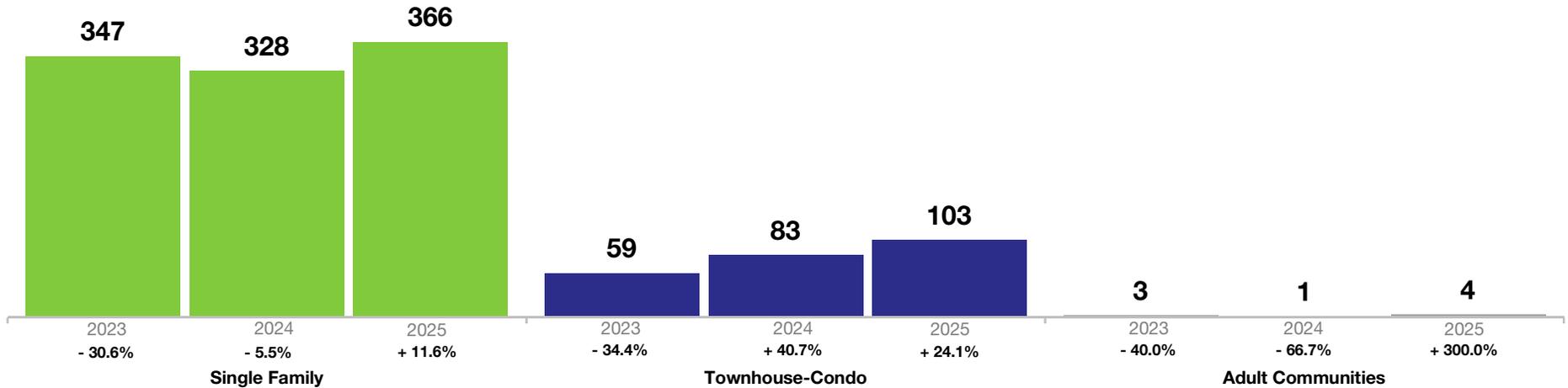
* Affordability Index for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

Inventory of Homes for Sale

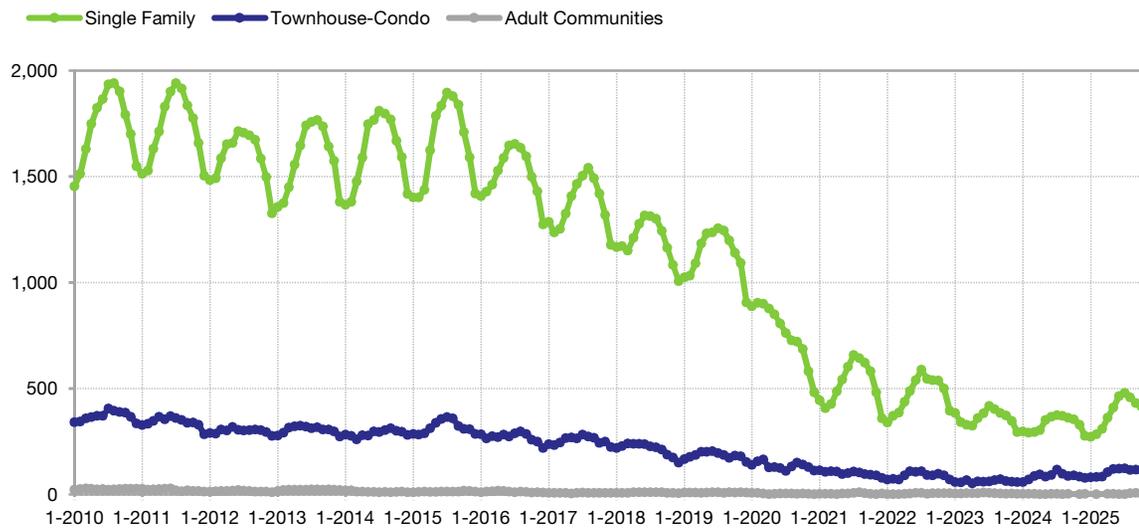
The number of properties available for sale in active status at the end of a given month.



November



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.

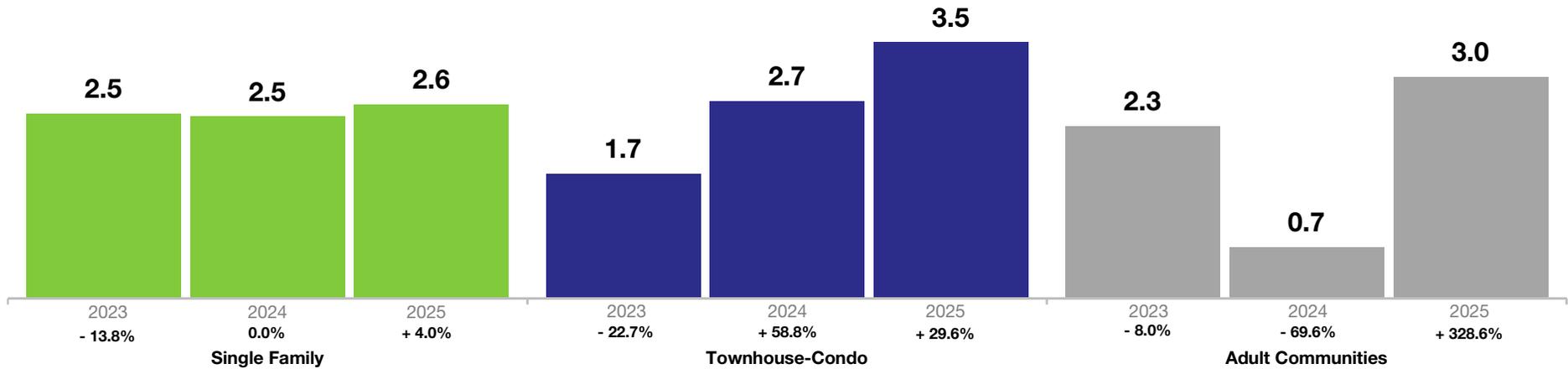
	Single Family	Townhouse-Condo	Adult Communities
December 2024	275	78	2
January 2025	271	80	0
February 2025	283	82	1
March 2025	308	84	0
April 2025	362	104	2
May 2025	410	119	2
June 2025	464	121	1
July 2025	478	122	1
August 2025	457	115	5
September 2025	430	117	6
October 2025	414	115	4
November 2025	366	103	4
12-Month Avg.	377	103	2

Months Supply of Inventory

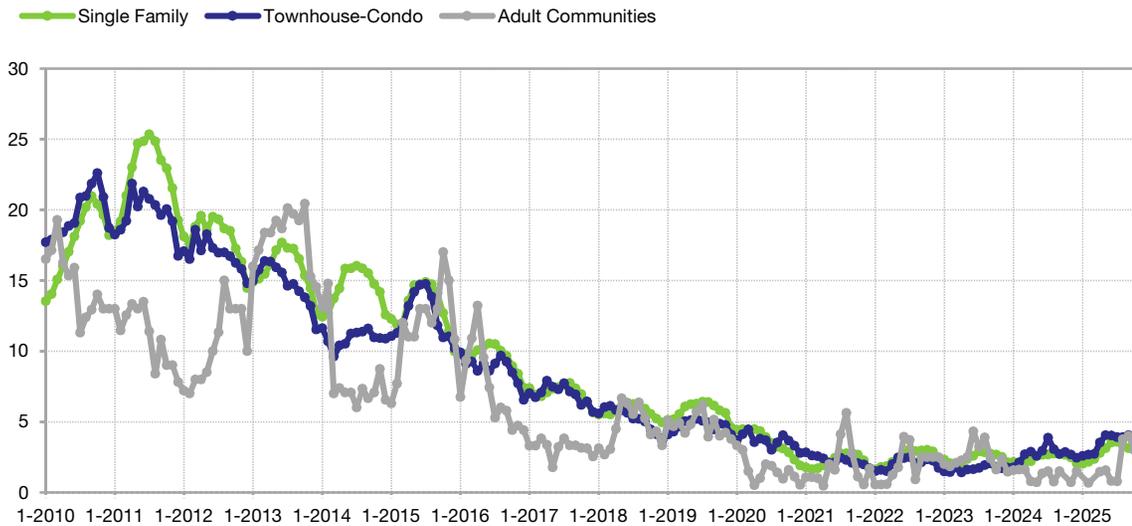
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



November



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
December 2024	2.1	2.5	1.5
January 2025	2.0	2.6	0
February 2025	2.1	2.7	0.7
March 2025	2.4	2.7	0
April 2025	2.8	3.5	1.5
May 2025	3.1	4.0	1.6
June 2025	3.5	4.0	0.8
July 2025	3.6	3.9	0.8
August 2025	3.3	3.9	3.8
September 2025	3.1	4.0	4.0
October 2025	3.0	3.9	3.0
November 2025	2.6	3.5	3.0
12-Month Avg.*	2.8	3.4	1.7

* Months Supply for all properties from December 2024 through November 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	11-2024	11-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		174	179	+ 2.9%	2,501	2,766	+ 10.6%
Pending Sales		149	165	+ 10.7%	1,869	1,910	+ 2.2%
Closed Sales		141	146	+ 3.5%	1,803	1,772	- 1.7%
Median Sales Price		\$425,000	\$440,000	+ 3.5%	\$400,000	\$429,000	+ 7.3%
Avg. Sales Price		\$456,760	\$492,242	+ 7.8%	\$438,422	\$474,604	+ 8.3%
Pct. of List Price Received		102.6%	100.6%	- 1.9%	102.9%	102.5%	- 0.4%
Days on Market		41	56	+ 36.6%	39	40	+ 2.6%
Affordability Index		114	116	+ 1.8%	121	119	- 1.7%
Homes for Sale		412	473	+ 14.8%	--	--	--
Months Supply		2.5	2.8	+ 12.0%	--	--	--