

Monthly Indicators



December 2025

U.S. existing home sales ticked up 0.5% from the previous month to a seasonally adjusted annual rate of 4.13 million, marking the third consecutive monthly increase, according to the National Association of REALTORS® (NAR). However, sales were down 1.0% from the same period last year. Regionally, sales rose month-over-month in the Northeast and South, were unchanged in the West, and declined in the Midwest. On a year-over-year basis, sales were flat in the Northeast and South and fell in both the Midwest and West.

- Single Family Closed Sales decreased 3.3 percent to 147.
- Townhouse-Condo Closed Sales increased 3.1 percent to 33.
- Adult Communities Closed Sales decreased 50.0 percent to 1.
- Single Family Median Sales Price was up 4.7 percent to \$442,500.
- Townhouse-Condo Median Sales Price was down 1.3 percent to \$301,000.
- Adult Communities Median Sales Price was up 3.9 percent to \$410,000.

The national median existing-home price continued to climb, rising 1.2% from a year ago to \$409,200, according to NAR. This year-over-year increase—the 29th consecutive monthly gain—reflects ongoing tightness in housing supply. At the end of November, there were 1.43 million units for sale, down 5.9% from the previous month but up 7.5% from the same time last year, representing a 4.2-month supply at the current sales pace.

Monthly Snapshot

- 2.7%

One-Year Change in
Closed Sales
All Properties

+ 2.2%

One-Year Change in
Homes for Sale
All Properties

+ 3.7%

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	12-2024	12-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		95	82	- 13.7%	2,111	2,334	+ 10.6%
Pending Sales		100	106	+ 6.0%	1,604	1,668	+ 4.0%
Closed Sales		152	147	- 3.3%	1,607	1,599	- 0.5%
Median Sales Price		\$422,500	\$442,500	+ 4.7%	\$425,000	\$452,750	+ 6.5%
Avg. Sales Price		\$469,070	\$508,039	+ 8.3%	\$472,104	\$508,871	+ 7.8%
Pct. of List Price Received		101.7%	101.5%	- 0.2%	103.1%	102.9%	- 0.2%
Days on Market		41	42	+ 2.4%	40	39	- 2.5%
Affordability Index		114	115	+ 0.9%	113	113	0.0%
Homes for Sale		276	272	- 1.4%	--	--	--
Months Supply		2.1	2.0	- 4.8%	--	--	--

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	12-2024	12-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		31	27	- 12.9%	508	527	+ 3.7%
Pending Sales		25	28	+ 12.0%	382	359	- 6.0%
Closed Sales		32	33	+ 3.1%	372	349	- 6.2%
Median Sales Price		\$305,000	\$301,000	- 1.3%	\$282,500	\$300,000	+ 6.2%
Avg. Sales Price		\$314,216	\$321,361	+ 2.3%	\$296,538	\$315,098	+ 6.3%
Pct. of List Price Received		101.9%	99.1%	- 2.7%	101.5%	99.9%	- 1.6%
Days on Market		35	54	+ 54.3%	36	47	+ 30.6%
Affordability Index		158	170	+ 7.6%	171	170	- 0.6%
Homes for Sale		78	89	+ 14.1%	--	--	--
Months Supply		2.5	3.0	+ 20.0%	--	--	--

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.



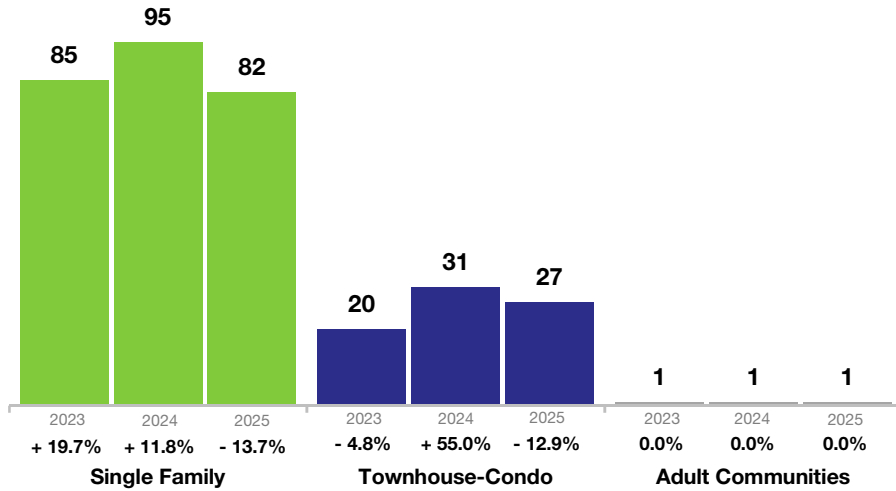
Key Metrics	Historical Sparklines	12-2024	12-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		1	1	0.0%	9	15	+ 66.7%
Pending Sales		0	0	--	8	9	+ 12.5%
Closed Sales		2	1	- 50.0%	10	8	+ 25.0%
Median Sales Price		\$394,500	\$410,000	+ 3.9%	\$375,000	\$430,000	- 12.8%
Avg. Sales Price		\$394,500	\$410,000	+ 3.9%	\$363,341	\$485,313	- 25.1%
Pct. of List Price Received		99.0%	87.3%	- 11.8%	98.5%	97.3%	+ 1.2%
Days on Market		36	17	- 52.8%	52	37	+ 40.5%
Affordability Index		122	125	+ 2.5%	129	119	+ 8.4%
Homes for Sale		2	3	+ 50.0%	--	--	--
Months Supply		1.5	2.3	+ 53.3%	--	--	--

New Listings

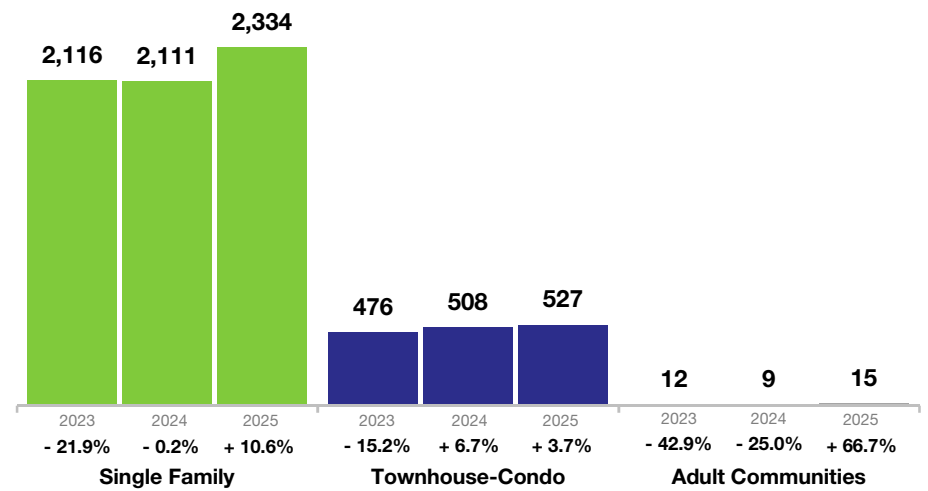
A count of the properties that have been newly listed on the market in a given month.



December

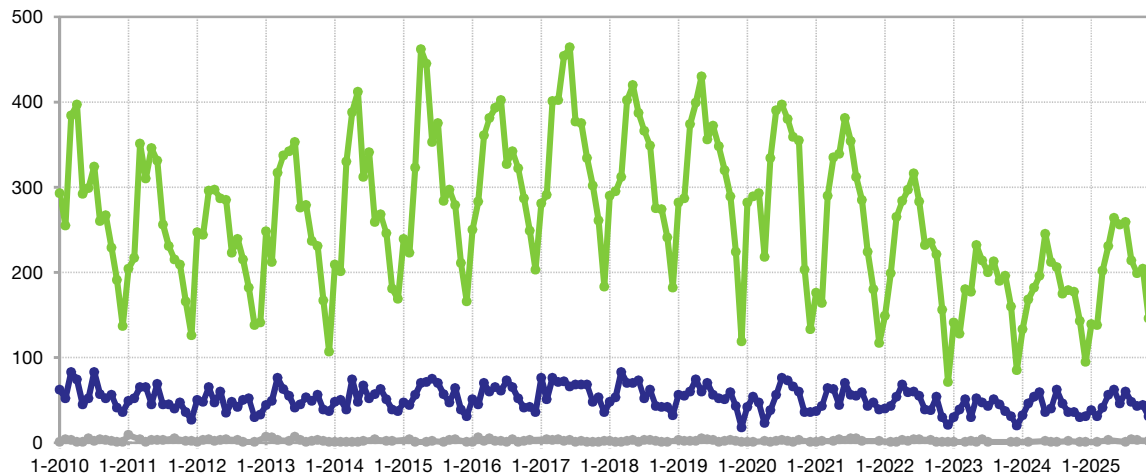


Year to Date



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.

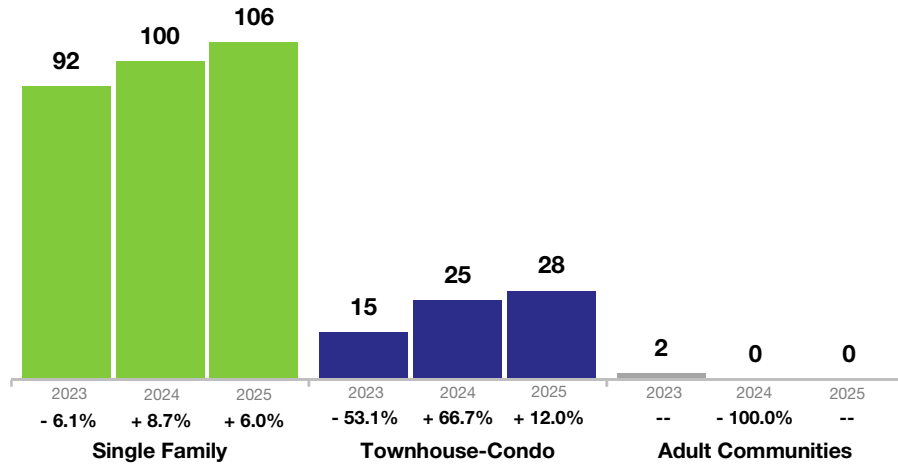
	Single Family	Townhouse-Condo	Adult Communities
January 2025	139	38	0
February 2025	138	31	1
March 2025	202	41	0
April 2025	231	56	3
May 2025	264	62	0
June 2025	256	46	0
July 2025	259	60	1
August 2025	214	48	4
September 2025	199	43	3
October 2025	204	44	0
November 2025	146	31	2
December 2025	82	27	1
12-Month Avg.	195	44	1

Pending Sales

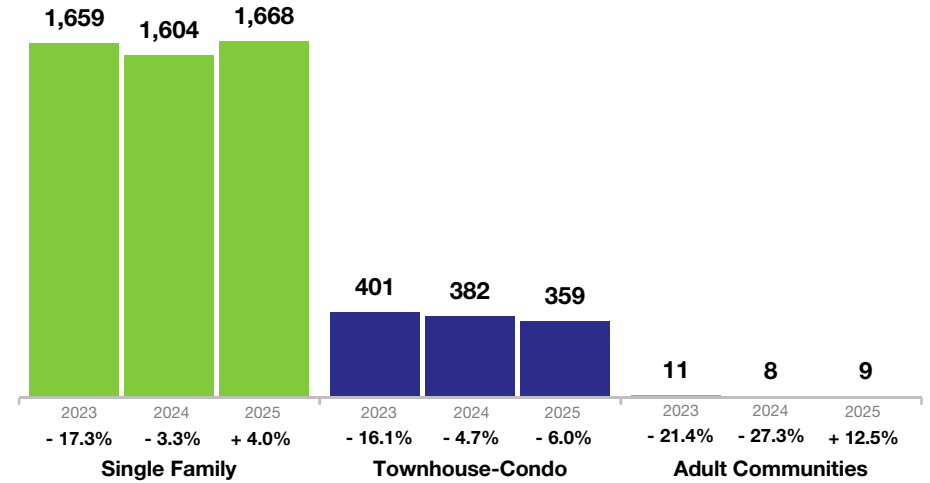
A count of the properties on which offers have been accepted in a given month.



December

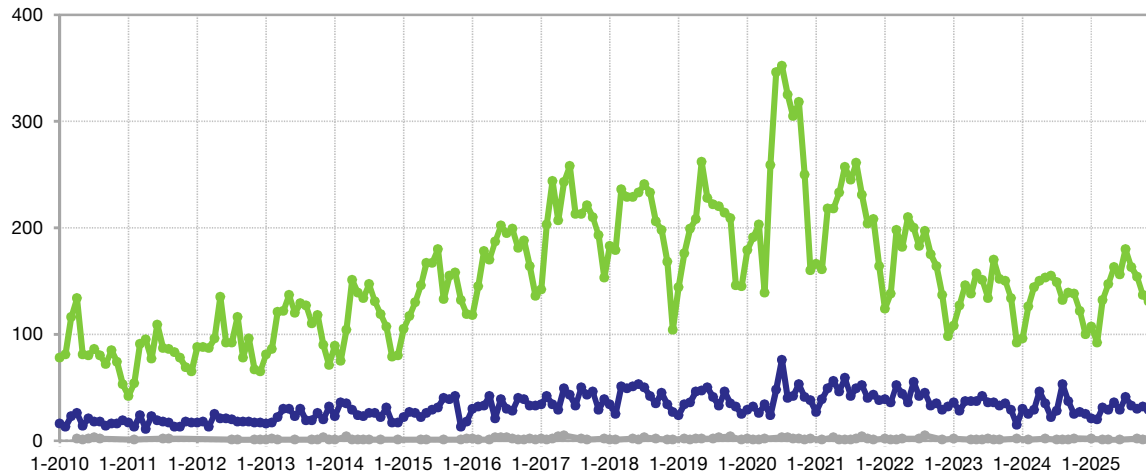


Year to Date



Historical Pending 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.

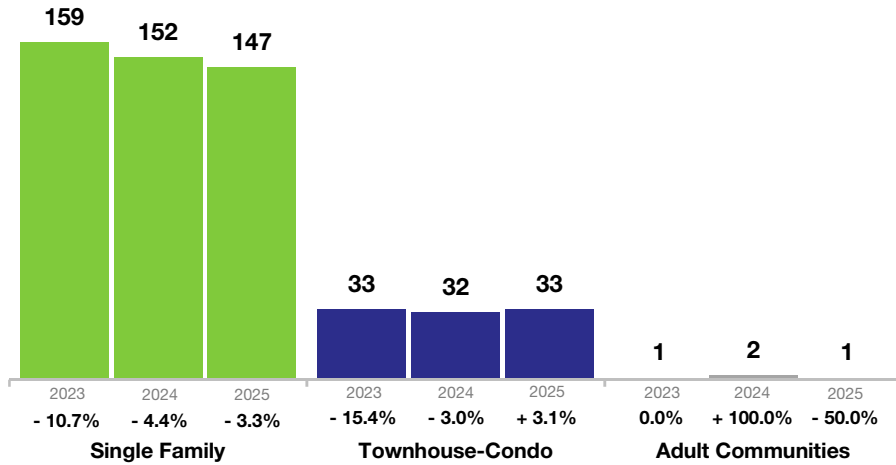
	Single Family	Townhouse-Condo	Adult Communities
January 2025	107	21	2
February 2025	92	20	0
March 2025	132	31	1
April 2025	147	29	1
May 2025	163	36	0
June 2025	156	29	1
July 2025	180	41	0
August 2025	163	33	0
September 2025	154	30	2
October 2025	137	32	1
November 2025	131	29	1
December 2025	106	28	0
12-Month Avg.	139	30	1

Closed Sales

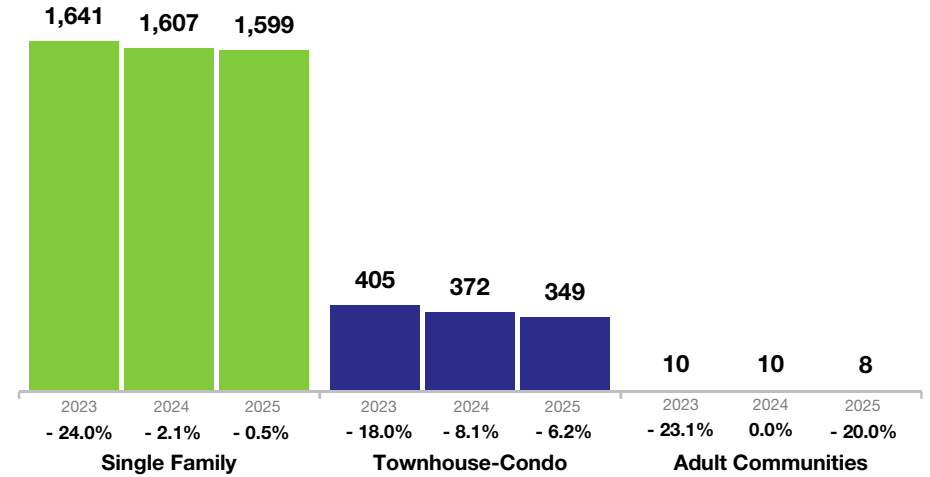
A count of the actual sales that closed in a given month.



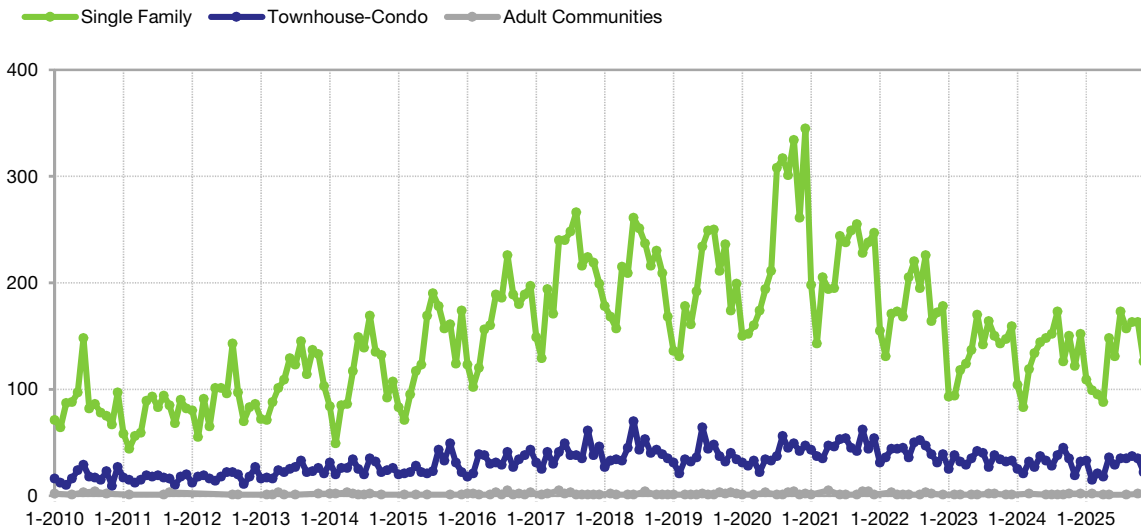
December



Year to Date



Historical Closed Sales by Month



	Single Family	Townhouse-Condo	Adult Communities
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	157	35	1
September 2025	163	37	0
October 2025	163	35	2
November 2025	126	22	0
December 2025	147	33	1
12-Month Avg.	133	29	1

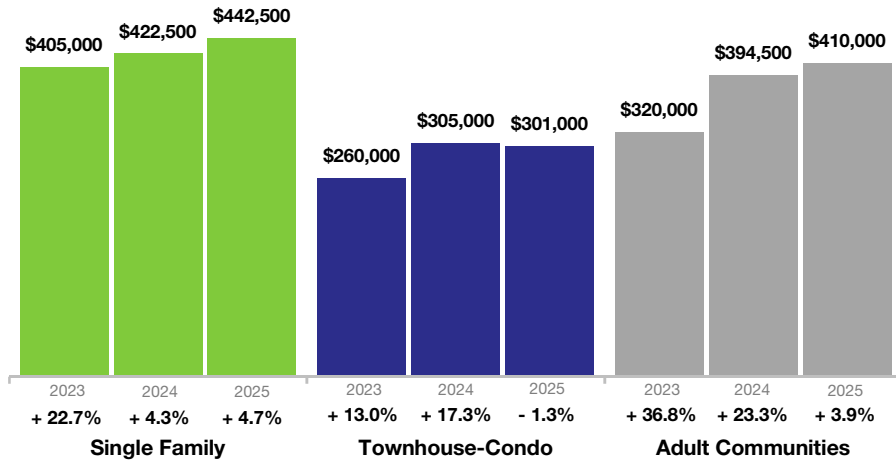
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Median Sales Price

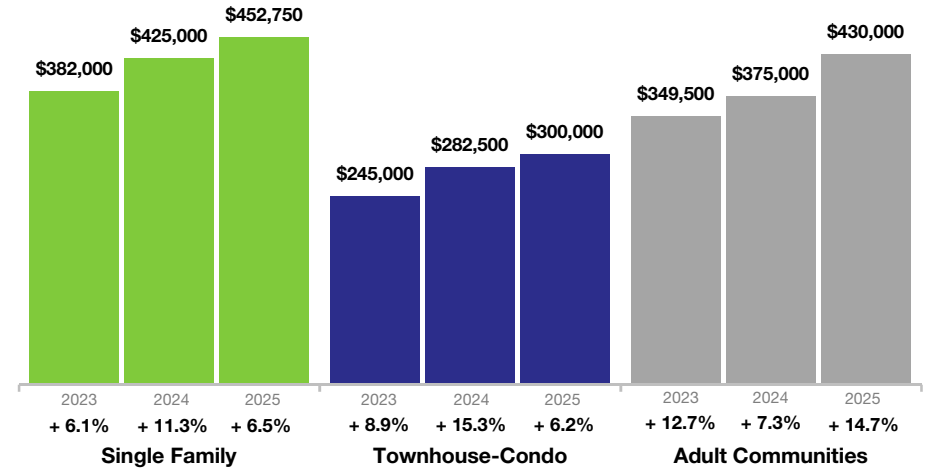
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



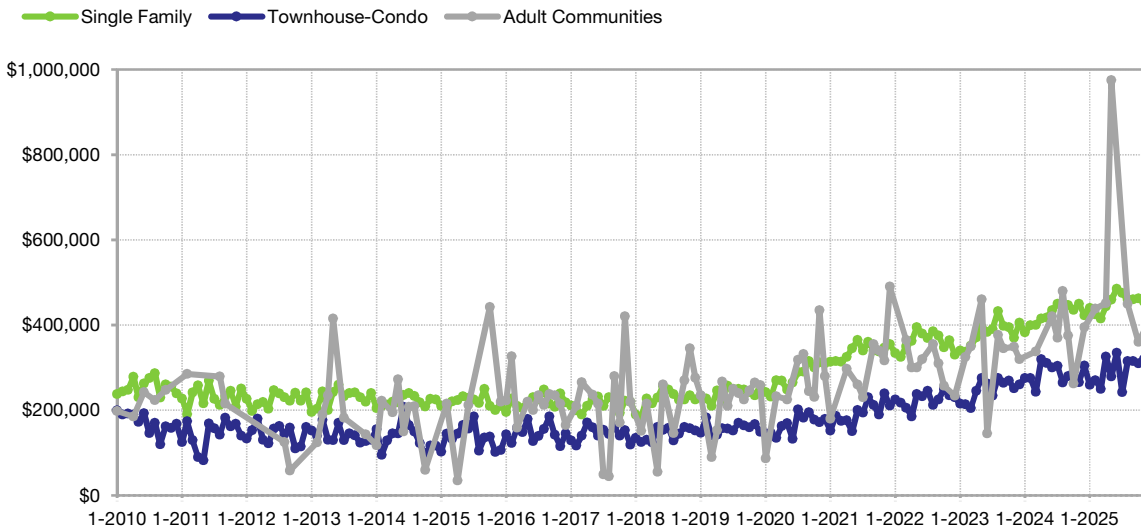
December



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
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	\$460,000	\$315,000	\$450,000
September 2025	\$460,000	\$315,000	\$0
October 2025	\$462,500	\$310,000	\$360,000
November 2025	\$455,000	\$320,000	\$0
December 2025	\$442,500	\$301,000	\$410,000
12-Month Med.*	\$452,750	\$300,000	\$430,000

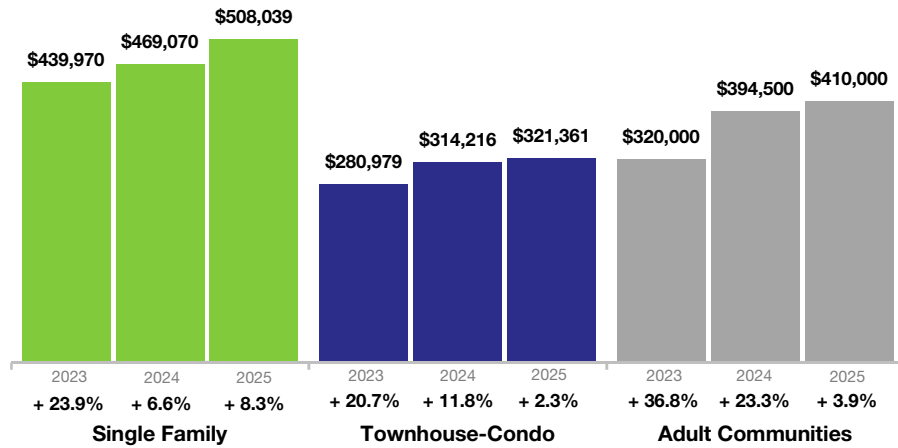
* Median Sales Price for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

Average Sales Price

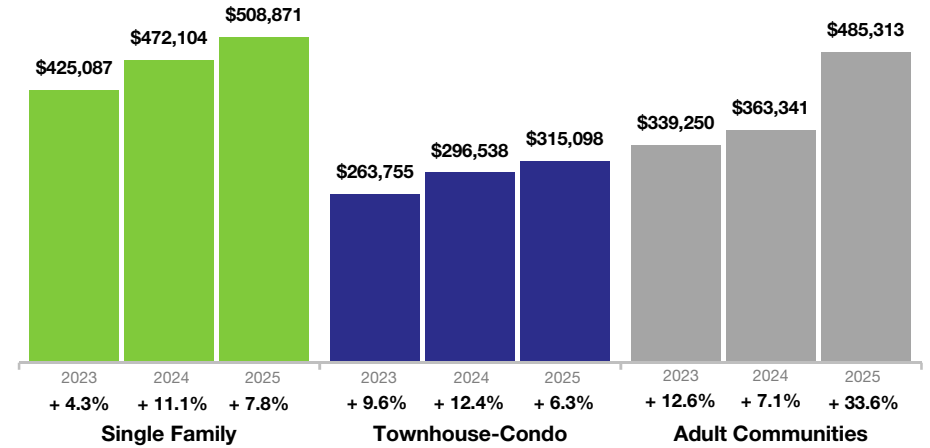
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



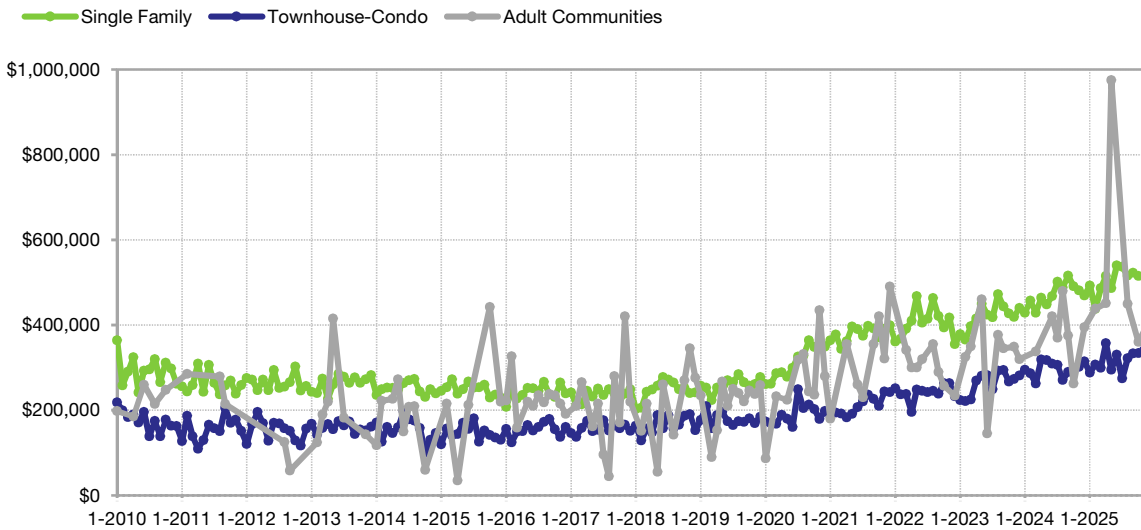
December



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
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	\$515,855	\$322,145	\$450,000
September 2025	\$522,752	\$333,277	\$0
October 2025	\$515,273	\$333,700	\$360,000
November 2025	\$514,380	\$340,114	\$0
December 2025	\$508,039	\$321,361	\$410,000
12-Month Avg.*	\$508,871	\$315,098	\$485,313

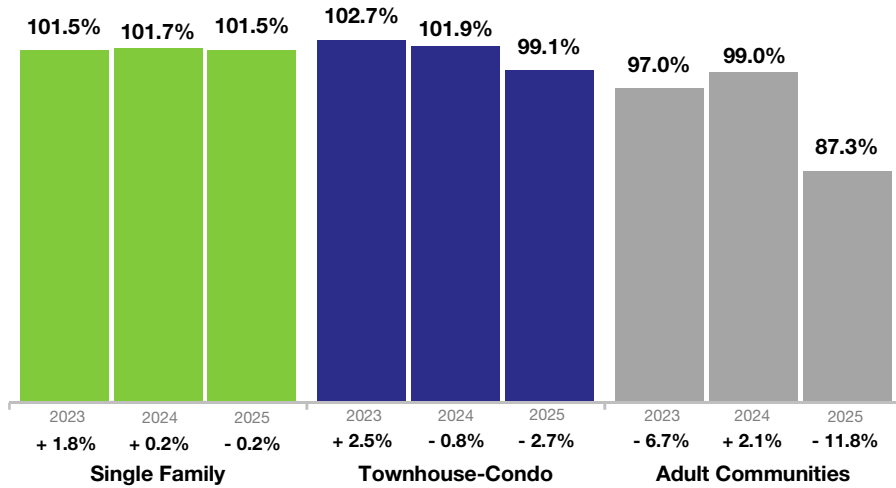
* Avg. Sales Price for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

Percent of List Price Received

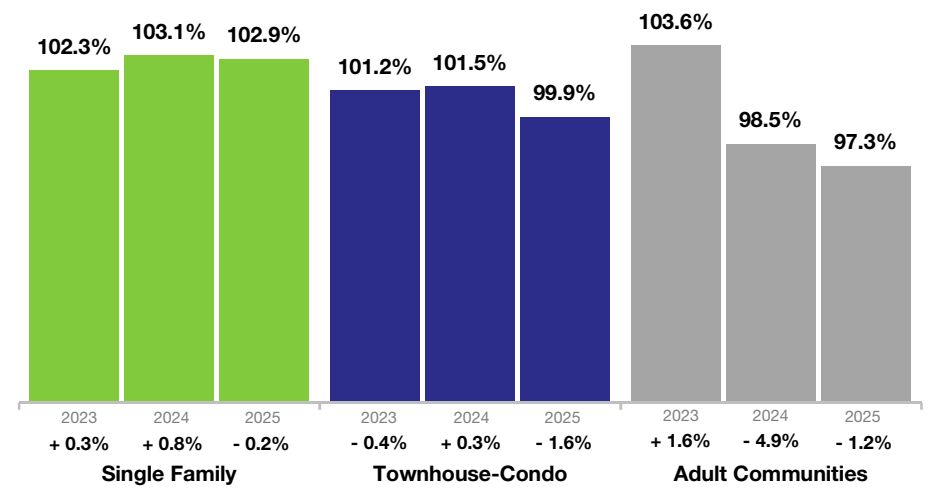


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

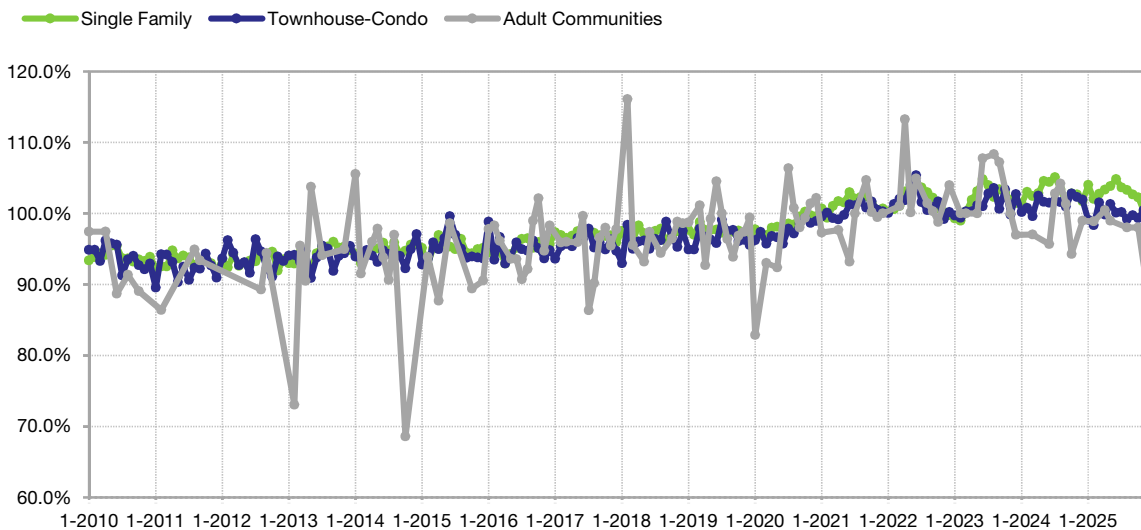
December



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
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	103.3%	99.2%	98.0%
September 2025	102.7%	99.7%	0.0%
October 2025	102.3%	99.3%	98.0%
November 2025	100.3%	100.5%	0.0%
December 2025	101.5%	99.1%	87.3%
12-Month Avg.*	102.9%	99.9%	97.3%

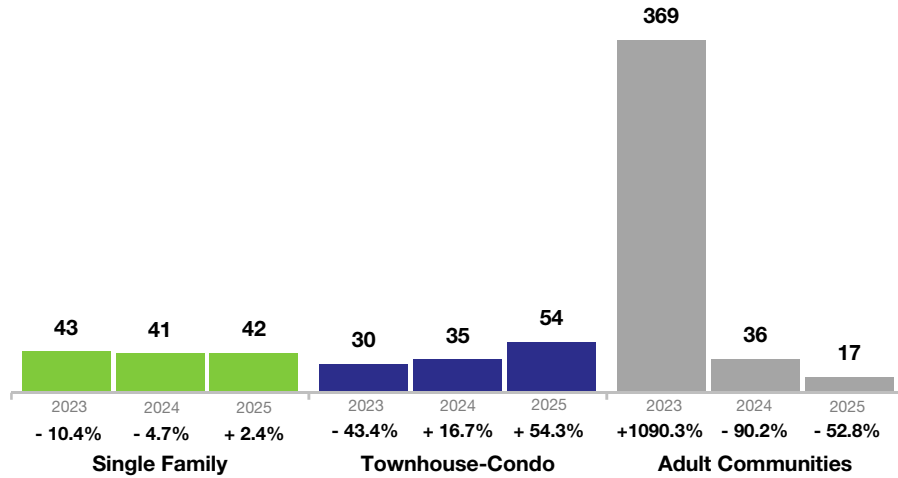
* Pct. of List Price Received for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

Days on Market Until Sale

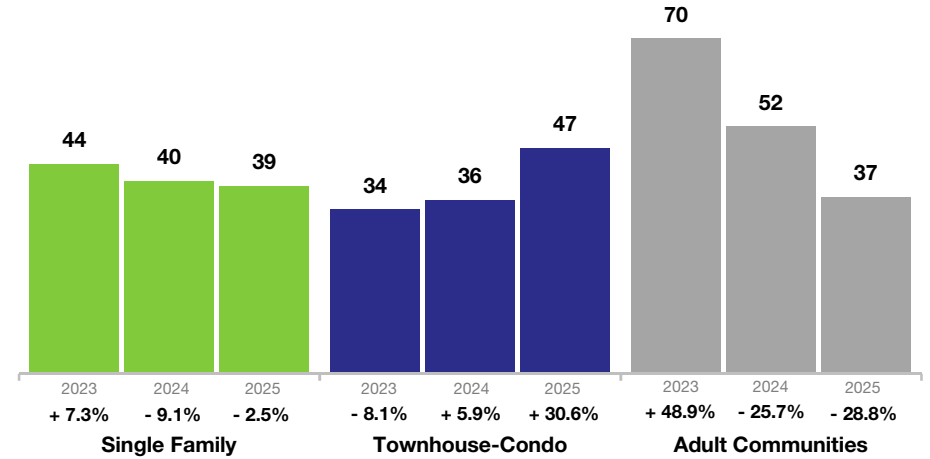
Average number of days between when a property is listed and when an offer is accepted in a given month.



December

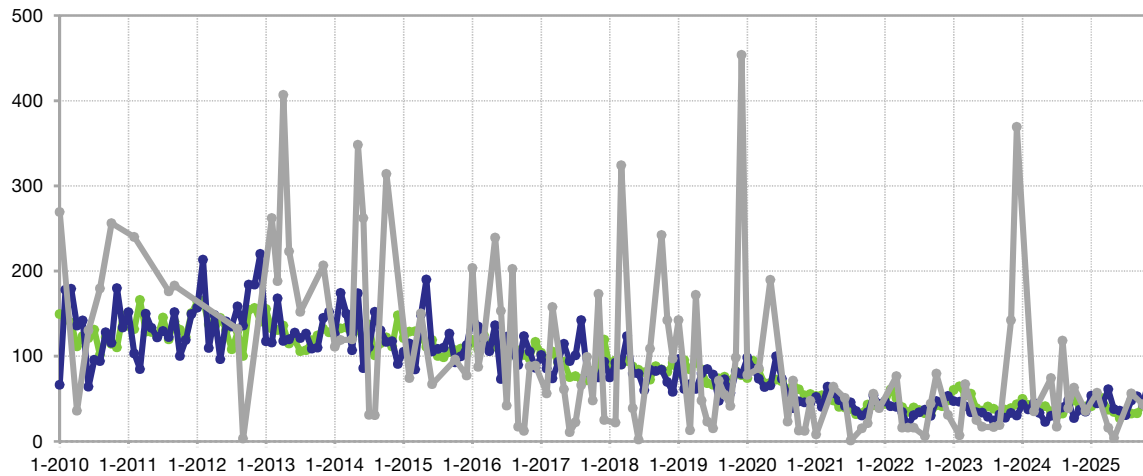


Year to Date



Historical Days on Market Until Sale 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
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	33	48	56
September 2025	33	53	0
October 2025	42	43	44
November 2025	56	70	0
December 2025	42	54	17
12-Month Avg.*	39	47	37

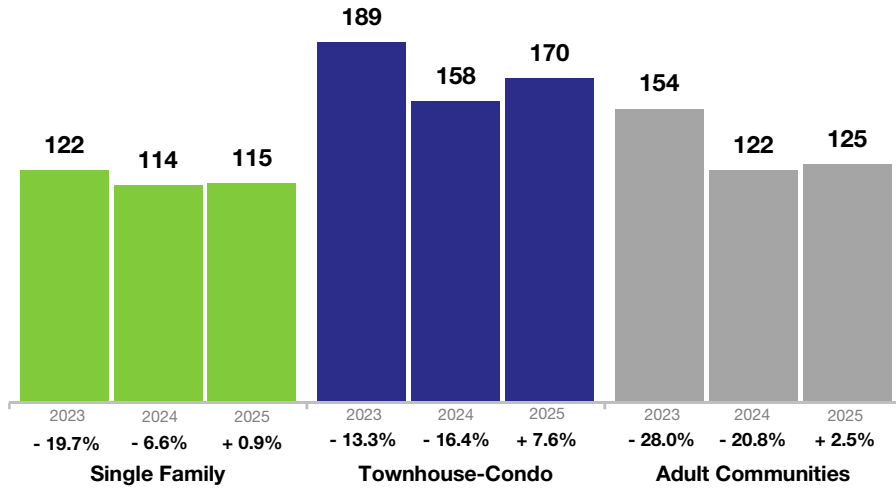
* Days on Market for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

Housing Affordability Index

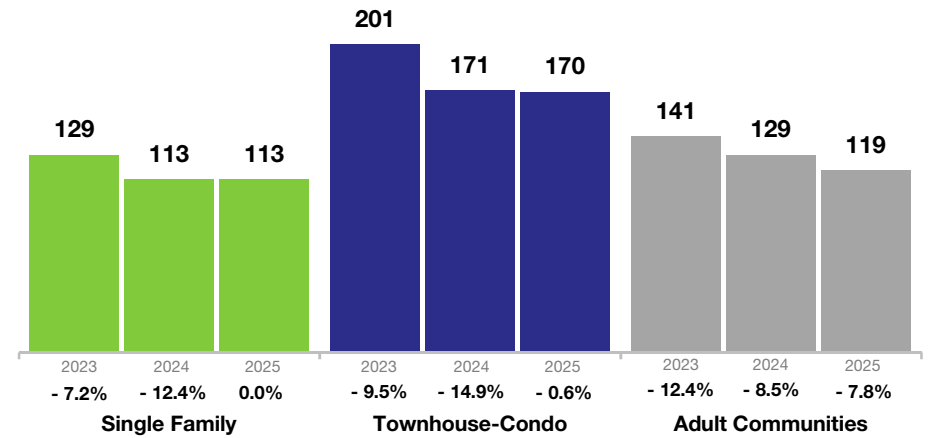


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

December

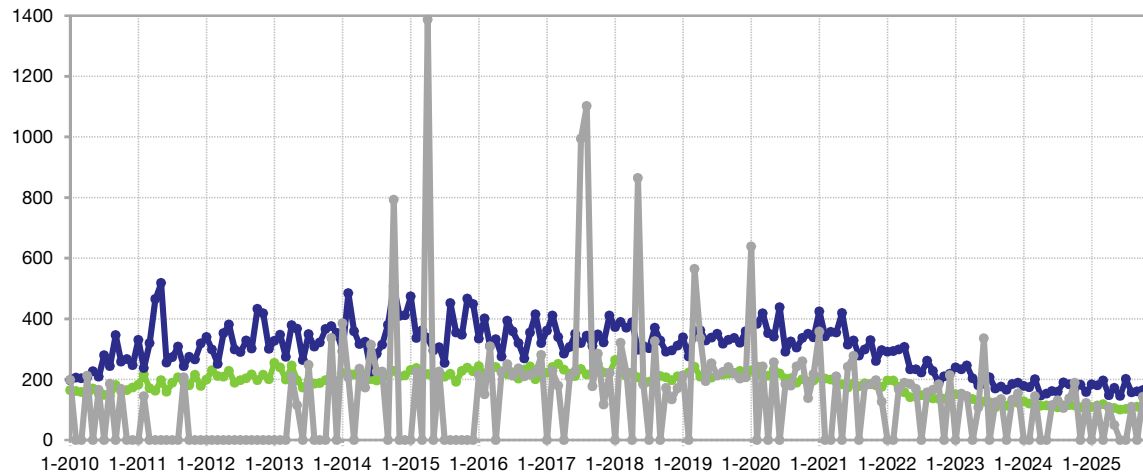


Year to Date



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
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	107	157	110
September 2025	110	160	0
October 2025	111	165	142
November 2025	112	159	0
December 2025	115	170	125
12-Month Avg.*	109	170	54

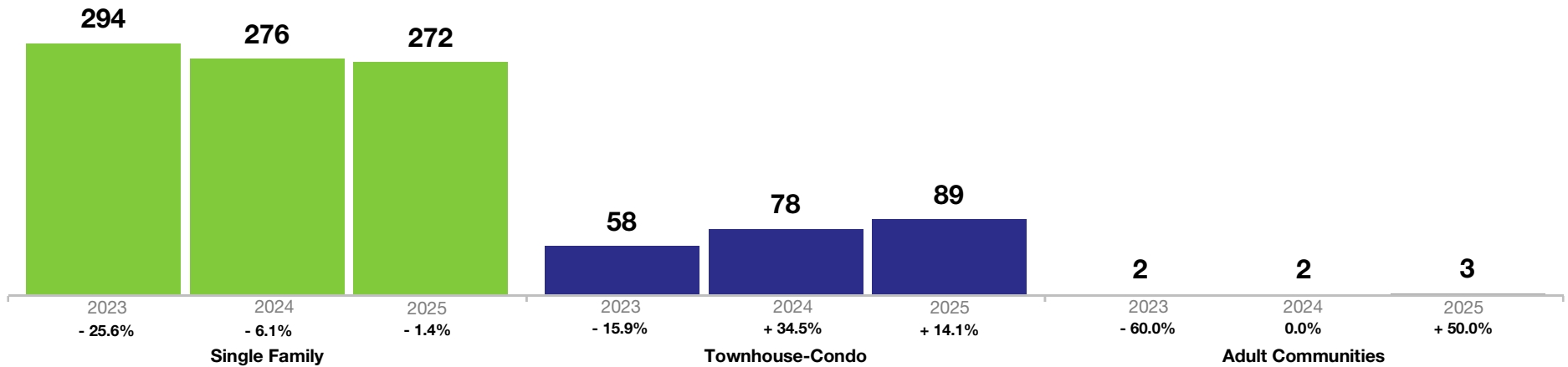
* Affordability Index for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

Inventory of Homes for Sale

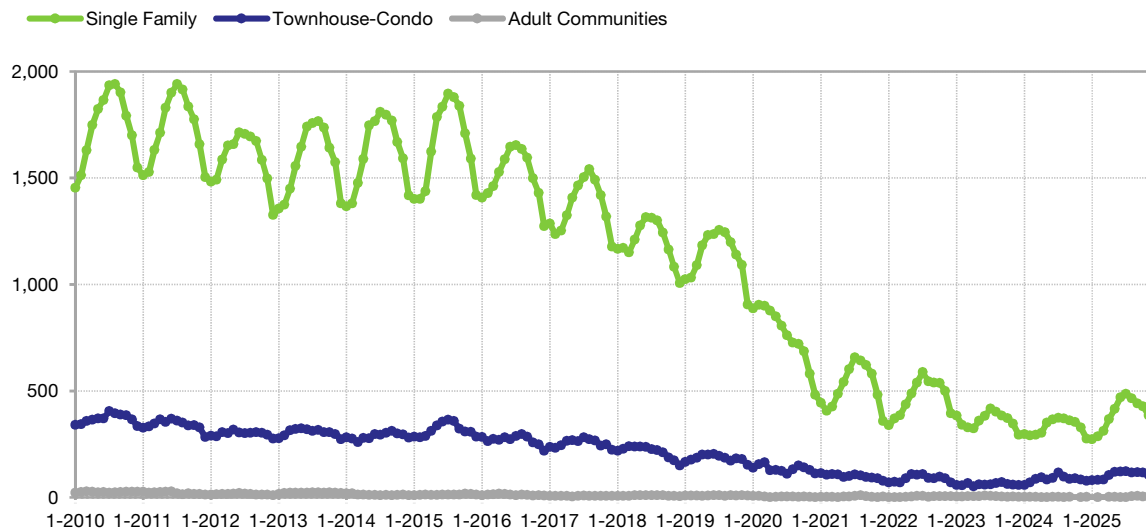
The number of properties available for sale in active status at the end of a given month.



December



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.

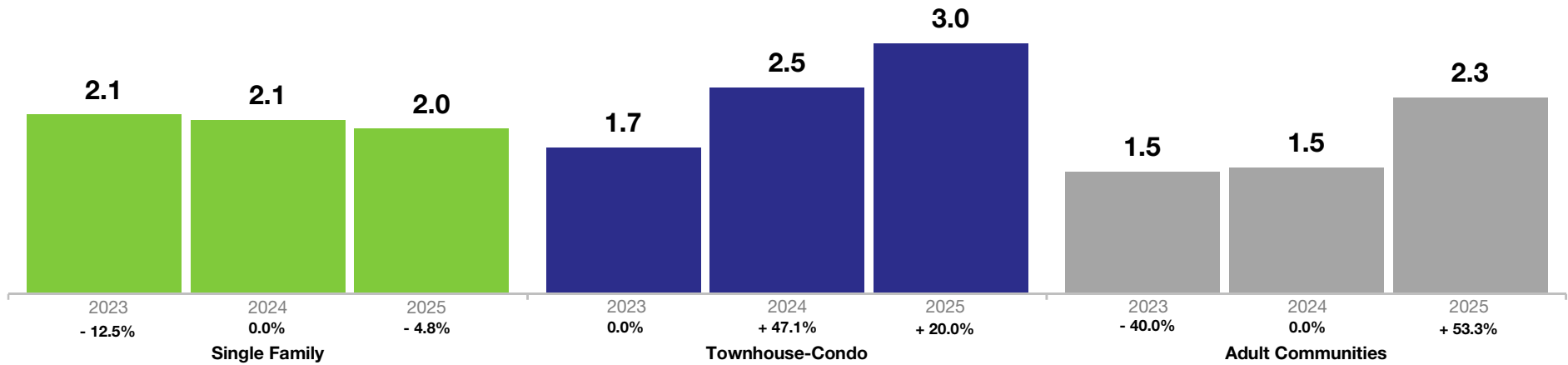
	Single Family	Townhouse-Condo	Adult Communities
January 2025	272	80	0
February 2025	286	82	1
March 2025	312	84	0
April 2025	367	104	2
May 2025	415	119	2
June 2025	469	121	1
July 2025	486	122	1
August 2025	465	116	5
September 2025	441	118	6
October 2025	428	116	4
November 2025	386	106	3
December 2025	272	89	3
12-Month Avg.	383	105	2

Months Supply of Inventory

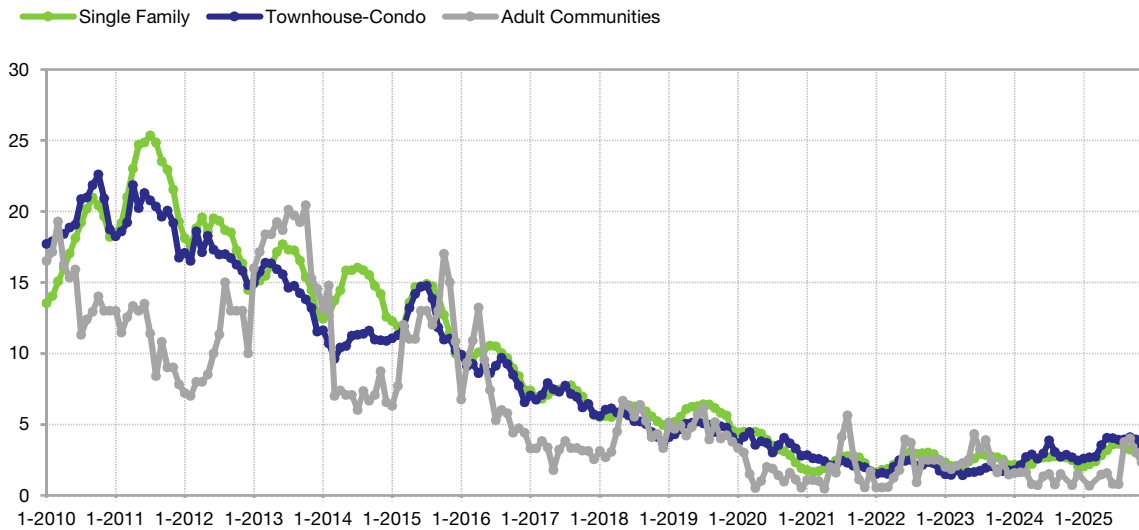
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



December



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
January 2025	2.0	2.6	0
February 2025	2.2	2.7	0.7
March 2025	2.4	2.7	0
April 2025	2.8	3.5	1.5
May 2025	3.2	4.0	1.6
June 2025	3.6	4.0	0.8
July 2025	3.6	3.9	0.8
August 2025	3.4	3.9	3.8
September 2025	3.2	4.1	4.0
October 2025	3.1	3.9	3.0
November 2025	2.8	3.6	2.3
December 2025	2.0	3.0	2.3
12-Month Avg.*	2.9	3.5	1.7

* Months Supply for all properties from January 2025 through December 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	12-2024	12-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		127	110	- 13.4%	2,628	2,876	+ 9.4%
Pending Sales		125	134	+ 7.2%	1,994	2,036	+ 2.1%
Closed Sales		186	181	- 2.7%	1,989	1,956	- 1.7%
Median Sales Price		\$405,000	\$420,000	+ 3.7%	\$400,000	\$425,000	+ 6.3%
Avg. Sales Price		\$441,626	\$473,462	+ 7.2%	\$438,721	\$474,183	+ 8.1%
Pct. of List Price Received		101.7%	101.0%	- 0.7%	102.7%	102.3%	- 0.4%
Days on Market		40	44	+ 10.0%	39	41	+ 5.1%
Affordability Index		119	122	+ 2.5%	121	120	- 0.8%
Homes for Sale		356	364	+ 2.2%	--	--	--
Months Supply		2.1	2.1	0.0%	--	--	--