

Monthly Indicators



June 2026

U.S. existing-home sales rose 3.2% month-over-month and year-over-year to a seasonally adjusted annual rate of 4.17 million units, the National Association of REALTORS® (NAR) reported, marking the highest level since December 2025. Regionally, sales increased from the previous month in the Northeast, Midwest, and South, while remaining flat in the West. On a year-over-year basis, sales grew in the Midwest, South, and West but declined in the Northeast.

- Single Family Closed Sales increased 29.0 percent to 169.
- Townhouse-Condo Closed Sales increased 24.1 percent to 36.
- There was 1 Adult Community Closed Sale for the current month.
- Single Family Median Sales Price was up 1.4 percent to \$492,000.
- Townhouse-Condo Median Sales Price was down 6.6 percent to \$313,000.
- The Adult Communities Median Sales Price was \$405,000 for the current period.

Nationally, there were 1.55 million homes available for sale heading into June, a 3.3% increase from the previous month and 0.6% higher than one year earlier, representing a 4.5-month supply at the current sales pace, according to NAR. Home prices also rose, with the median existing-home price climbing to \$429,300 nationwide, an all-time high for the month and 1.3% higher than a year earlier.

Monthly Snapshot

+ 28.8% **- 14.9%** **+ 4.4%**

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.

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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	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		256	257	+ 0.4%	1,230	1,224	- 0.5%
Pending Sales		156	196	+ 25.6%	796	813	+ 2.1%
Closed Sales		131	169	+ 29.0%	707	697	- 1.4%
Median Sales Price		\$485,000	\$492,000	+ 1.4%	\$440,000	\$465,000	+ 5.7%
Avg. Sales Price		\$539,565	\$574,581	+ 6.5%	\$497,068	\$527,037	+ 6.0%
Pct. of List Price Received		104.8%	103.4%	- 1.3%	103.6%	102.8%	- 0.8%
Days on Market		27	31	+ 14.8%	40	41	+ 2.5%
Affordability Index		103	104	+ 1.0%	113	110	- 2.7%
Homes for Sale		475	400	- 15.8%	--	--	--
Months Supply		3.6	2.9	- 19.4%	--	--	--

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	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		46	52	+ 13.0%	274	276	+ 0.7%
Pending Sales		29	32	+ 10.3%	166	187	+ 12.7%
Closed Sales		29	36	+ 24.1%	161	184	+ 14.3%
Median Sales Price		\$335,000	\$313,000	- 6.6%	\$280,414	\$288,500	+ 2.9%
Avg. Sales Price		\$329,966	\$348,598	+ 5.6%	\$309,180	\$307,079	- 0.7%
Pct. of List Price Received		100.1%	100.9%	+ 0.8%	99.9%	99.7%	- 0.2%
Days on Market		36	30	- 16.7%	47	47	0.0%
Affordability Index		149	163	+ 9.4%	178	177	- 0.6%
Homes for Sale		120	106	- 11.7%	--	--	--
Months Supply		4.0	3.3	- 17.5%	--	--	--

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.



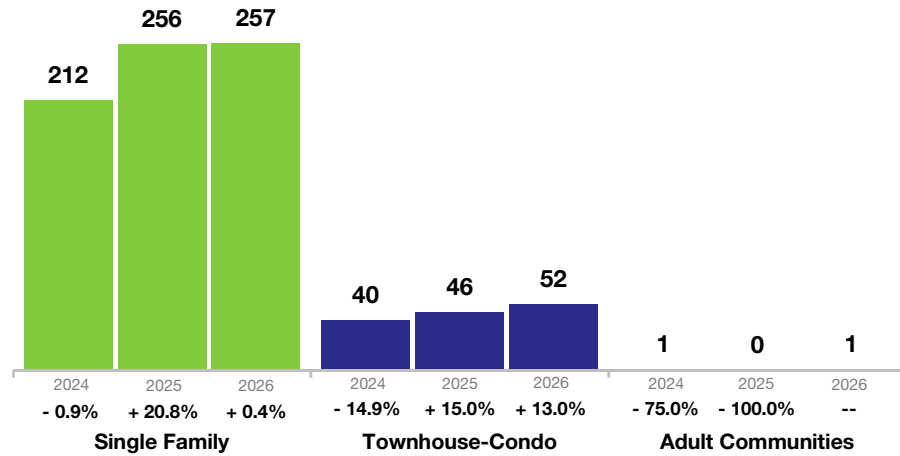
Key Metrics	Historical Sparklines	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		0	1	--	4	8	+ 100.0%
Pending Sales		1	1	0.0%	5	4	- 20.0%
Closed Sales		0	1	--	4	4	0.0%
Median Sales Price		\$0	\$405,000	--	\$463,750	\$427,500	+ 8.5%
Avg. Sales Price		\$0	\$405,000	--	\$575,625	\$389,031	+ 48.0%
Pct. of List Price Received		0.0%	100.0%	--	99.3%	99.7%	- 0.4%
Days on Market		0	38	--	34	49	- 30.6%
Affordability Index		0	126	--	107	119	- 10.1%
Homes for Sale		1	1	0.0%	--	--	--
Months Supply		0.8	0.9	+ 12.5%	--	--	--

New Listings

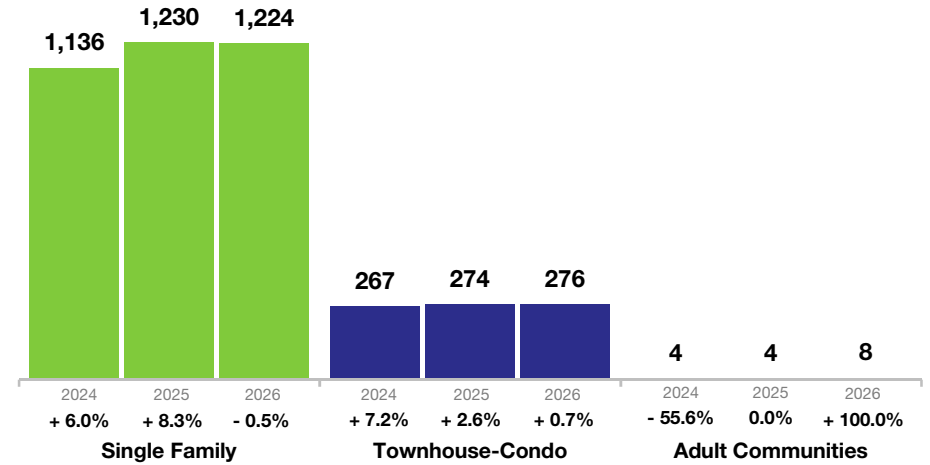
A count of the properties that have been newly listed on the market in a given month.



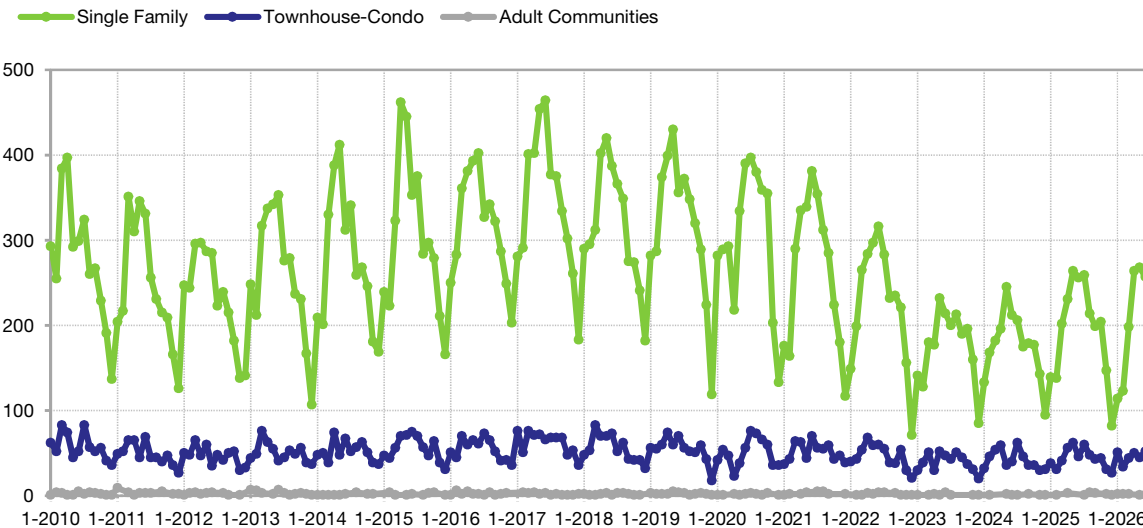
June



Year to Date



Historical New Listings by Month



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

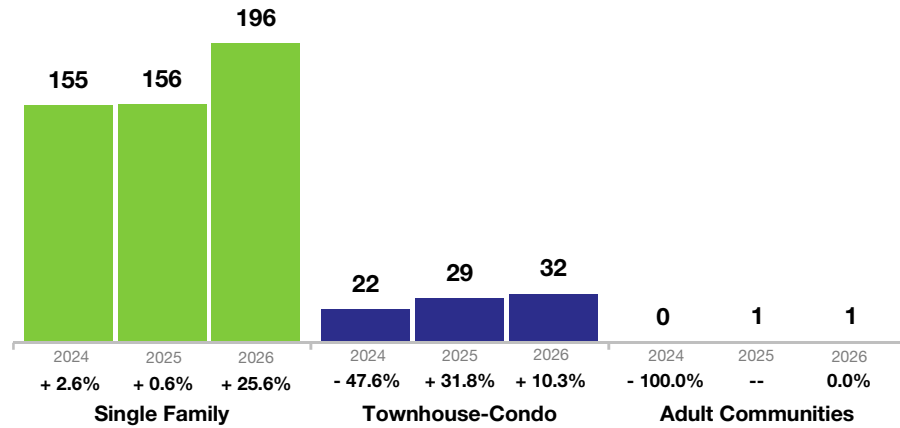
	Single Family	Townhouse-Condo	Adult Communities
July 2025	259	60	1
August 2025	214	48	4
September 2025	199	43	3
October 2025	204	44	0
November 2025	147	31	2
December 2025	82	27	1
January 2026	114	51	2
February 2026	123	34	2
March 2026	198	44	2
April 2026	264	50	0
May 2026	268	45	1
June 2026	257	52	1
12-Month Avg.	194	44	2

Pending Sales

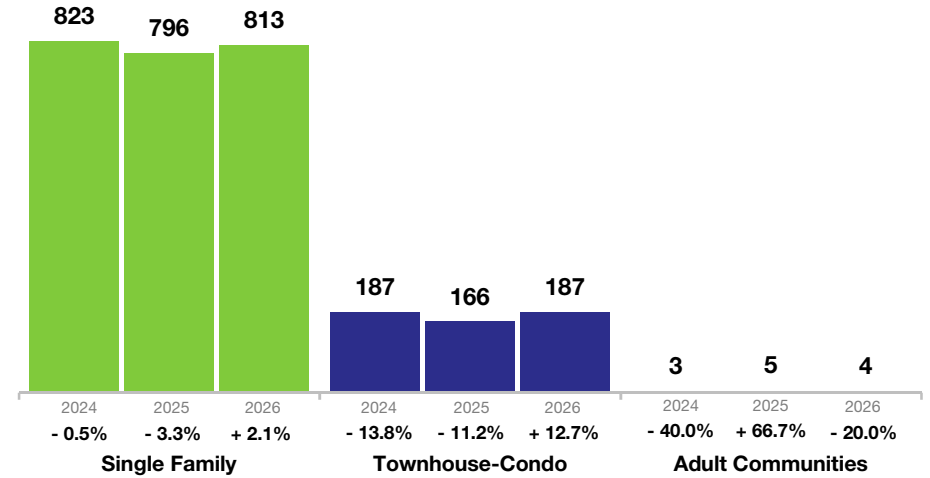
A count of the properties on which offers have been accepted in a given month.



June

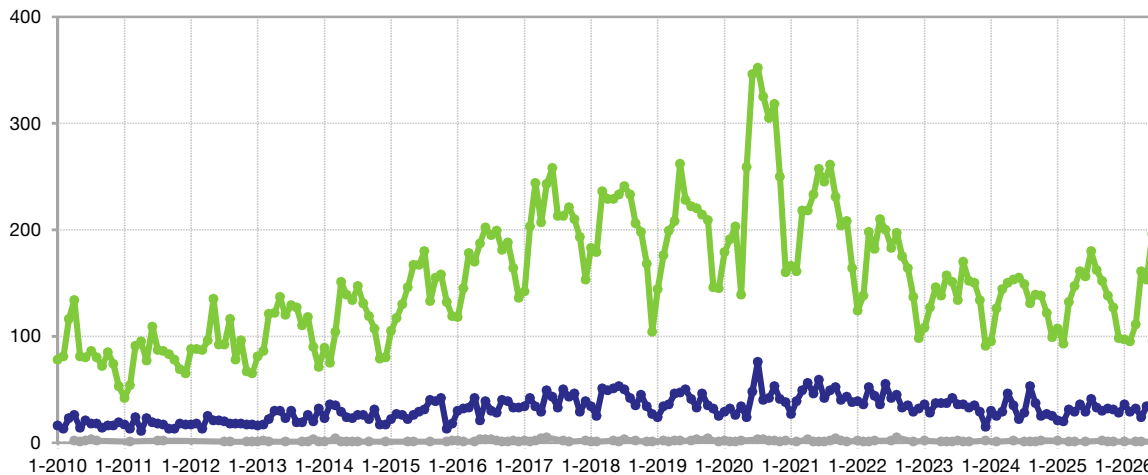


Year to Date



Historical Pending Sales by Month

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.

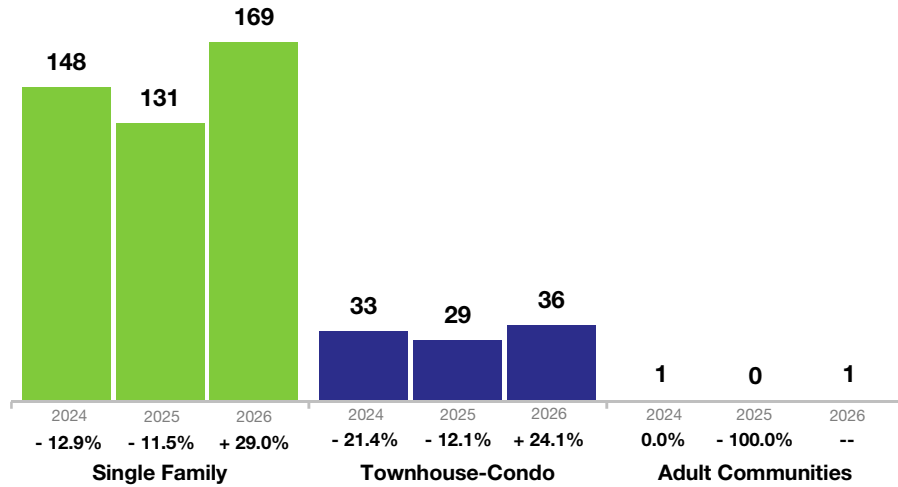
	Single Family	Townhouse-Condo	Adult Communities
July 2025	180	41	0
August 2025	162	33	0
September 2025	152	30	2
October 2025	138	32	1
November 2025	127	31	1
December 2025	98	28	0
January 2026	97	36	1
February 2026	95	29	0
March 2026	111	32	1
April 2026	161	24	1
May 2026	153	34	0
June 2026	196	32	1
12-Month Avg.	139	32	1

Closed Sales

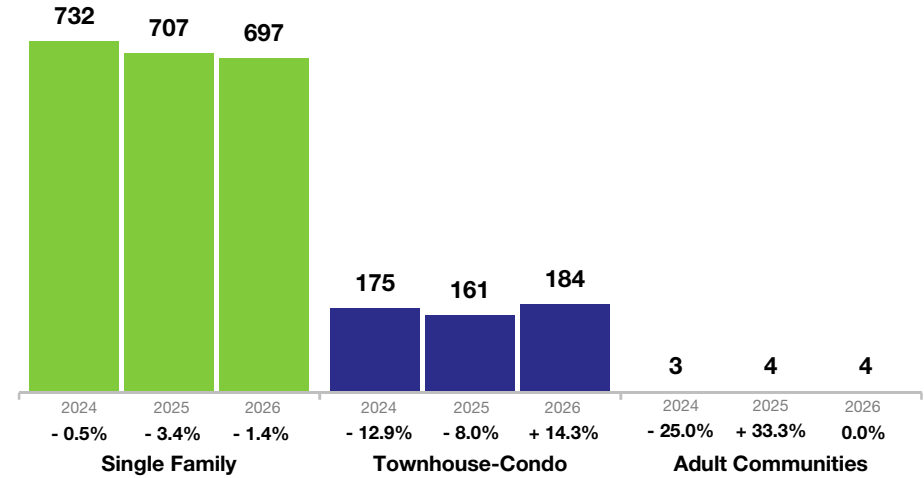
A count of the actual sales that closed in a given month.



June

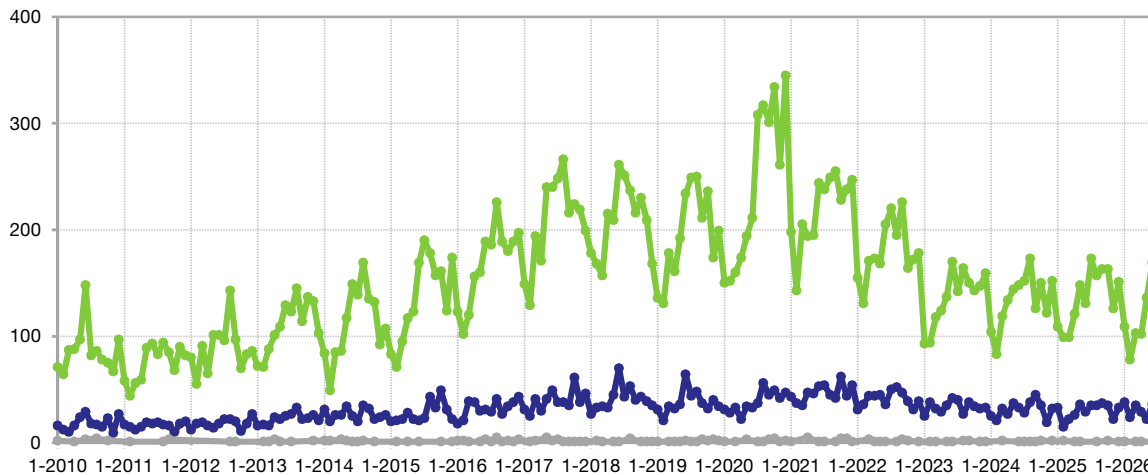


Year to Date



Historical Closed Sales 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.

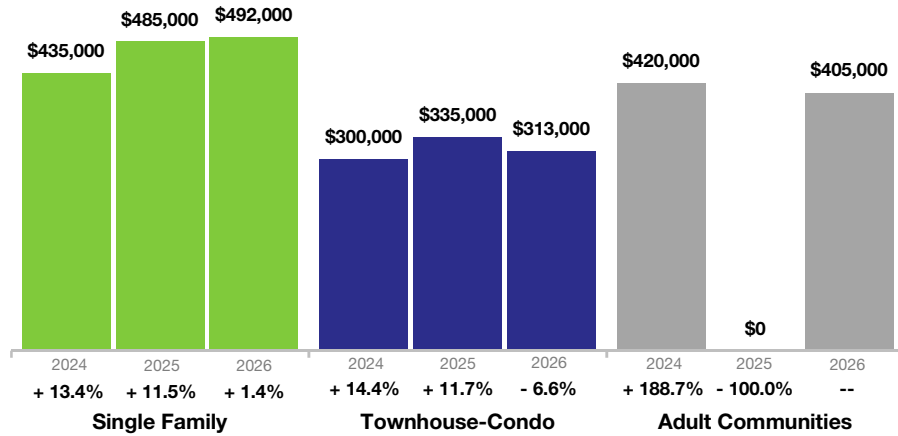
	Single Family	Townhouse-Condo	Adult Communities
July 2025	173	35	0
August 2025	157	35	1
September 2025	163	37	0
October 2025	163	35	2
November 2025	126	22	0
December 2025	151	33	1
January 2026	109	38	1
February 2026	78	24	0
March 2026	103	35	1
April 2026	102	29	1
May 2026	136	22	0
June 2026	169	36	1
12-Month Avg.	136	32	1

Median Sales Price

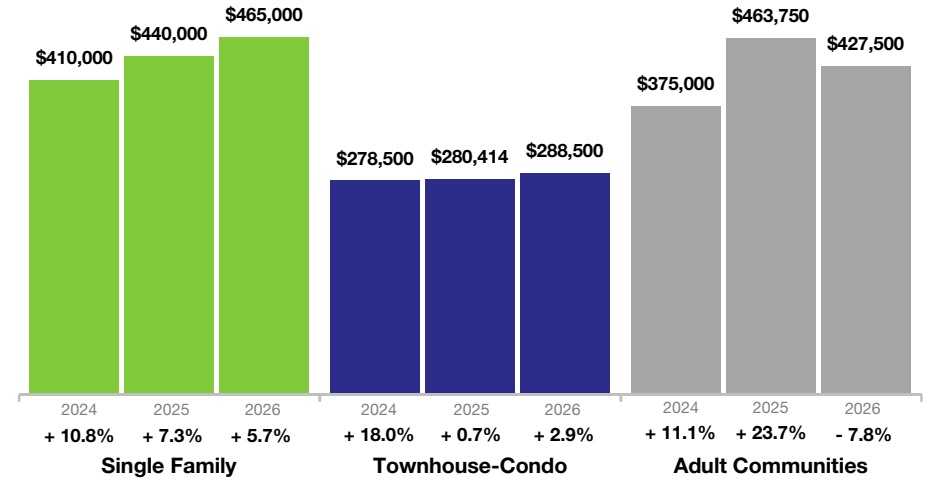
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



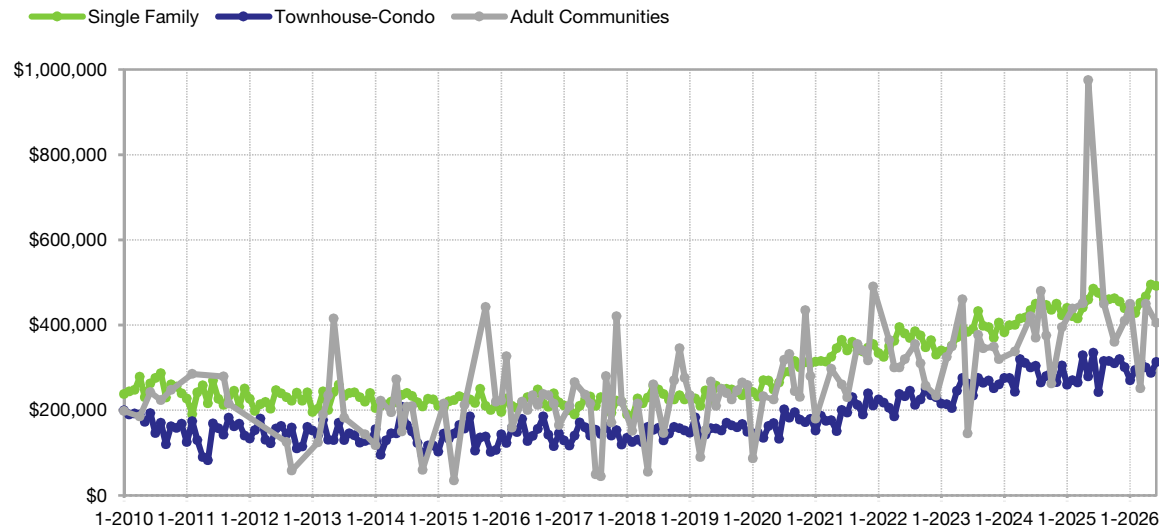
June



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 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	\$439,000	\$301,000	\$410,000
January 2026	\$447,770	\$270,000	\$450,000
February 2026	\$427,509	\$293,950	\$0
March 2026	\$452,000	\$315,000	\$251,125
April 2026	\$467,000	\$299,900	\$450,000
May 2026	\$495,000	\$287,000	\$0
June 2026	\$492,000	\$313,000	\$405,000
12-Month Med.*	\$460,000	\$300,000	\$407,500

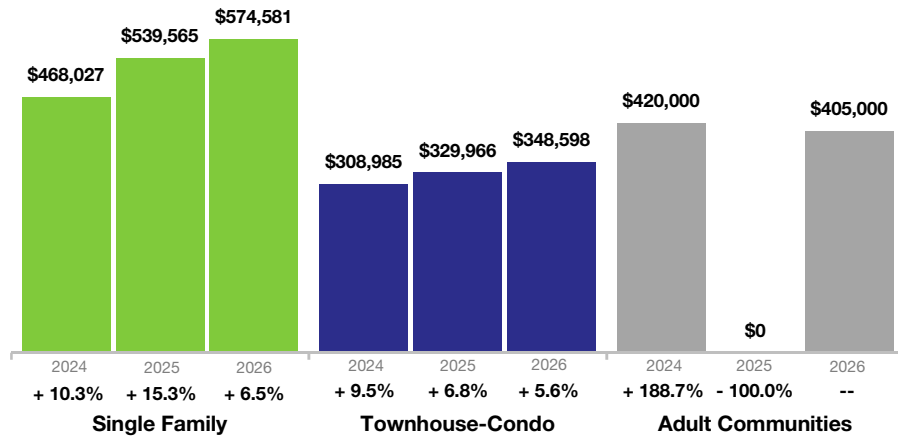
* Median Sales Price for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Average Sales Price

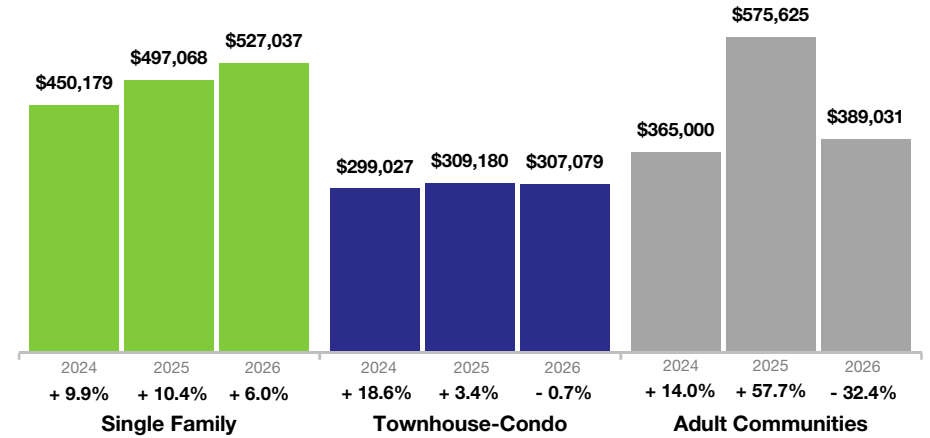
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



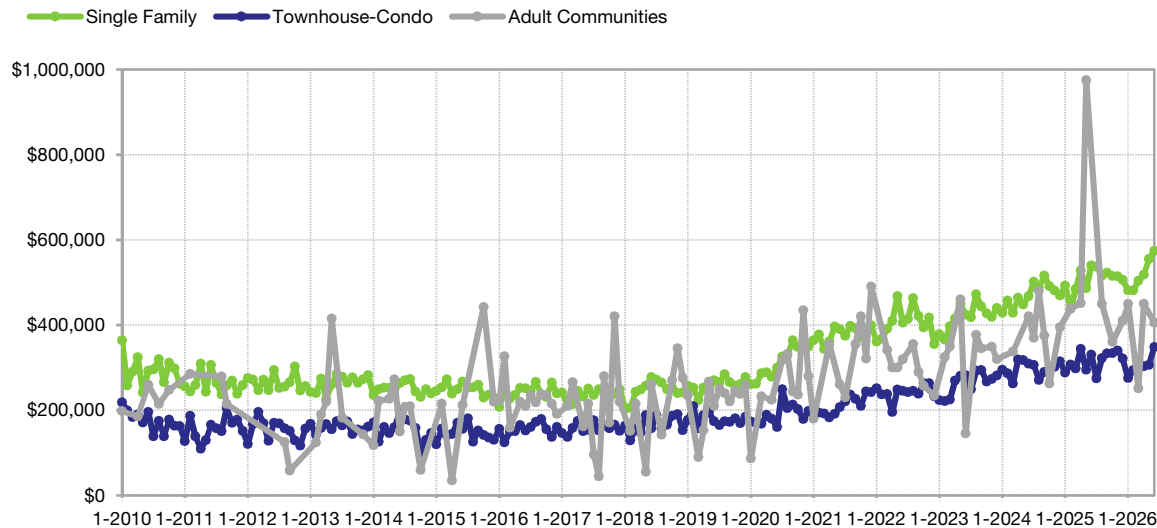
June



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 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	\$506,175	\$321,361	\$410,000
January 2026	\$481,526	\$275,589	\$450,000
February 2026	\$481,548	\$294,121	\$0
March 2026	\$503,872	\$310,940	\$251,125
April 2026	\$518,063	\$303,383	\$450,000
May 2026	\$554,796	\$306,398	\$0
June 2026	\$574,581	\$348,598	\$405,000
12-Month Avg.*	\$522,447	\$313,595	\$392,016

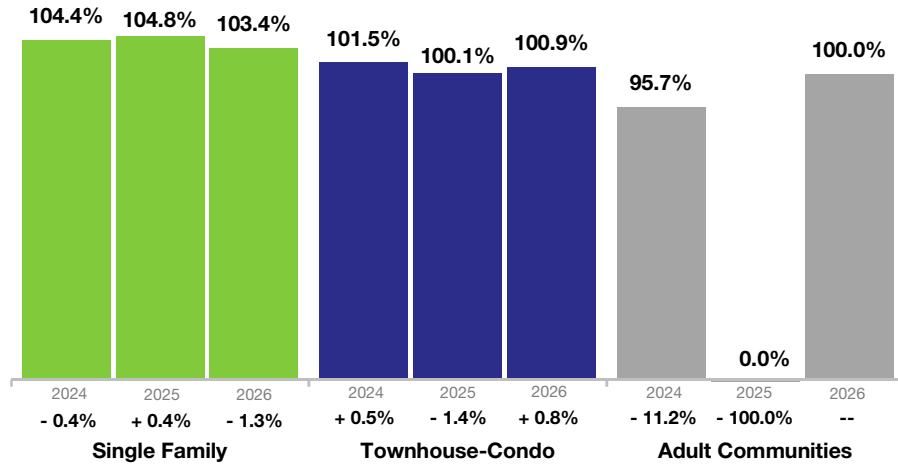
* Avg. Sales Price for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Percent of List Price Received

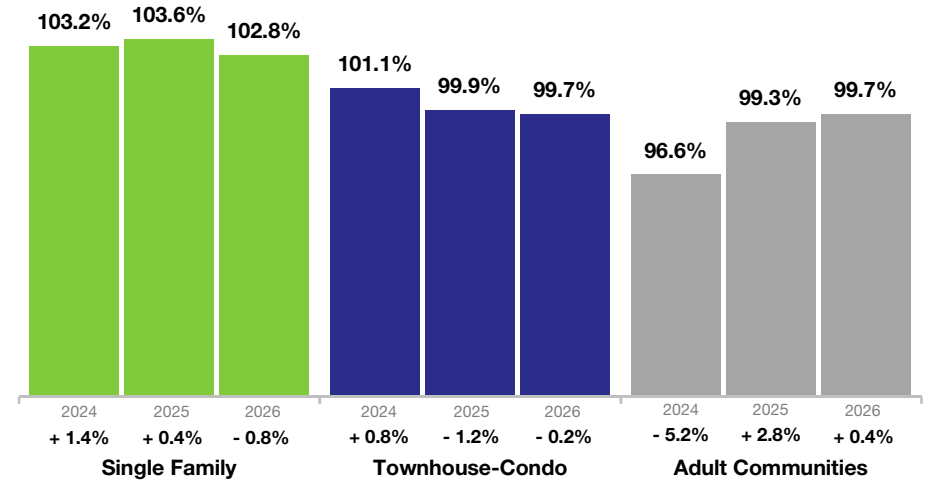
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



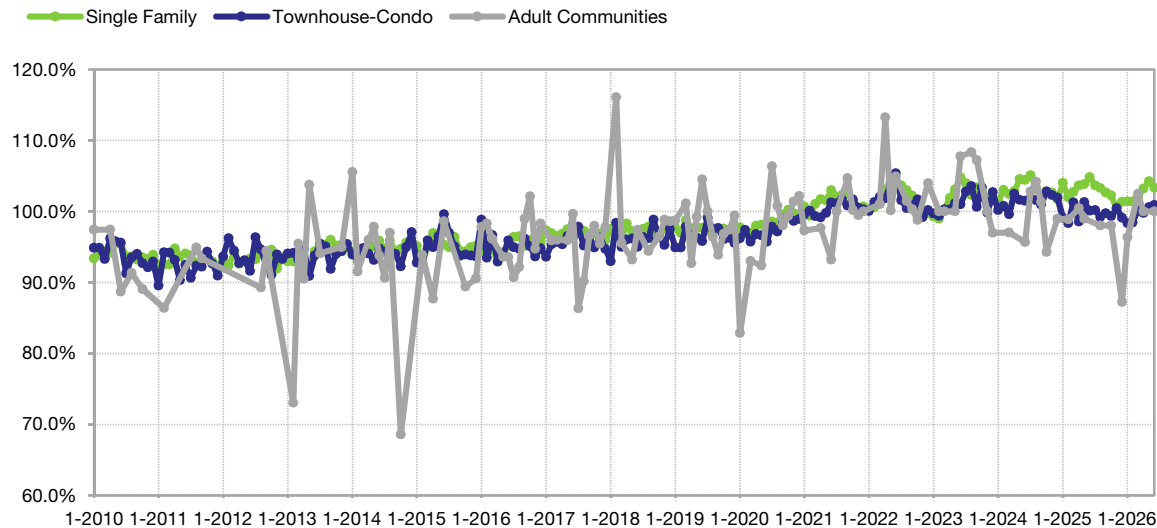
June



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 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	101.4%	99.1%	87.3%
January 2026	101.4%	98.3%	96.4%
February 2026	101.4%	98.4%	0.0%
March 2026	102.0%	100.2%	102.5%
April 2026	103.2%	99.8%	100.0%
May 2026	104.2%	100.6%	0.0%
June 2026	103.4%	100.9%	100.0%
12-Month Avg.*	102.5%	99.7%	97.5%

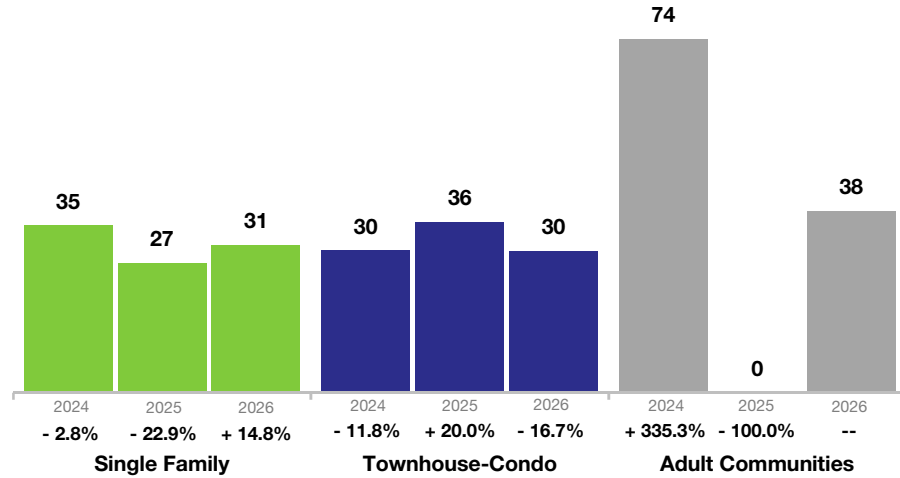
* Pct. of List Price Received for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Days on Market Until Sale

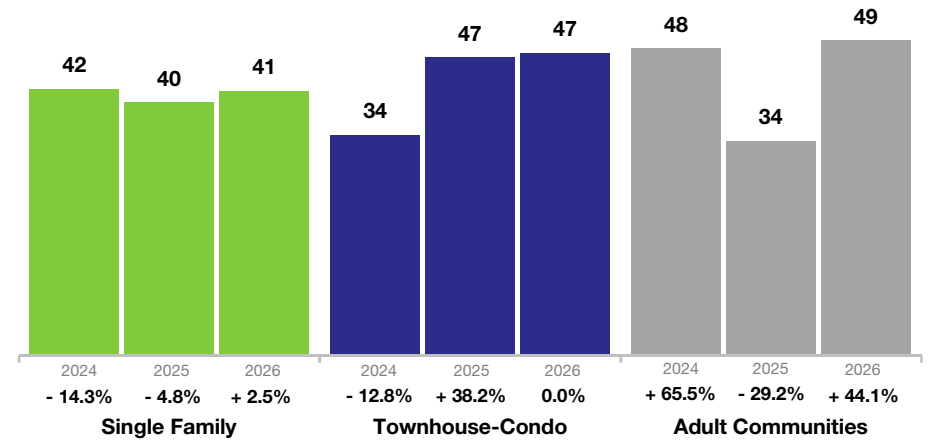
Average number of days between when a property is listed and when an offer is accepted in a given month.



June

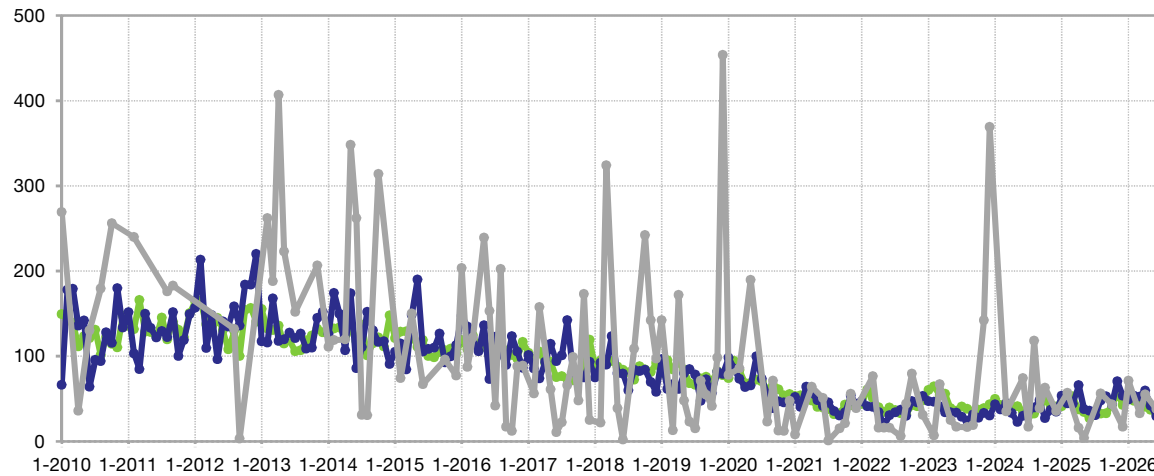


Year to Date



Historical Days on Market Until Sale by Month

Single Family Townhouse-Condo Adult Communities



	Single Family	Townhouse-Condo	Adult Communities
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	43	54	17
January 2026	55	49	71
February 2026	48	53	0
March 2026	46	52	33
April 2026	40	60	55
May 2026	37	42	0
June 2026	31	30	38
12-Month Avg.*	40	48	45

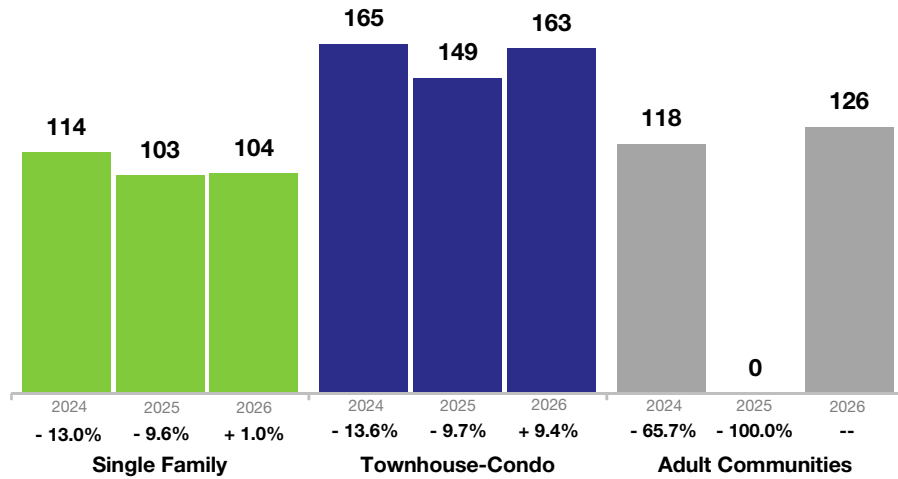
* Days on Market for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Housing Affordability Index

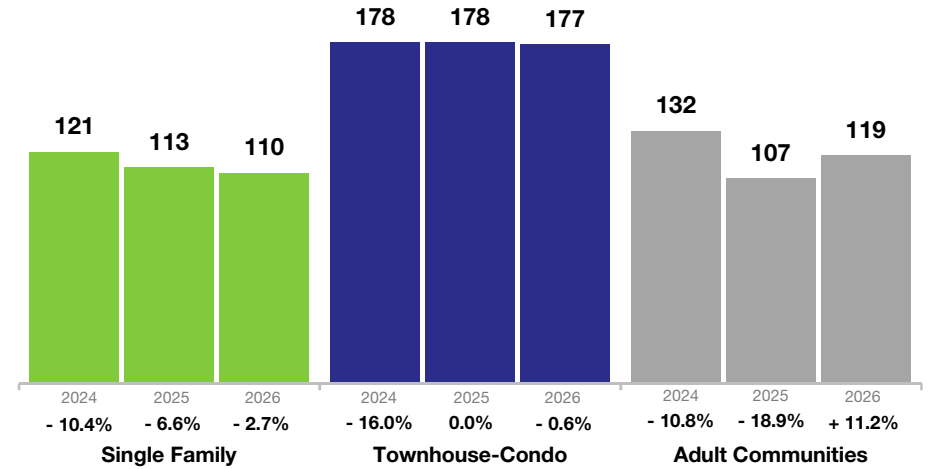
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



June

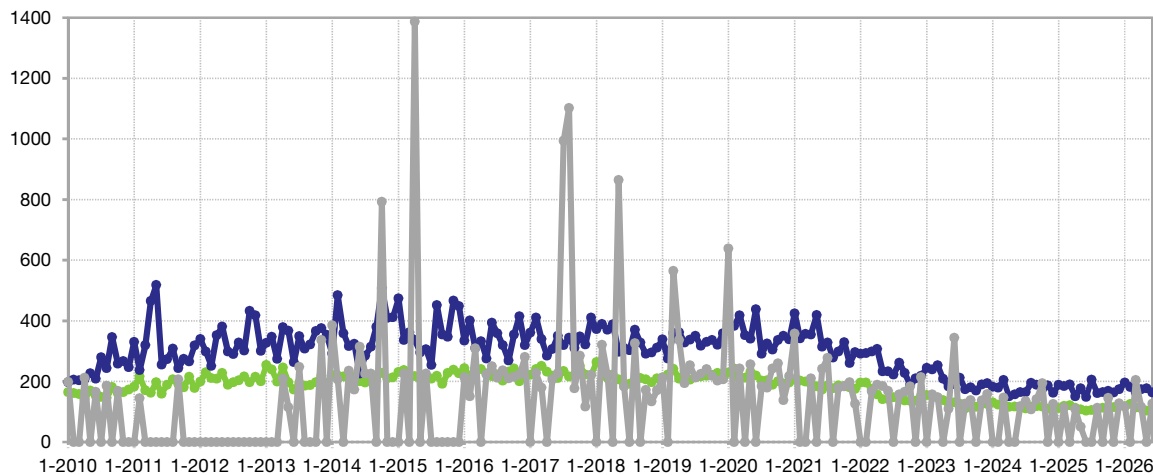


Year to Date



Historical Housing Affordability Index 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 2025	105	206	0
August 2025	110	161	113
September 2025	113	165	0
October 2025	113	169	146
November 2025	115	163	0
December 2025	119	174	128
January 2026	118	196	117
February 2026	125	181	0
March 2026	114	164	205
April 2026	112	174	116
May 2026	103	177	0
June 2026	104	163	126
12-Month Avg.*	113	174	79

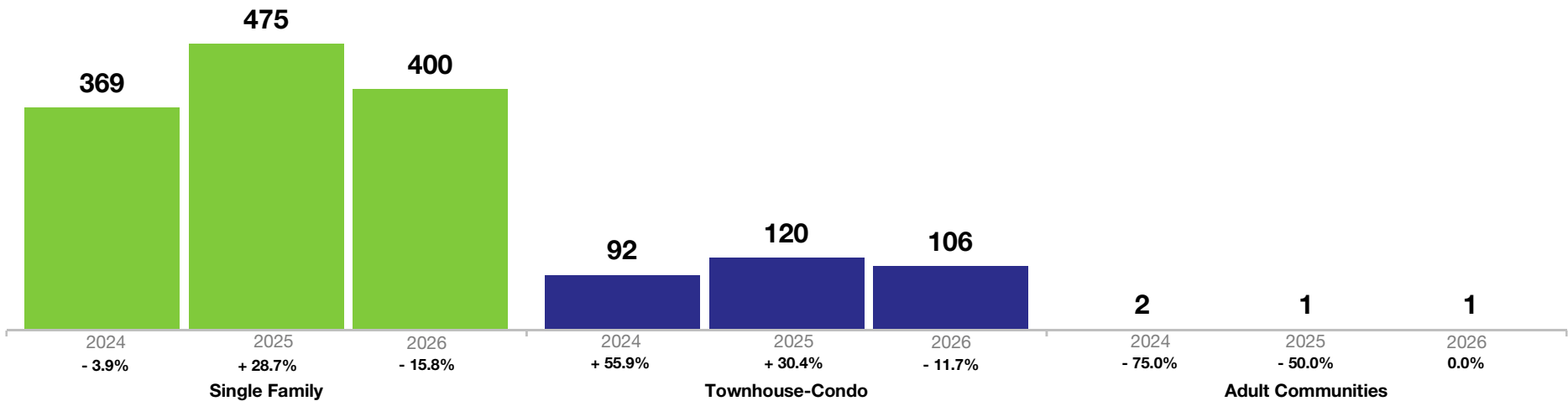
* Affordability Index for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Inventory of Homes for Sale

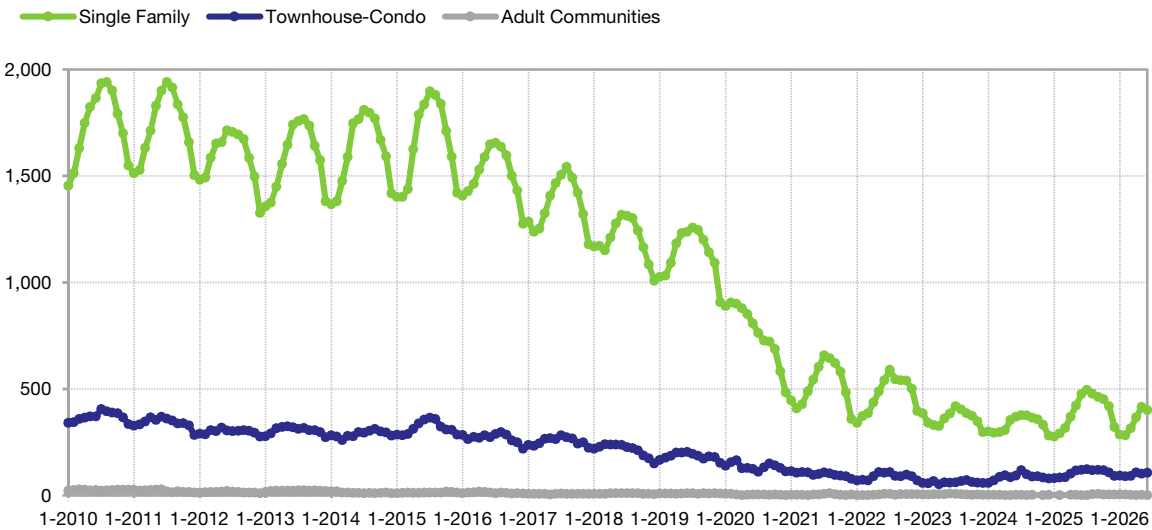
The number of properties available for sale in active status at the end of a given month.



June



Historical Inventory of Homes for Sale by Month



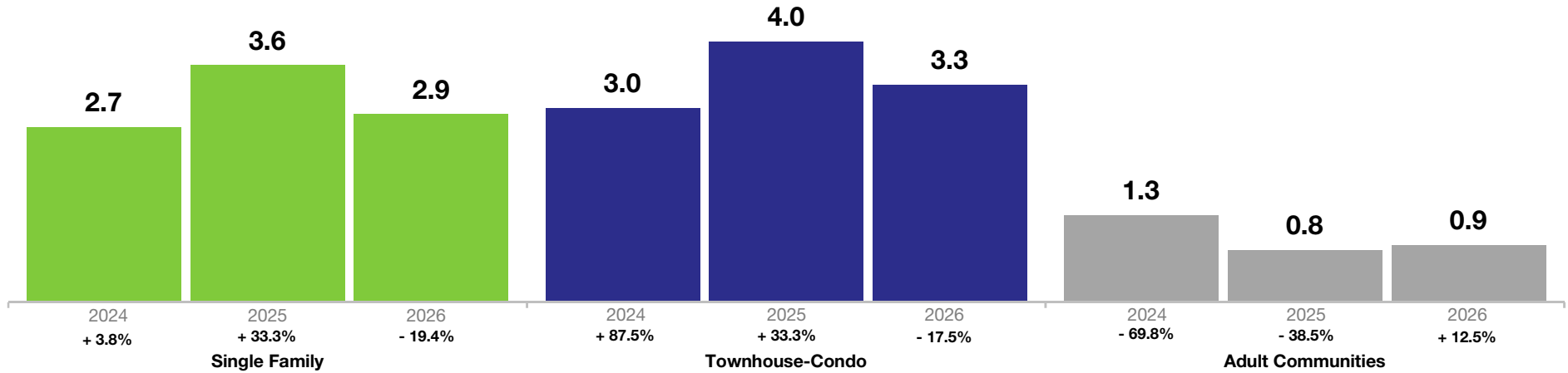
	Single Family	Townhouse-Condo	Adult Communities
July 2025	495	123	1
August 2025	477	118	5
September 2025	462	120	6
October 2025	451	118	4
November 2025	418	107	3
December 2025	321	91	3
January 2026	285	93	3
February 2026	282	89	3
March 2026	315	91	2
April 2026	366	107	1
May 2026	415	102	2
June 2026	400	106	1
12-Month Avg.	391	105	3

Months Supply of Inventory

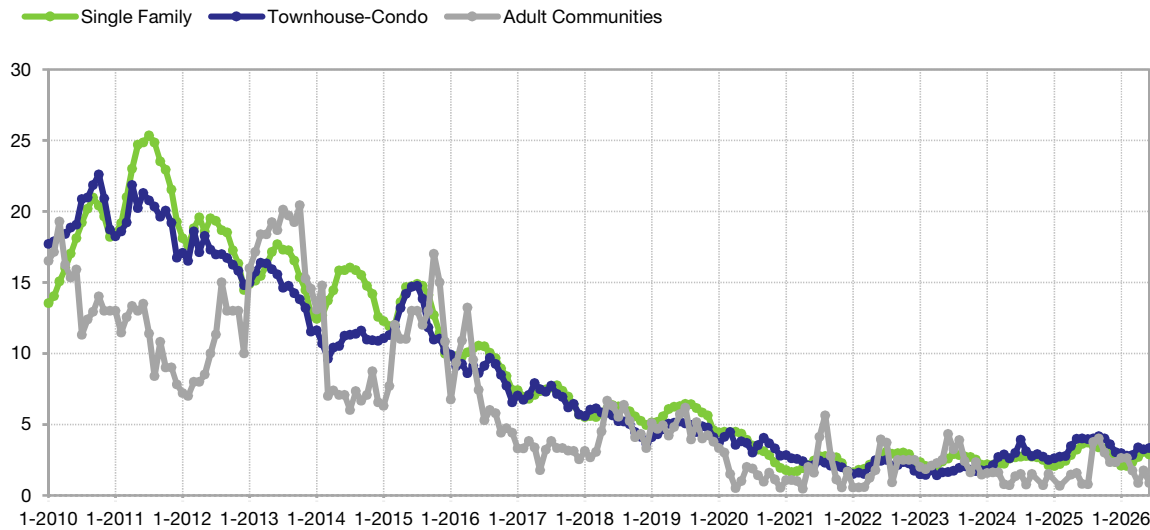
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



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 2025	3.7	3.9	0.8
August 2025	3.5	4.0	3.8
September 2025	3.4	4.1	4.0
October 2025	3.3	4.0	3.0
November 2025	3.0	3.6	2.3
December 2025	2.3	3.0	2.3
January 2026	2.1	3.0	2.6
February 2026	2.1	2.8	2.6
March 2026	2.3	2.8	1.8
April 2026	2.7	3.4	0.9
May 2026	3.1	3.2	1.8
June 2026	2.9	3.3	0.9
12-Month Avg.*	2.9	3.4	2.2

* Months Supply for all properties from July 2025 through June 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	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		302	310	+ 2.6%	1,508	1,508	0.0%
Pending Sales		186	229	+ 23.1%	967	1,004	+ 3.8%
Closed Sales		160	206	+ 28.8%	872	885	+ 1.5%
Median Sales Price		\$440,500	\$460,000	+ 4.4%	\$420,000	\$430,000	+ 2.4%
Avg. Sales Price		\$501,575	\$534,265	+ 6.5%	\$462,698	\$480,682	+ 3.9%
Pct. of List Price Received		104.0%	102.9%	- 1.1%	102.9%	102.1%	- 0.8%
Days on Market		29	31	+ 6.9%	41	43	+ 4.9%
Affordability Index		113	111	- 1.8%	119	119	0.0%
Homes for Sale		596	507	- 14.9%	--	--	--
Months Supply		3.7	3.0	- 18.9%	--	--	--