

Monthly Indicators



July 2026

U.S. existing-home sales declined 2.4% from the previous month to a seasonally adjusted annual rate of 4.09 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast but declined in the West, South, and Midwest. Compared to a year earlier, existing-home sales rose 2.8%, with gains in the Midwest, South, and West while remaining unchanged in the Northeast.

- Single Family Closed Sales increased 2.3 percent to 177.
- Townhouse-Condo Closed Sales decreased 28.6 percent to 25.
- There was 1 Adult Community Closed Sale for the current month.
- Single Family Median Sales Price was up 9.1 percent to \$518,000.
- Townhouse-Condo Median Sales Price was up 15.5 percent to \$280,000.
- The Adult Communities Median Sales Price was \$380,000 for the current period.

Nationally, the median existing-home price hit a new record of \$440,600, a 1.8% increase from a year earlier, NAR reported. Home prices have now increased on an annual basis for 36 consecutive months, reflecting continued demand despite inventory remaining below historically balanced levels. Heading into July, there were 1.56 million properties for sale, down 0.6% month-over-month but up 1.3% from the same period last year, representing a 4.6-month supply at the current sales pace. Homes spent a median of 28 days on the market, with first-time homebuyers accounting for 33% of home purchases.

Monthly Snapshot

- 2.4%

One-Year Change in
Closed Sales
All Properties

- 14.7%

One-Year Change in
Homes for Sale
All Properties

+ 6.8%

One-Year Change in
Median Sales Price
All Properties

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	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		259	250	- 3.5%	1,489	1,476	- 0.9%
Pending Sales		179	182	+ 1.7%	974	980	+ 0.6%
Closed Sales		173	177	+ 2.3%	880	875	- 0.6%
Median Sales Price		\$475,000	\$518,000	+ 9.1%	\$450,000	\$475,000	+ 5.6%
Avg. Sales Price		\$536,484	\$608,502	+ 13.4%	\$504,825	\$543,496	+ 7.7%
Pct. of List Price Received		103.7%	103.3%	- 0.4%	103.6%	102.9%	- 0.7%
Days on Market		33	34	+ 3.0%	38	40	+ 5.3%
Affordability Index		105	97	- 7.6%	111	106	- 4.5%
Homes for Sale		497	429	- 13.7%	--	--	--
Months Supply		3.7	3.1	- 16.2%	--	--	--

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	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		60	48	- 20.0%	334	324	- 3.0%
Pending Sales		41	38	- 7.3%	207	226	+ 9.2%
Closed Sales		35	25	- 28.6%	196	209	+ 6.6%
Median Sales Price		\$242,500	\$280,000	+ 15.5%	\$274,000	\$288,000	+ 5.1%
Avg. Sales Price		\$274,400	\$294,976	+ 7.5%	\$302,969	\$305,631	+ 0.9%
Pct. of List Price Received		100.2%	99.1%	- 1.1%	100.0%	99.6%	- 0.4%
Days on Market		31	48	+ 54.8%	44	47	+ 6.8%
Affordability Index		206	180	- 12.6%	182	175	- 3.8%
Homes for Sale		123	99	- 19.5%	--	--	--
Months Supply		3.9	3.1	- 20.5%	--	--	--

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.



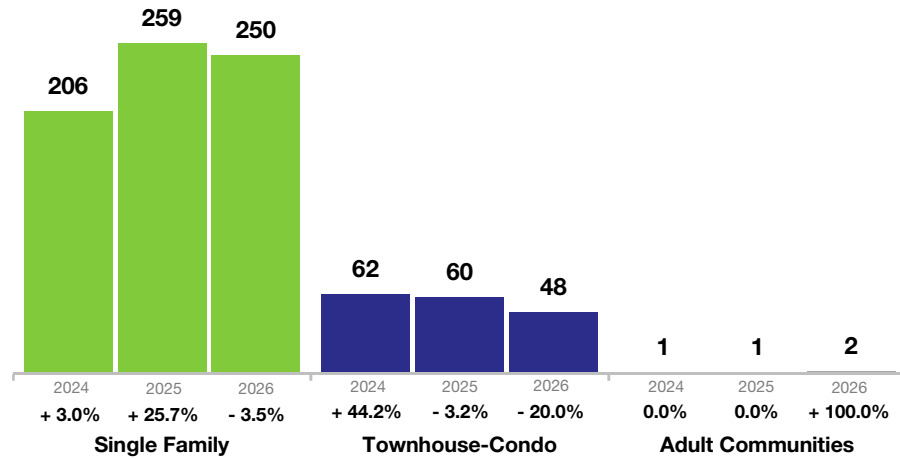
Key Metrics	Historical Sparklines	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1	2	+ 100.0%	5	10	+ 100.0%
Pending Sales		0	1	--	5	5	0.0%
Closed Sales		0	1	--	4	5	- 20.0%
Median Sales Price		\$0	\$380,000	--	\$463,750	\$405,000	+ 14.5%
Avg. Sales Price		\$0	\$380,000	--	\$575,625	\$387,225	+ 48.7%
Pct. of List Price Received		0.0%	96.2%	--	99.3%	99.0%	+ 0.3%
Days on Market		0	25	--	34	44	- 22.7%
Affordability Index		0	132	--	108	124	- 12.9%
Homes for Sale		1	2	+ 100.0%	--	--	--
Months Supply		0.8	1.8	+ 125.0%	--	--	--

New Listings

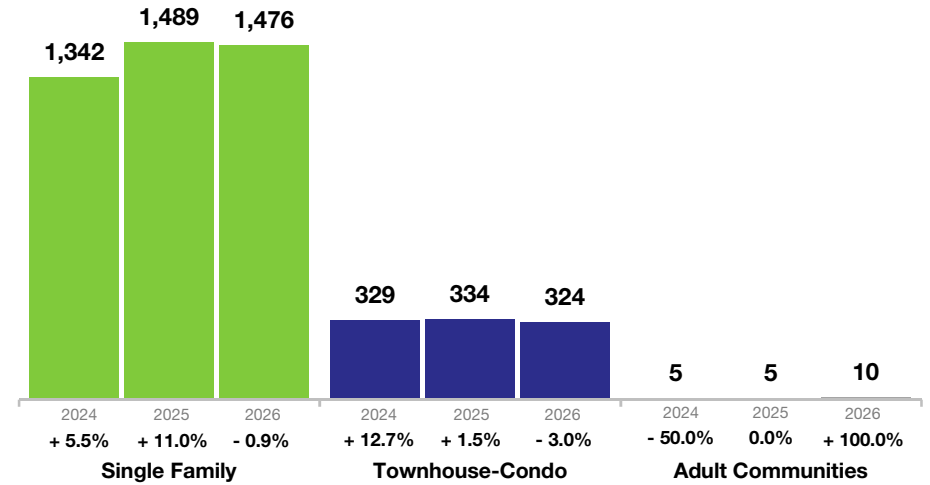
A count of the properties that have been newly listed on the market in a given month.



July

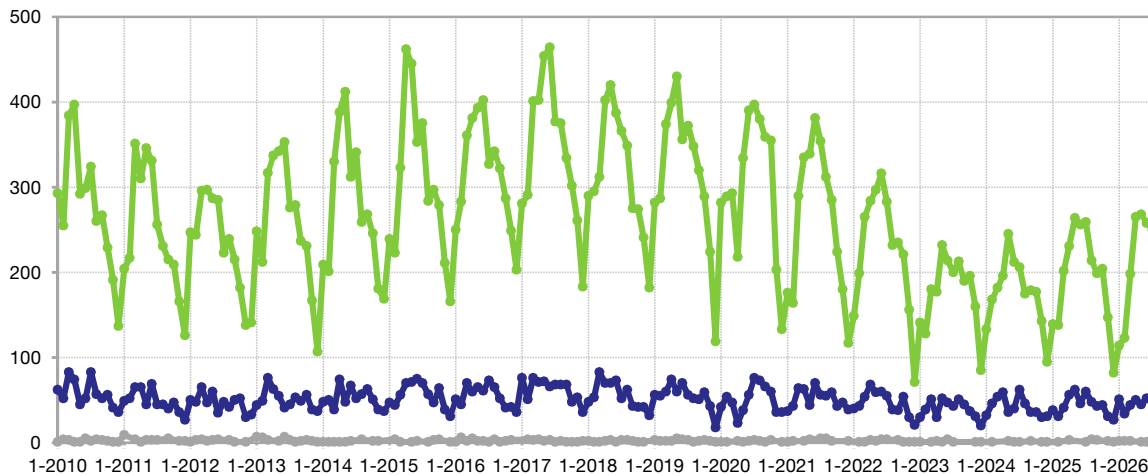


Year to Date



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.

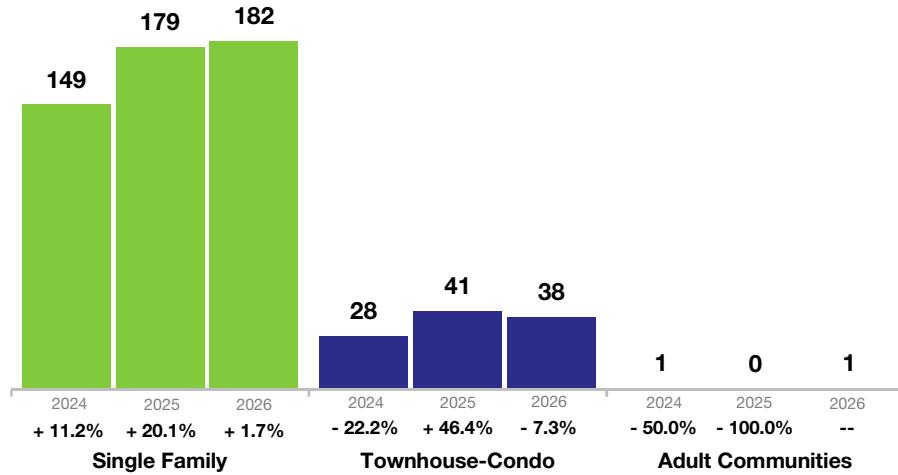
	Single Family	Townhouse-Condo	Adult Communities
August 2025	214	48	4
September 2025	199	43	3
October 2025	204	44	0
November 2025	147	31	2
December 2025	82	27	1
January 2026	114	51	2
February 2026	123	34	2
March 2026	198	44	2
April 2026	265	50	0
May 2026	268	45	1
June 2026	258	52	1
July 2026	250	48	2
12-Month Avg.	194	43	2

Pending Sales

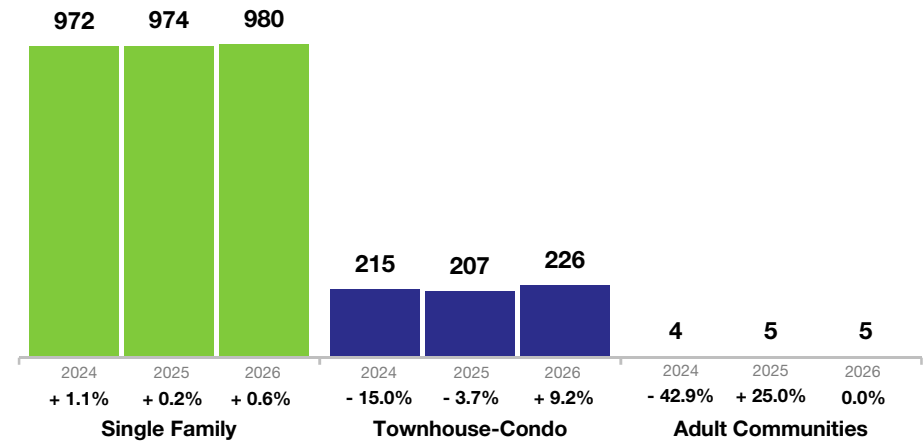
A count of the properties on which offers have been accepted in a given month.



July

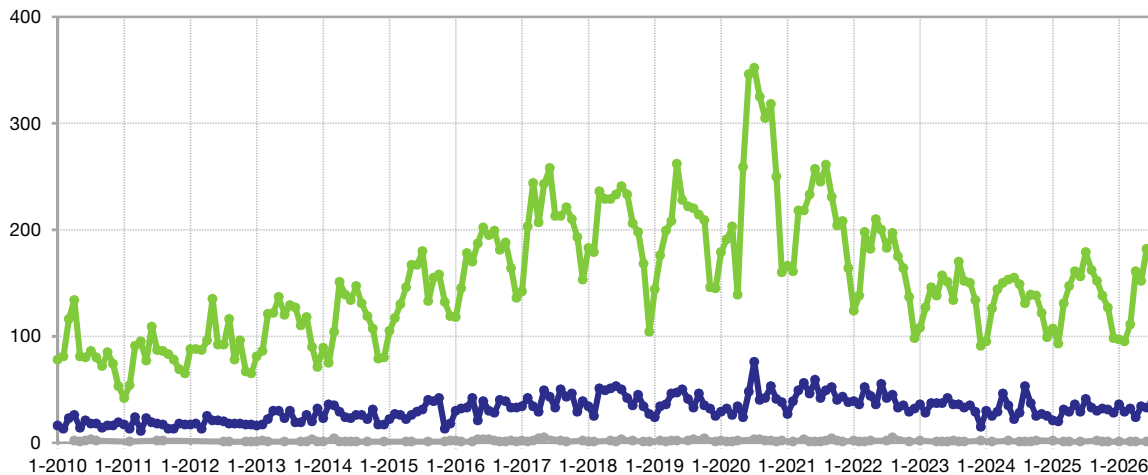


Year to Date



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.

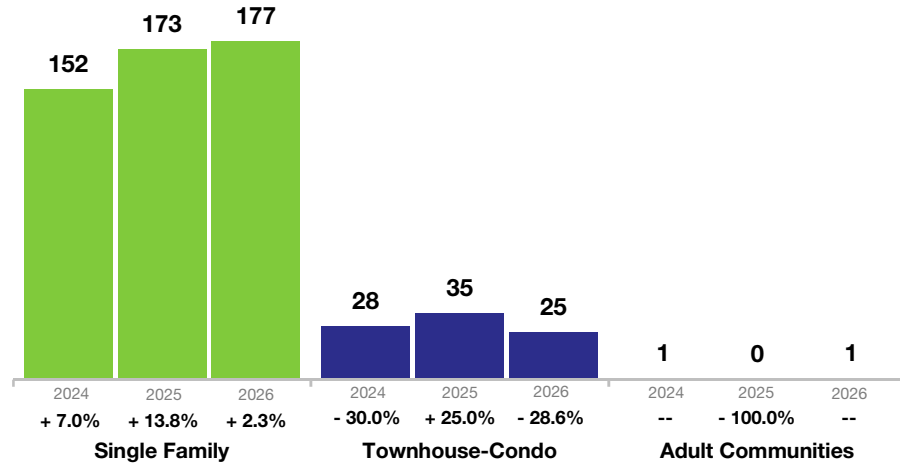
	Single Family	Townhouse-Condo	Adult Communities
August 2025	162	33	0
September 2025	152	30	2
October 2025	138	32	1
November 2025	127	31	1
December 2025	98	28	0
January 2026	97	36	1
February 2026	95	29	0
March 2026	111	32	1
April 2026	161	24	1
May 2026	152	34	0
June 2026	182	33	1
July 2026	182	38	1
12-Month Avg.	138	32	1

Closed Sales

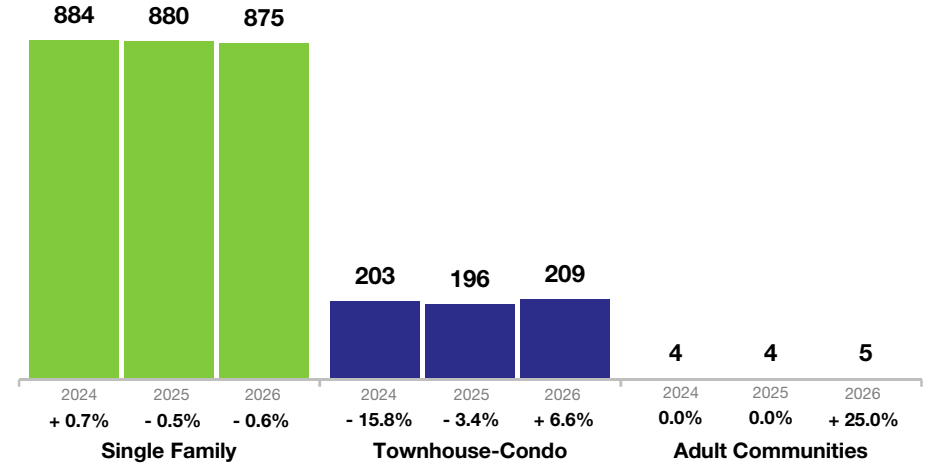
A count of the actual sales that closed in a given month.



July

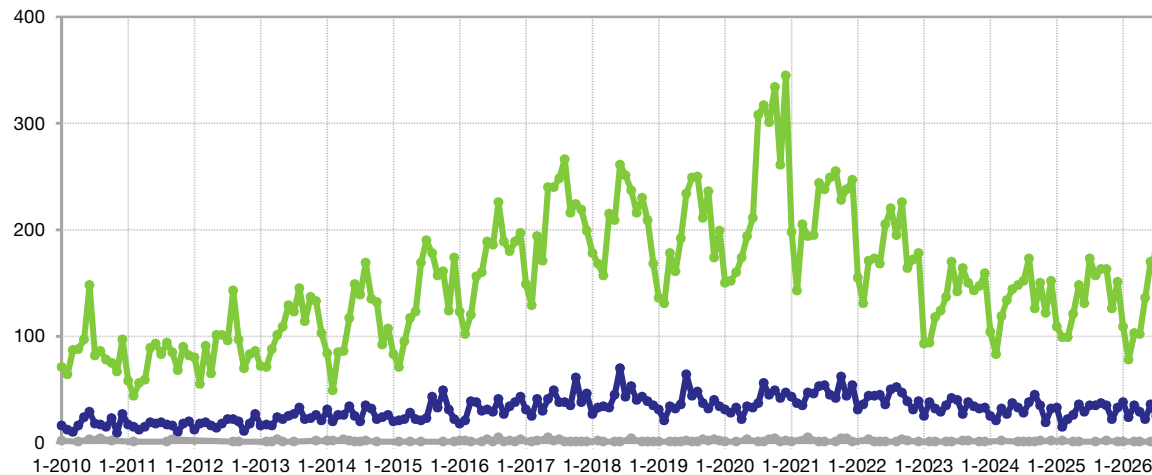


Year to Date



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.

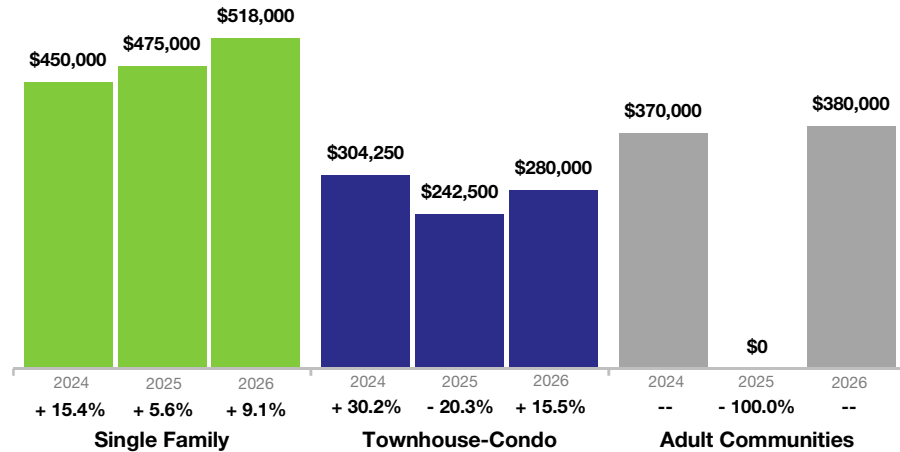
	Single Family	Townhouse-Condo	Adult Communities
August 2025	157	35	1
September 2025	163	37	0
October 2025	163	35	2
November 2025	126	22	0
December 2025	151	33	1
January 2026	109	38	1
February 2026	78	24	0
March 2026	103	35	1
April 2026	102	29	1
May 2026	136	22	0
June 2026	170	36	1
July 2026	177	25	1
12-Month Avg.	136	31	1

Median Sales Price

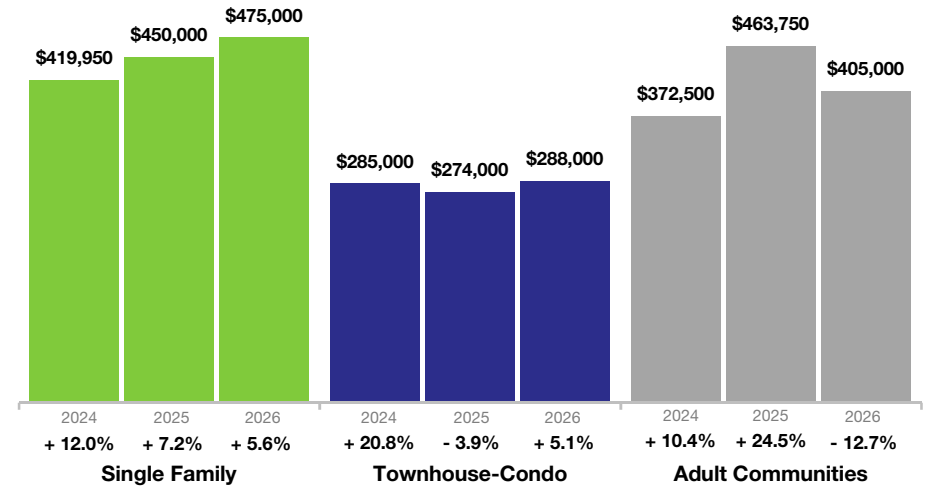
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



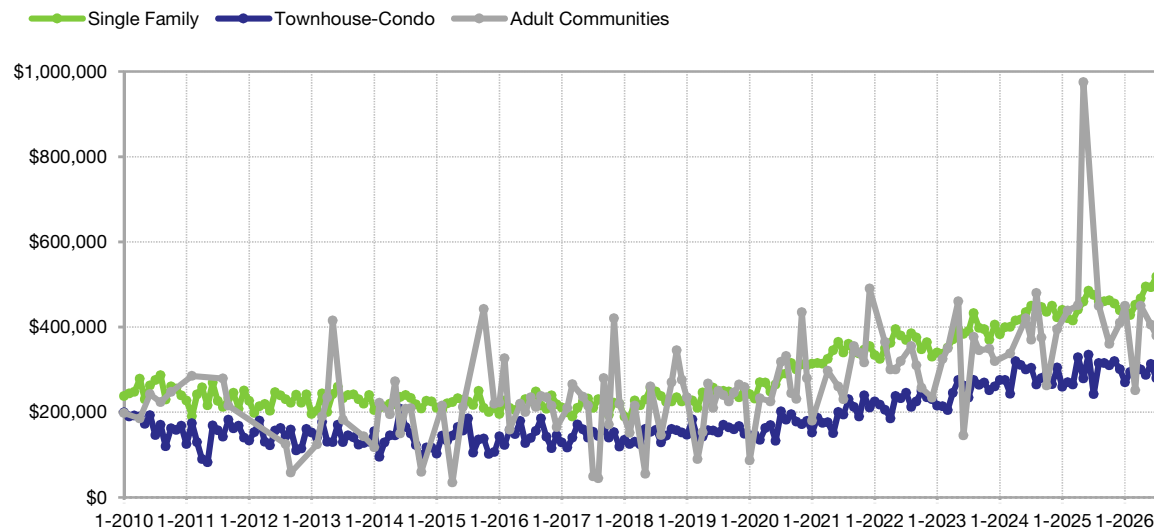
July



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
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	\$493,500	\$313,000	\$405,000
July 2026	\$518,000	\$280,000	\$380,000
12-Month Med.*	\$465,000	\$300,000	\$405,000

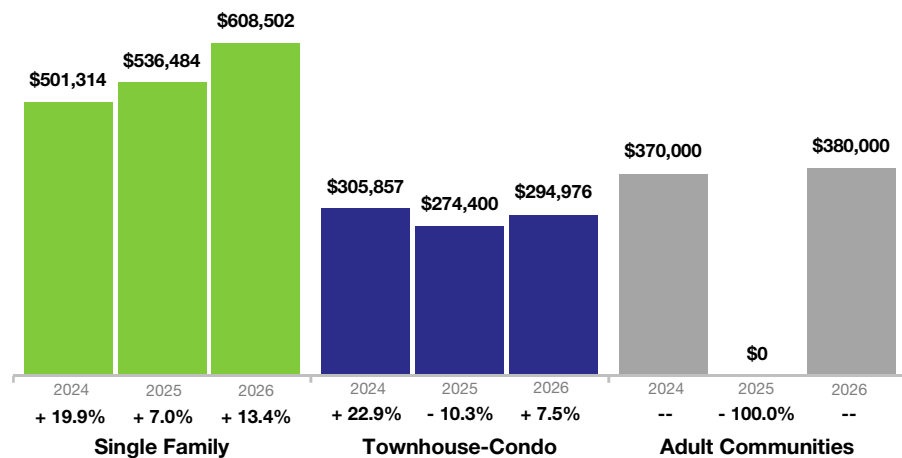
* Median Sales Price for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

Average Sales Price

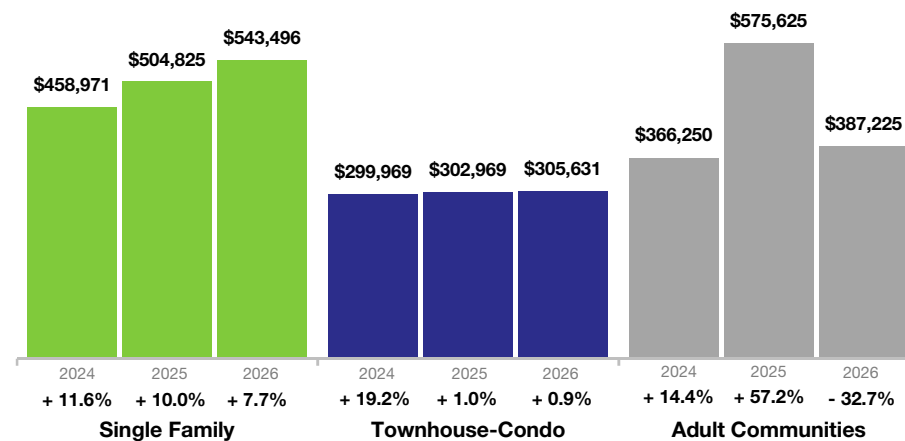
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



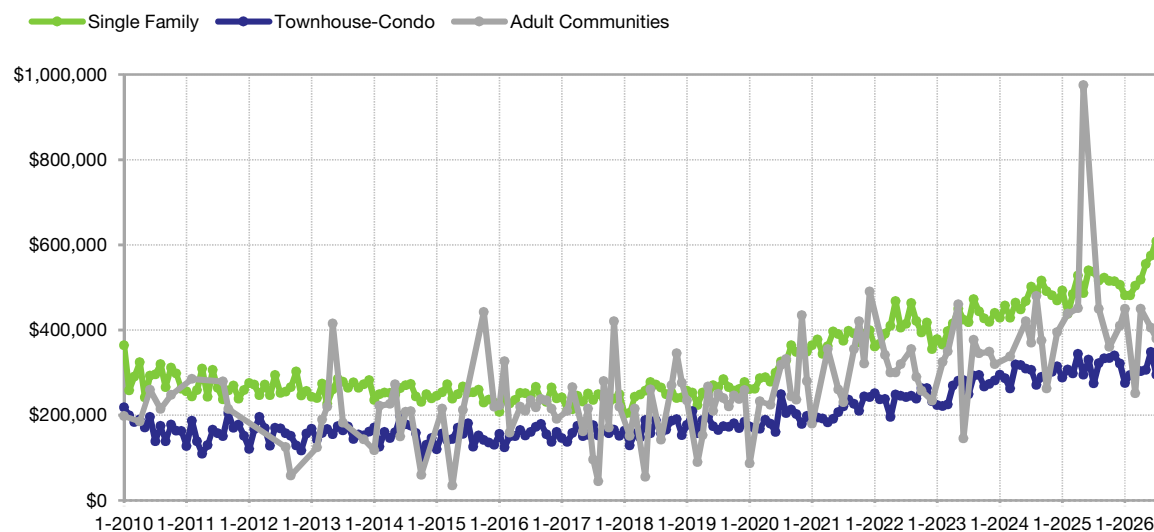
July



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
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	\$574,201	\$348,598	\$405,000
July 2026	\$608,502	\$294,976	\$380,000
12-Month Avg.*	\$530,270	\$316,038	\$390,681

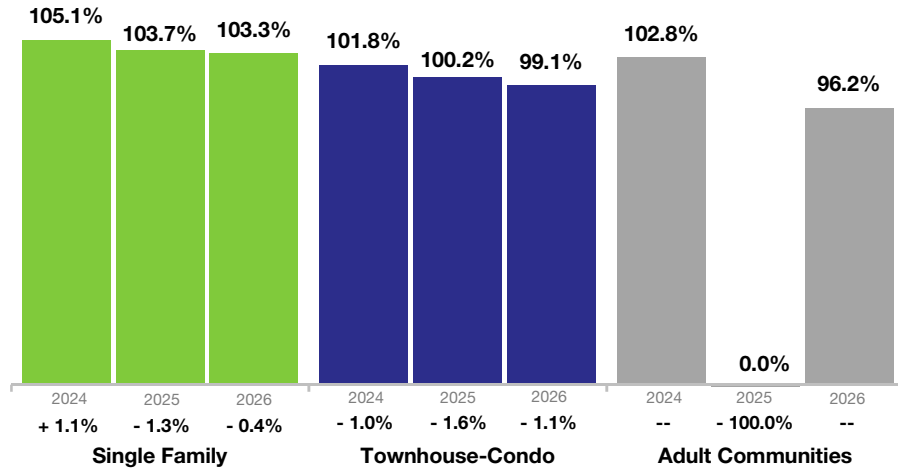
* Avg. Sales Price for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

Percent of List Price Received

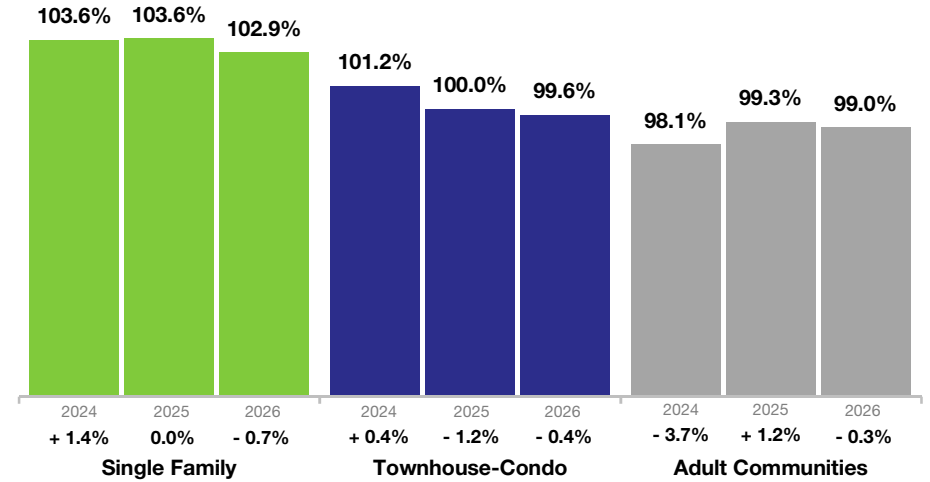
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



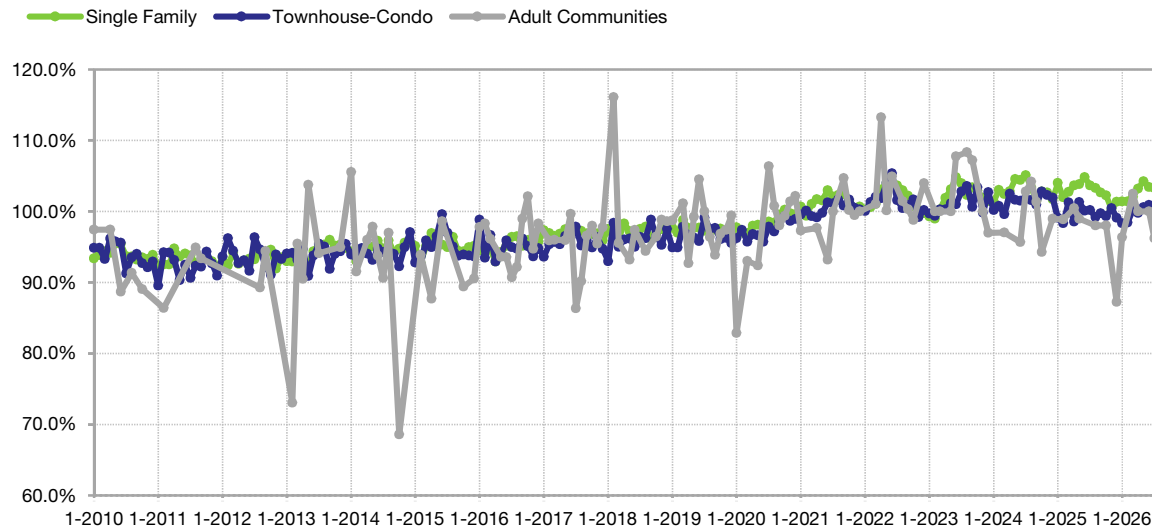
July



Year to Date



Historical Percent of List Price Received by Month



	Single Family	Townhouse-Condo	Adult Communities
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%
July 2026	103.3%	99.1%	96.2%
12-Month Avg.*	102.5%	99.6%	97.4%

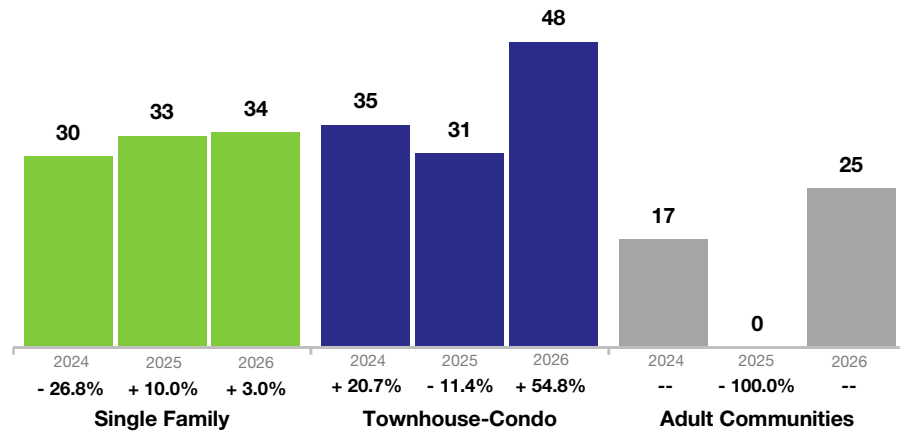
* Pct. of List Price Received for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

Days on Market Until Sale

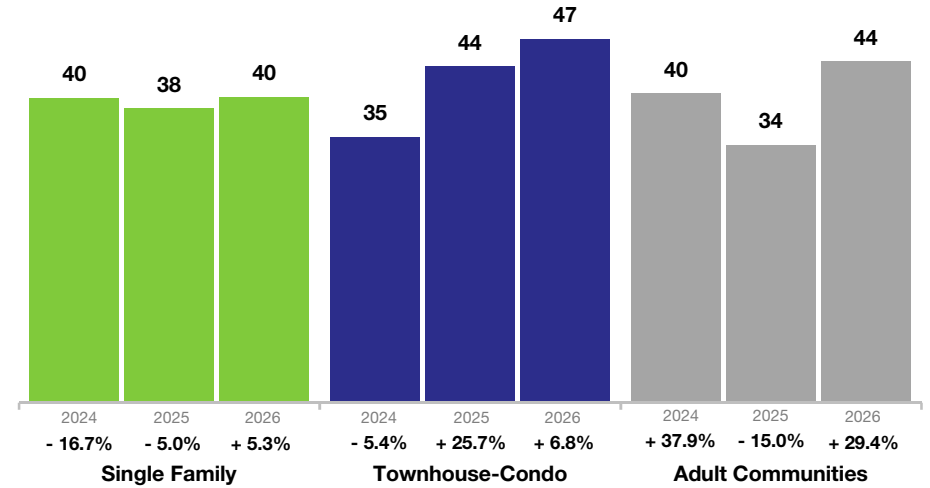
Average number of days between when a property is listed and when an offer is accepted in a given month.



July

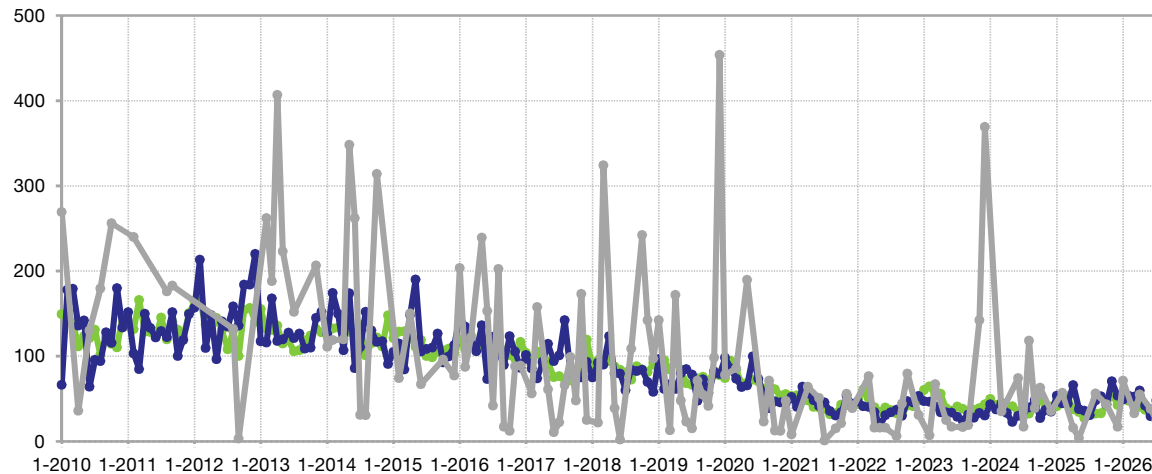


Year to Date



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
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
July 2026	34	48	25
12-Month Avg.*	40	49	42

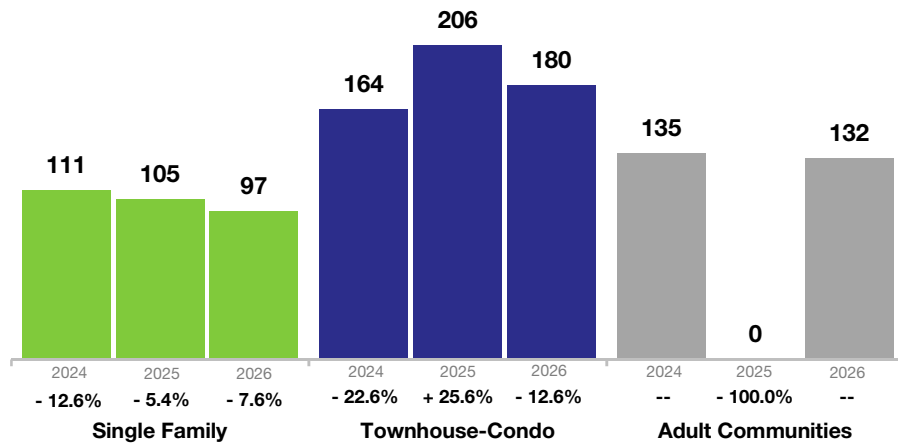
* Days on Market for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

Housing Affordability Index

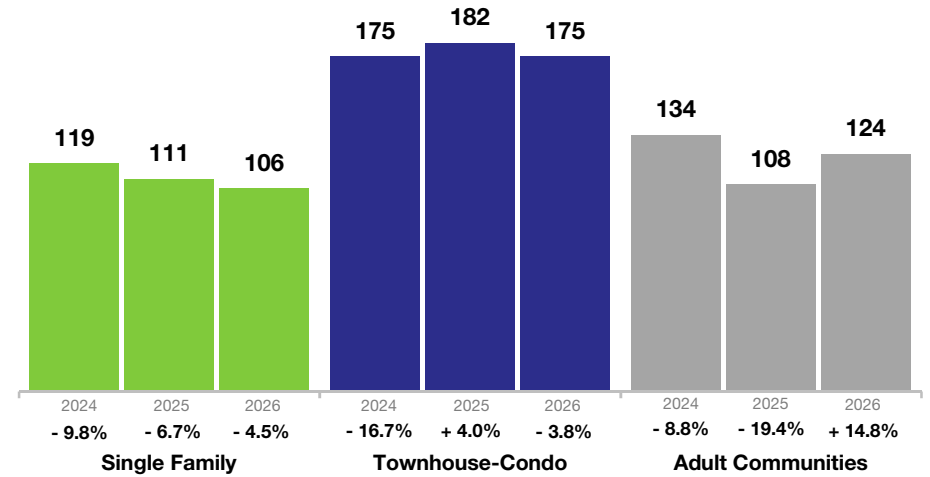
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



July

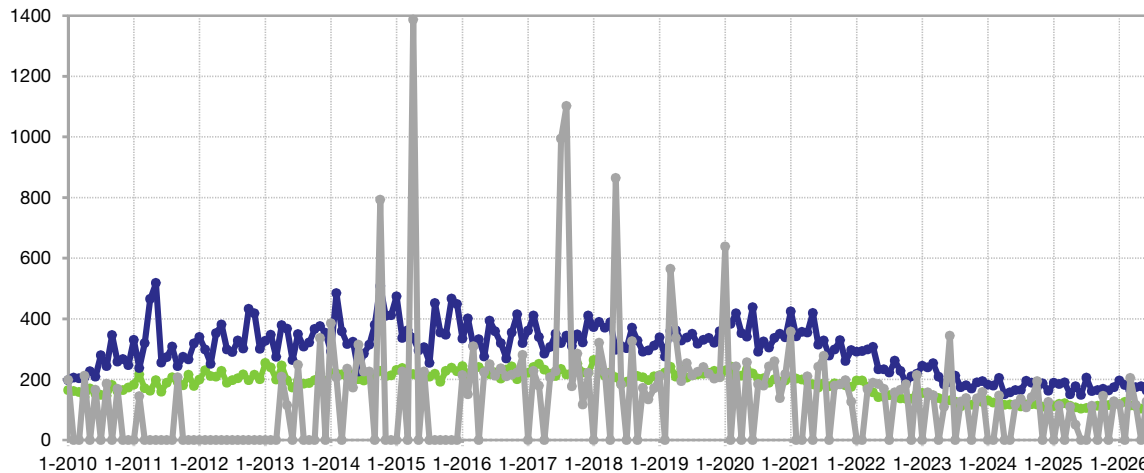


Year to Date



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
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	103	163	126
July 2026	97	180	132
12-Month Avg.*	112	172	90

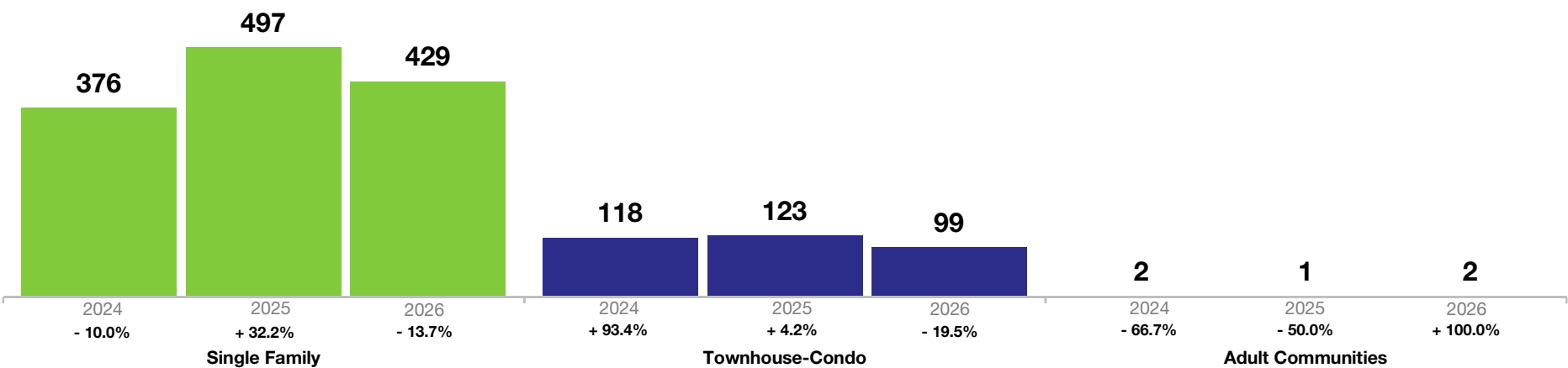
* Affordability Index for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

Inventory of Homes for Sale

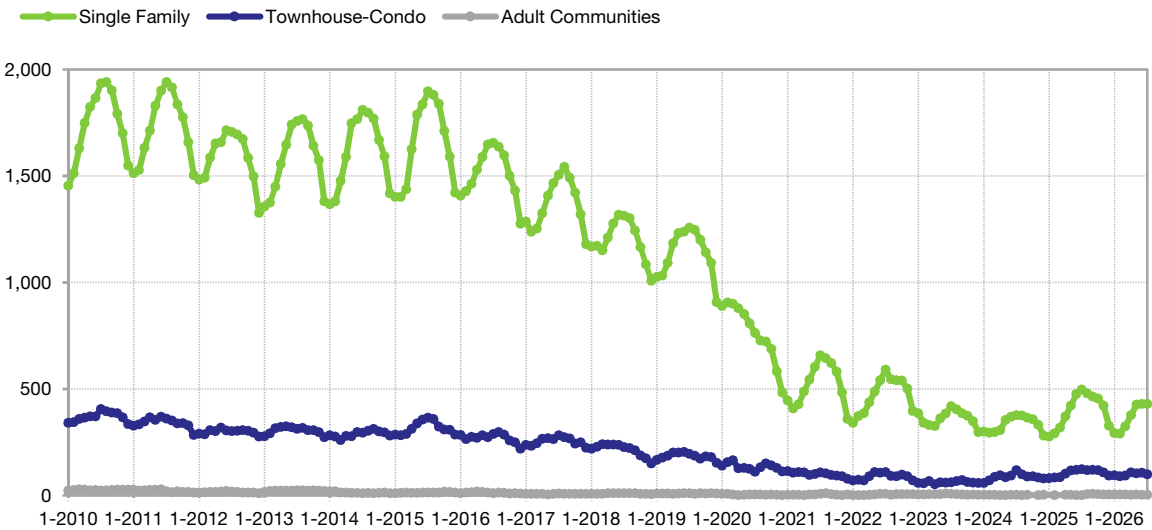
The number of properties available for sale in active status at the end of a given month.



July



Historical Inventory of Homes for Sale by Month



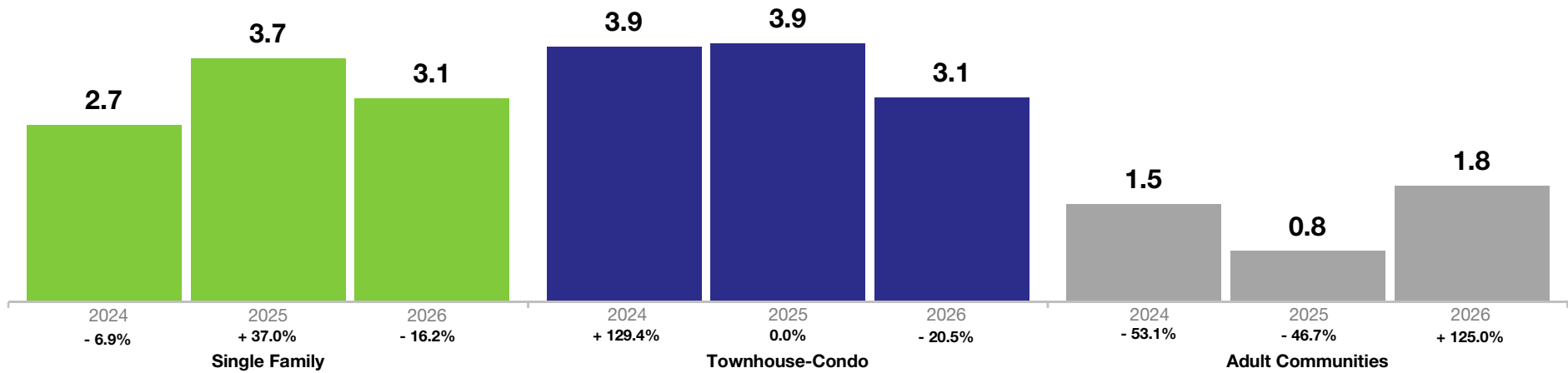
	Single Family	Townhouse-Condo	Adult Communities
August 2025	479	118	5
September 2025	464	120	6
October 2025	454	118	5
November 2025	422	108	4
December 2025	327	92	4
January 2026	292	94	4
February 2026	289	90	4
March 2026	323	92	3
April 2026	376	108	2
May 2026	426	103	3
June 2026	429	106	2
July 2026	429	99	2
12-Month Avg.	393	104	4

Months Supply of Inventory

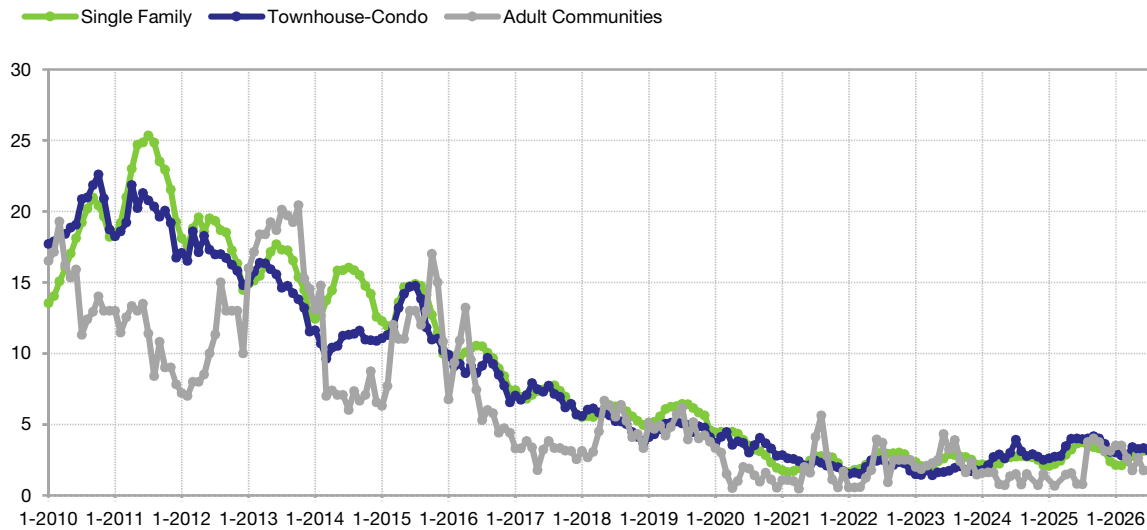
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



July



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
August 2025	3.5	4.0	3.8
September 2025	3.4	4.1	4.0
October 2025	3.3	4.0	3.8
November 2025	3.1	3.6	3.1
December 2025	2.4	3.1	3.1
January 2026	2.1	3.0	3.5
February 2026	2.1	2.8	3.5
March 2026	2.4	2.9	2.6
April 2026	2.8	3.4	1.8
May 2026	3.1	3.3	2.6
June 2026	3.1	3.3	1.8
July 2026	3.1	3.1	1.8
12-Month Avg.*	2.9	3.4	2.9

* Months Supply for all properties from August 2025 through July 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	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		320	300	- 6.3%	1,828	1,810	- 1.0%
Pending Sales		220	221	+ 0.5%	1,186	1,211	+ 2.1%
Closed Sales		208	203	- 2.4%	1,080	1,089	+ 0.8%
Median Sales Price		\$442,500	\$472,500	+ 6.8%	\$425,000	\$440,000	+ 3.5%
Avg. Sales Price		\$492,383	\$568,764	+ 15.5%	\$468,421	\$497,128	+ 6.1%
Pct. of List Price Received		103.1%	102.8%	- 0.3%	103.0%	102.3%	- 0.7%
Days on Market		33	36	+ 9.1%	39	41	+ 5.1%
Affordability Index		113	106	- 6.2%	118	114	- 3.4%
Homes for Sale		621	530	- 14.7%	--	--	--
Months Supply		3.8	3.1	- 18.4%	--	--	--