Monthly Indicators

August 2026

U.S. existing-home sales edged down 1.7% from the previous month to a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast, held steady in the West, and declined in the Midwest and South. On a year-over-year basis, sales rose in the Midwest and West while remaining flat in the Northeast and South.

- Single Family Closed Sales increased 1.3 percent to 159.
- Townhouse-Condo Closed Sales increased 14.3 percent to 40.
- There were no Adult Communities Closed Sales during the current period.

- Single Family Median Sales Price was up 9.8 percent to $505,000.
- Townhouse-Condo Median Sales Price was up 5.8 percent to $333,175.
- There was no Adult Communities Median Sales Price for the current period.

Nationally, the median existing-home sales price climbed to $431,400, as inventory remained at a 4.6-month supply at the current sales pace, NAR reported. Year-to-date sales are up 2.4%, reflecting stable demand even amid elevated mortgage rates. Homes are sitting on the market longer and fewer buyers are bidding above asking price compared to a year earlier, though local market conditions vary widely.

Monthly Snapshot

+ 3.1%	- 9.1%	+ 9.1%
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

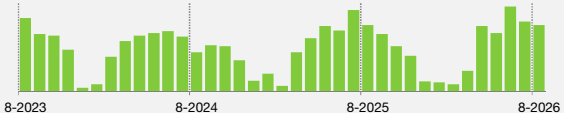
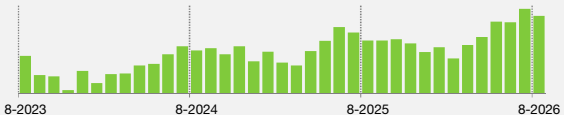
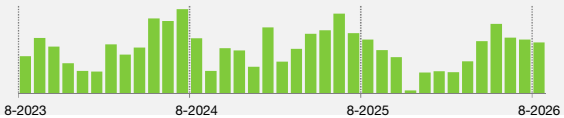
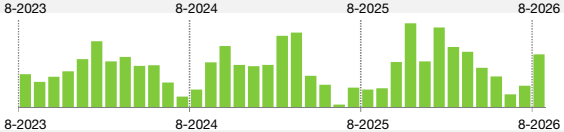
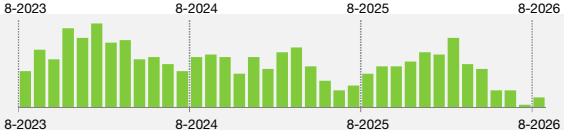
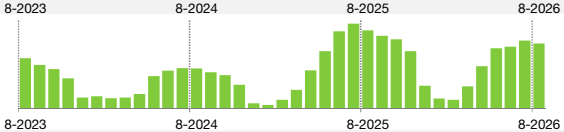
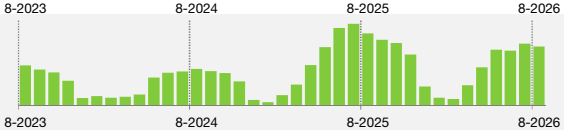
For residential real estate activity in Sussex County. Percent changes are calculated using rounded figures.

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Data as of September 9, 2026. All data from Garden State MLS. Margin of error for reported statewide numbers is +/- 4% at a 95% confidence level. Provided by New Jersey REALTORS®. Report © 2026 ShowingTime Plus, LLC.

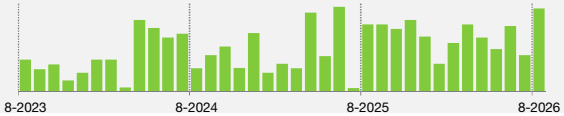
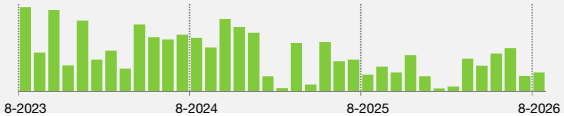
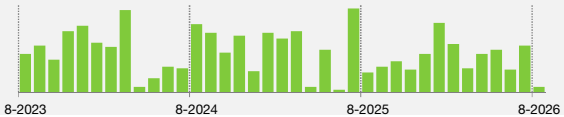
Single Family Market Overview

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	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		214	**244**	+ 14.0%	1,703	**1,720**	+ 1.0%
Pending Sales		162	**162**	0.0%	1,136	**1,127**	- 0.8%
Closed Sales		157	**159**	+ 1.3%	1,037	**1,034**	- 0.3%
Median Sales Price		$460,000	**$505,000**	+ 9.8%	$450,000	**$480,000**	+ 6.7%
Avg. Sales Price		$515,855	**$578,008**	+ 12.0%	$506,497	**$548,803**	+ 8.4%
Pct. of List Price Received		103.3%	**103.1%**	- 0.2%	103.6%	**102.9%**	- 0.7%
Days on Market		33	**45**	+ 36.4%	37	**41**	+ 10.8%
Affordability Index		110	**100**	- 9.1%	113	**105**	- 7.1%
Homes for Sale		479	**443**	- 7.5%	--	**--**	--
Months Supply		3.5	**3.2**	- 8.6%	--	**--**	--

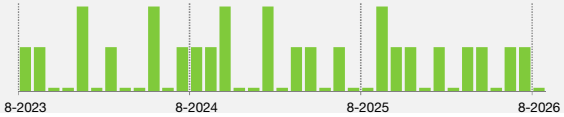
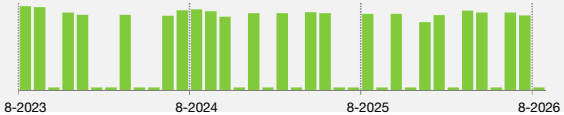
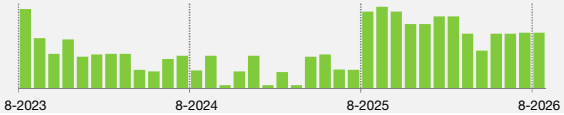
Townhouse-Condo Market Overview

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	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		48	**46**	- 4.2%	382	**369**	- 3.4%
Pending Sales		33	**35**	+ 6.1%	240	**258**	+ 7.5%
Closed Sales		35	**40**	+ 14.3%	231	**249**	+ 7.8%
Median Sales Price		$315,000	**$333,175**	+ 5.8%	$285,000	**$290,000**	+ 1.8%
Avg. Sales Price		$322,145	**$365,870**	+ 13.6%	$305,875	**$315,308**	+ 3.1%
Pct. of List Price Received		99.2%	**99.4%**	+ 0.2%	99.8%	**99.6%**	- 0.2%
Days on Market		48	**48**	0.0%	44	**47**	+ 6.8%
Affordability Index		161	**151**	- 6.2%	178	**173**	- 2.8%
Homes for Sale		118	**101**	- 14.4%	--	**--**	--
Months Supply		4.0	**3.2**	- 20.0%	--	**--**	--

Adult Community Market Overview

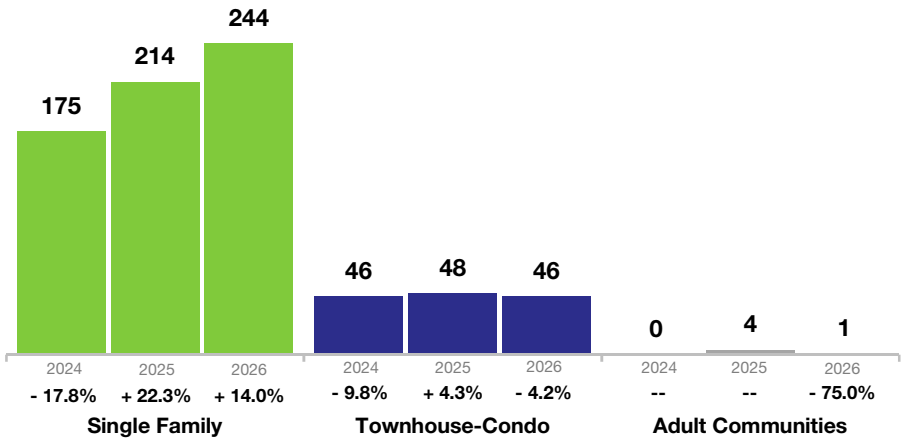
Key metrics for properties in **Adult Communities Only** for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		4	**1**	- 75.0%	9	**12**	+ 33.3%
Pending Sales		0	**0**	--	5	**5**	0.0%
Closed Sales		1	**0**	- 100.0%	5	**5**	0.0%
Median Sales Price		$450,000	**$0**	- 100.0%	$451,000	**$405,000**	+ 11.4%
Avg. Sales Price		$450,000	**$0**	- 100.0%	$550,500	**$387,225**	+ 42.2%
Pct. of List Price Received		98.0%	**0.0%**	- 100.0%	99.1%	**99.0%**	+ 0.1%
Days on Market		56	**0**	- 100.0%	38	**44**	- 13.6%
Affordability Index		113	**0**	- 100.0%	112	**124**	- 9.7%
Homes for Sale		5	**3**	- 40.0%	--	**--**	--
Months Supply		3.8	**2.7**	- 28.9%	--	**--**	--

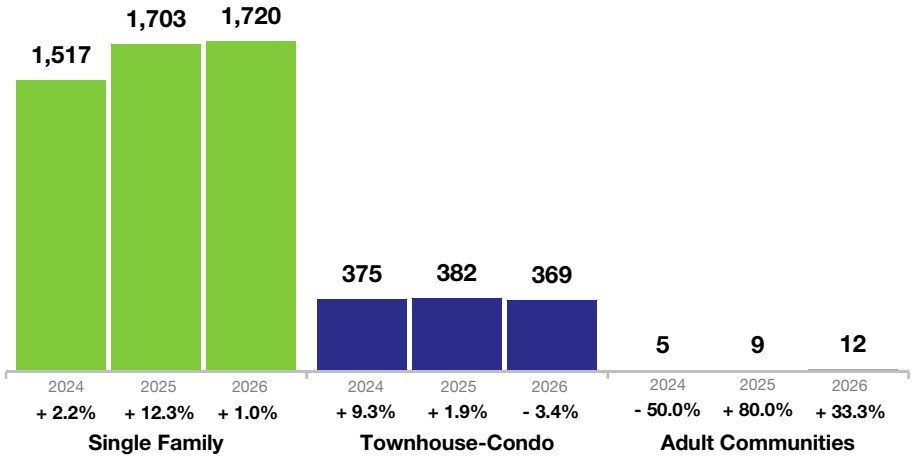
New Listings

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

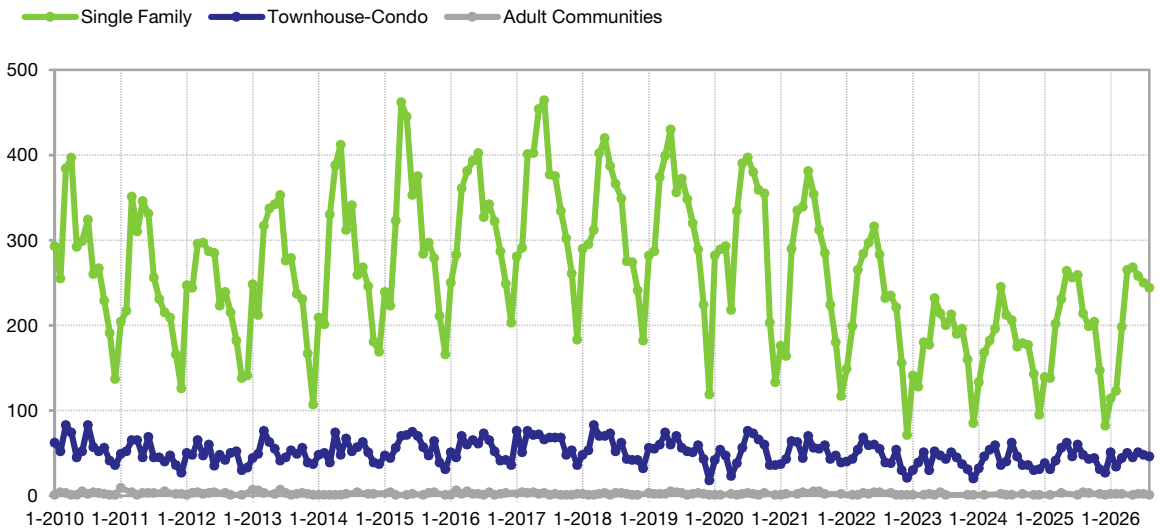
August



Year to Date



Historical New Listings by Month



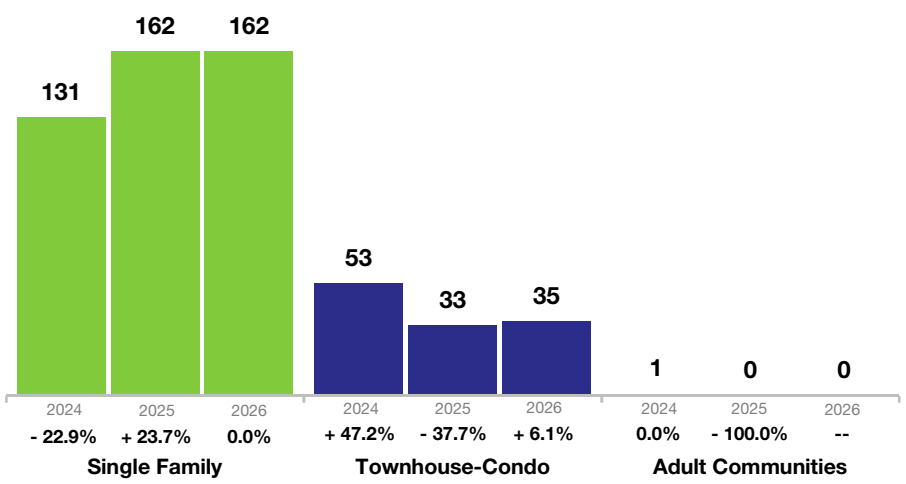
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
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	51	2
July 2026	250	48	2
August 2026	**244**	**46**	**1**
12-Month Avg.	196	43	2

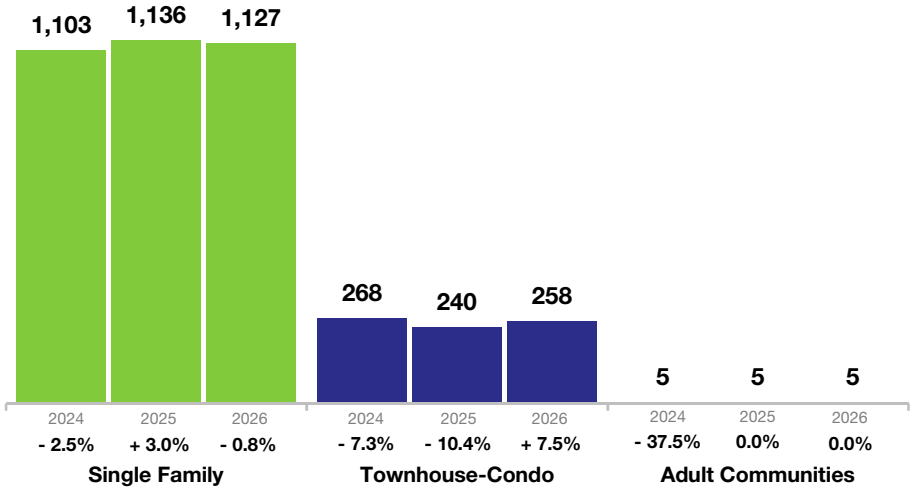
Pending Sales

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

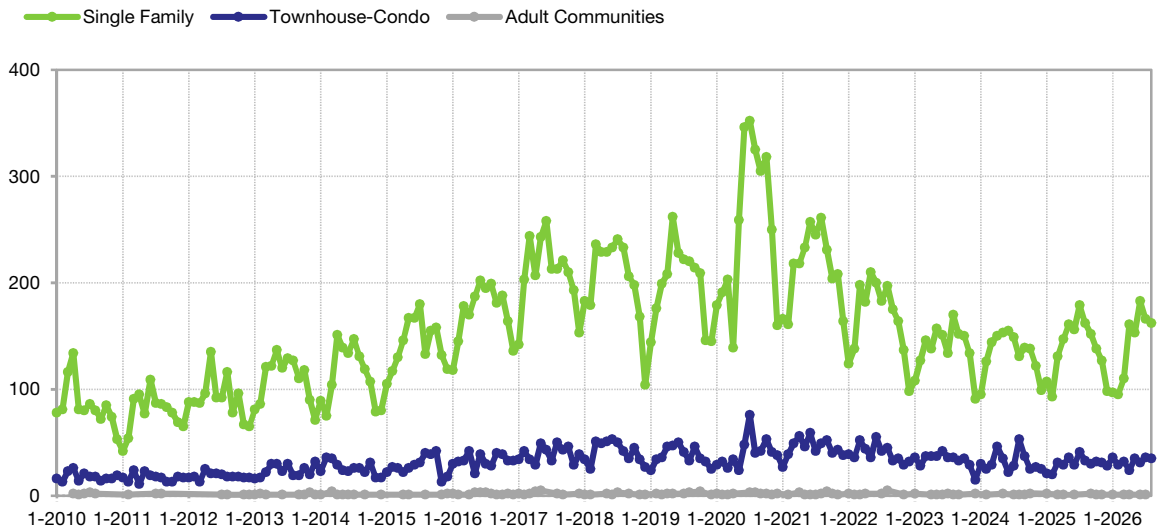
August



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Historical Pending Sales by Month



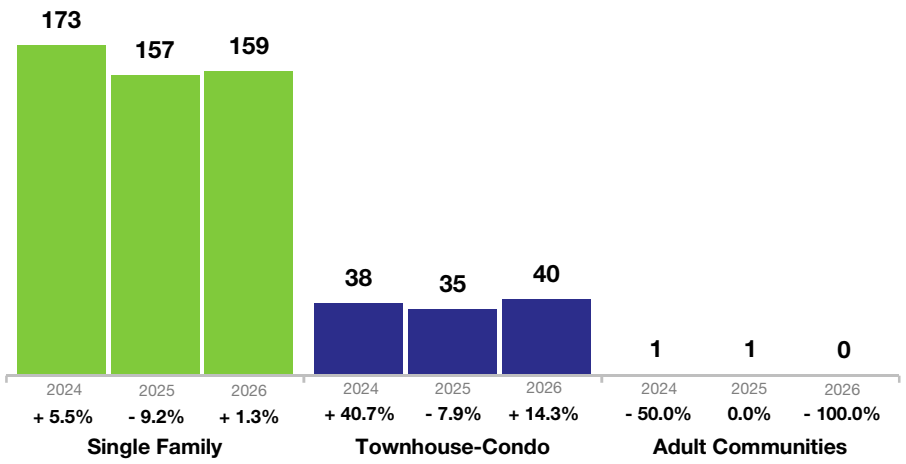
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
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	110	32	1
April 2026	161	24	1
May 2026	153	35	0
June 2026	183	31	1
July 2026	166	36	1
August 2026	**162**	**35**	**0**
12-Month Avg.	137	32	1

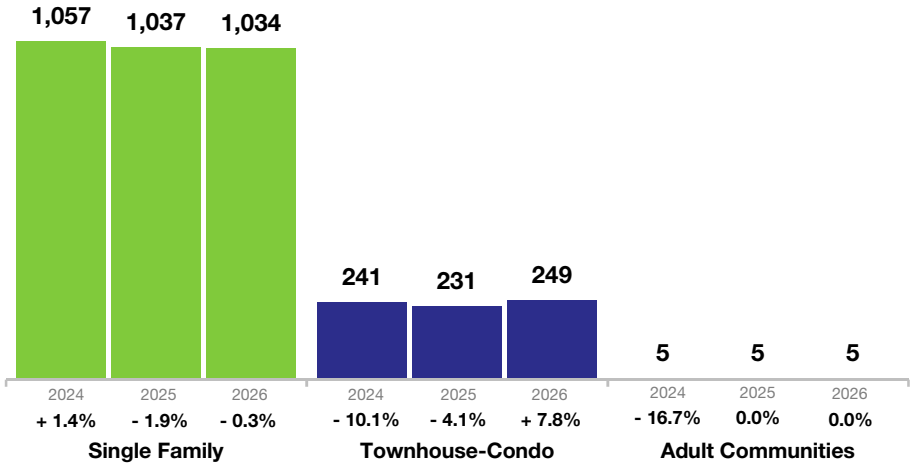
Closed Sales

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

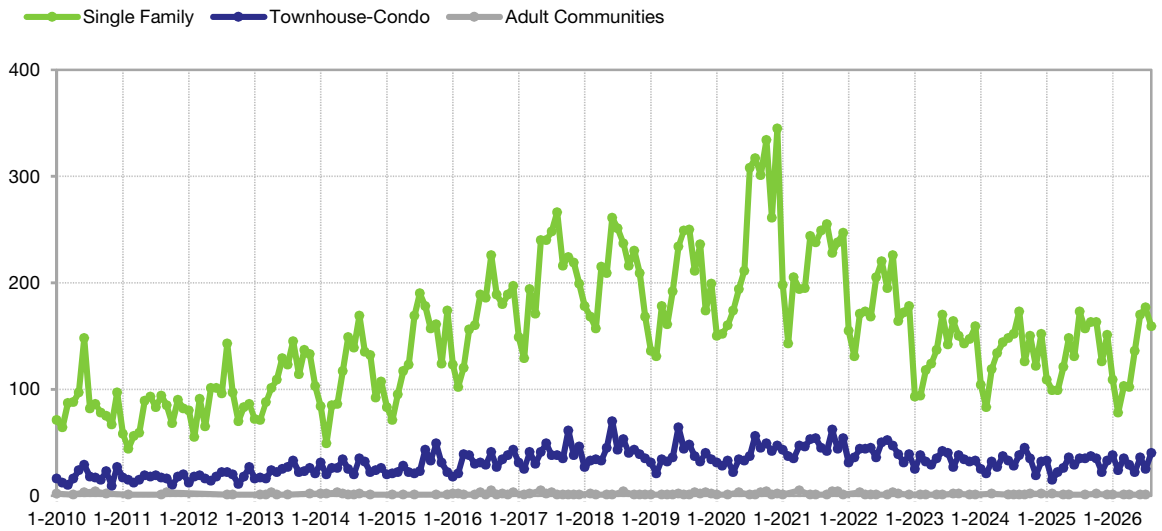
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Year to Date



Historical Closed Sales by Month



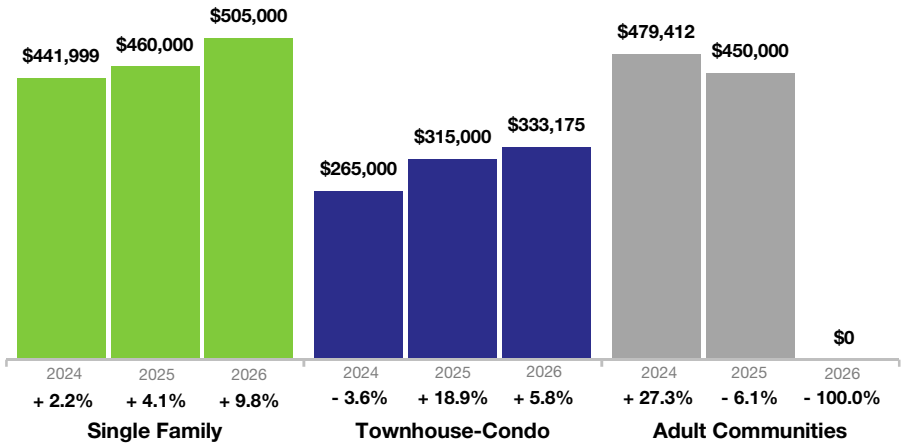
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
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
August 2026	**159**	**40**	**0**
12-Month Avg.	136	31	1

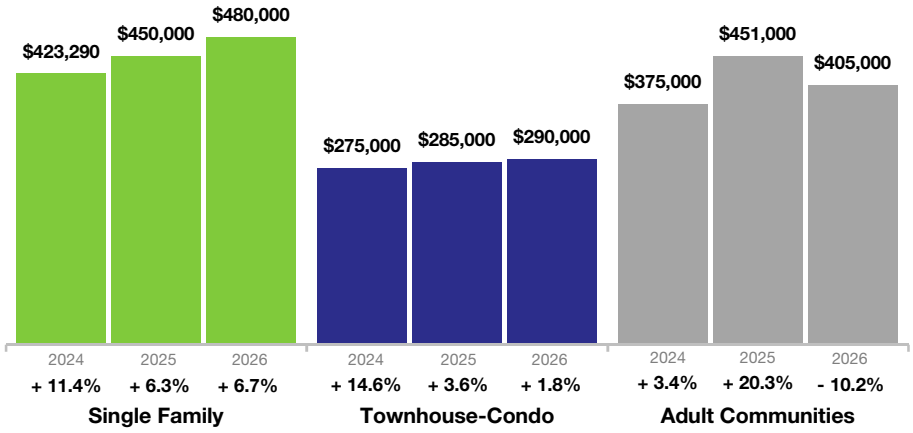
Median Sales Price

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

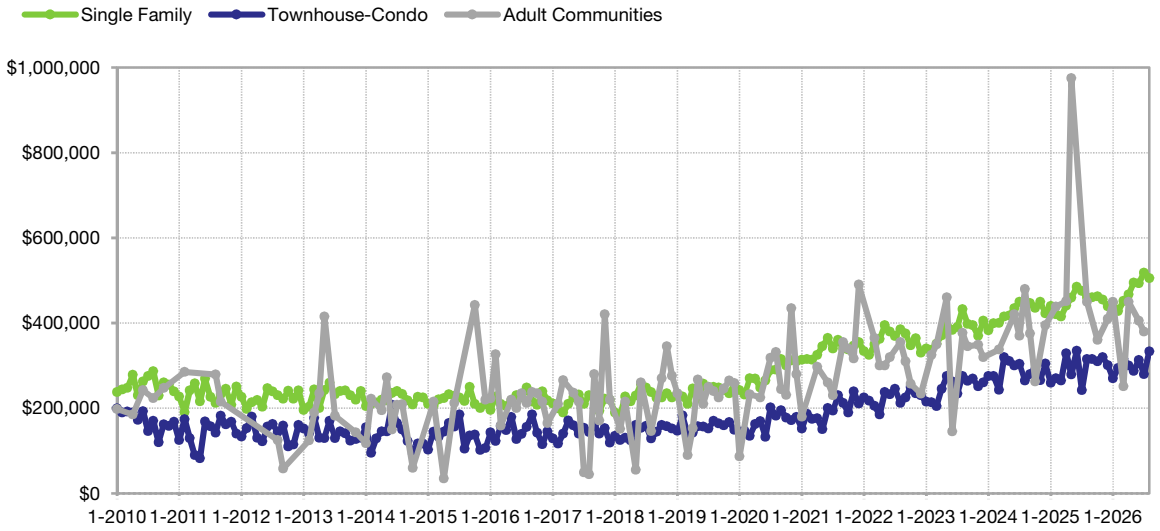
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Historical Median Sales Price by Month



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

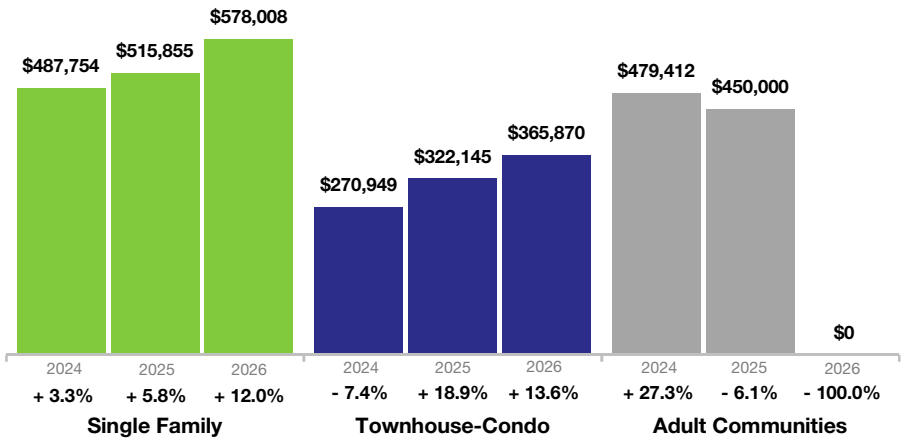
	Single Family	Townhouse-Condo	Adult Communities
September 2025	$460,000	$315,000	$0
October 2025	$462,500	$310,000	$360,000
November 2025	$455,000	$320,000	$0
December 2025	$439,000	$301,000	$410,000
January 2026	$447,770	$270,000	$450,000
February 2026	$427,509	$293,950	$0
March 2026	$452,000	$315,000	$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
August 2026	**$505,000**	**$333,175**	**$0**
12-Month Med.*	$469,000	$300,000	$392,500

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

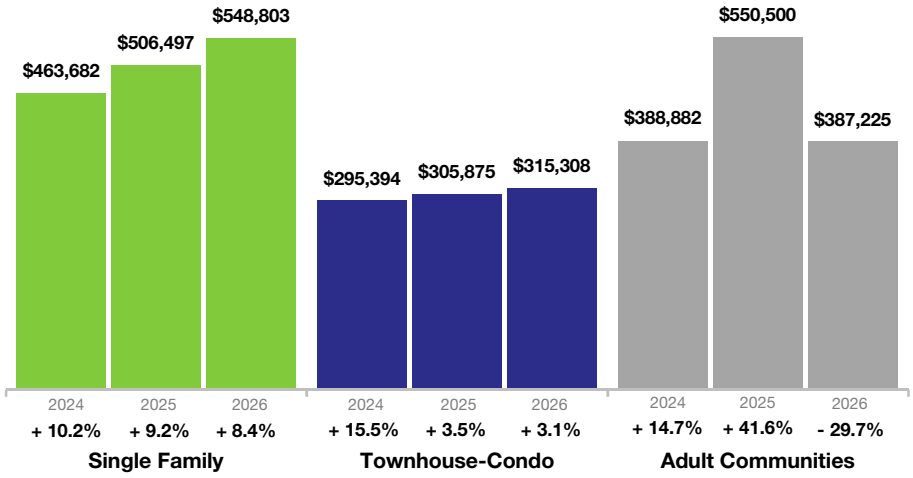
Average Sales Price

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

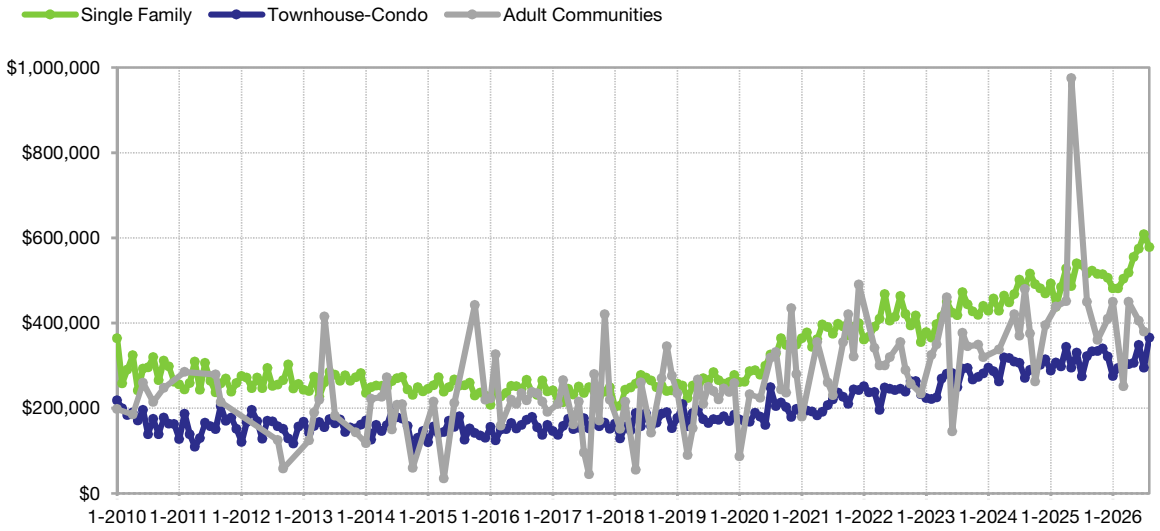
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Historical Average Sales Price by Month



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

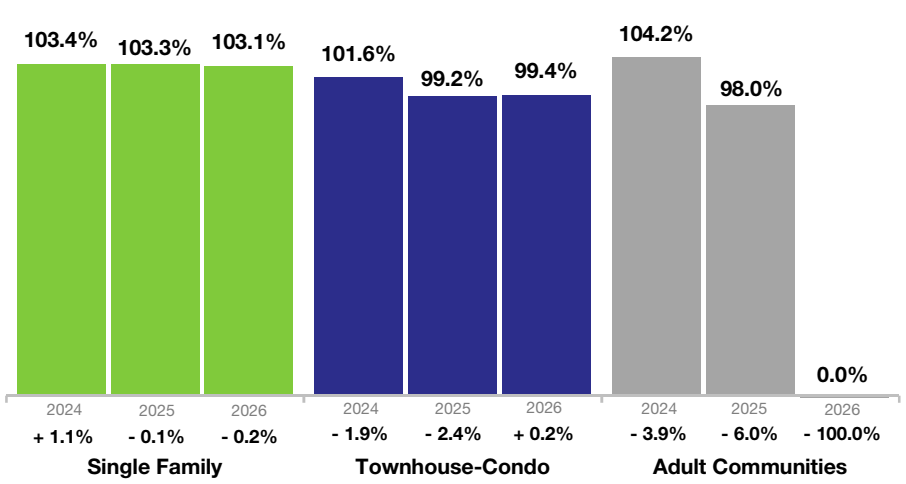
	Single Family	Townhouse-Condo	Adult Communities
September 2025	$522,752	$333,277	$0
October 2025	$515,273	$333,700	$360,000
November 2025	$514,380	$340,114	$0
December 2025	$506,175	$321,361	$410,000
January 2026	$481,526	$275,589	$450,000
February 2026	$481,548	$294,121	$0
March 2026	$503,872	$310,940	$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
August 2026	**$578,008**	**$365,870**	**$0**
12-Month Avg.*	$536,289	$320,771	$383,266

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

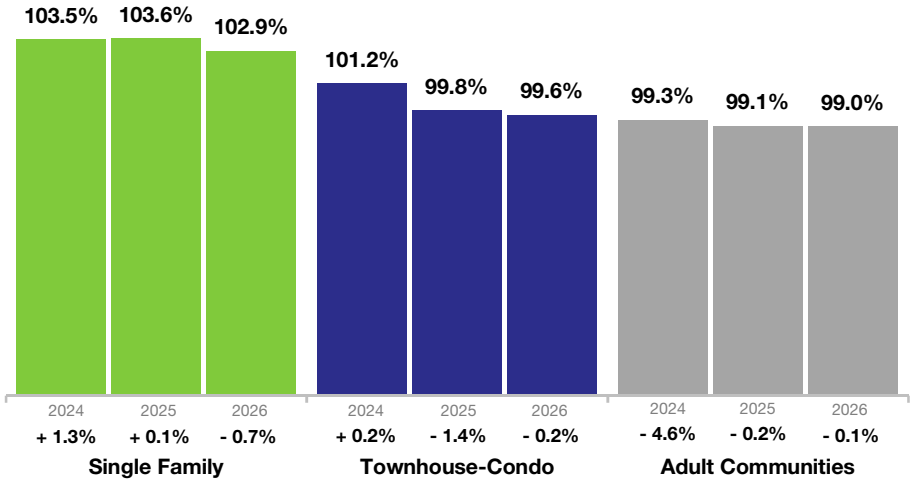
Percent of List Price Received

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.

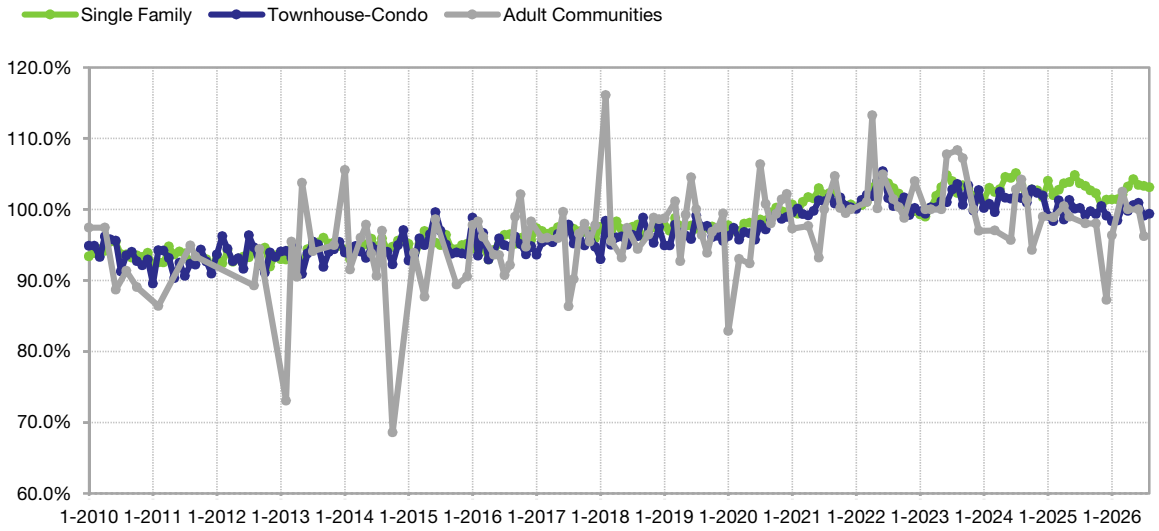
August



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.

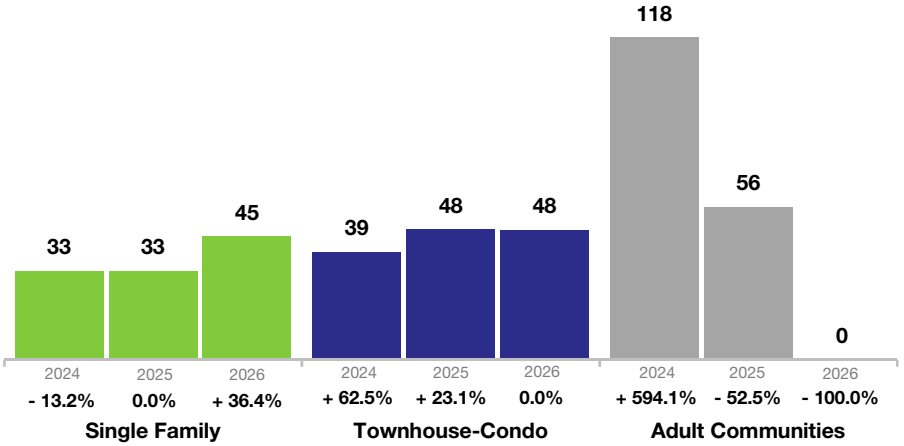
	Single Family	Townhouse-Condo	Adult Communities
September 2025	102.7%	99.7%	0.0%
October 2025	102.3%	99.3%	98.0%
November 2025	100.3%	100.5%	0.0%
December 2025	101.4%	99.1%	87.3%
January 2026	101.4%	98.3%	96.4%
February 2026	101.4%	98.4%	0.0%
March 2026	102.0%	100.2%	102.5%
April 2026	103.2%	99.8%	100.0%
May 2026	104.2%	100.6%	0.0%
June 2026	103.4%	100.9%	100.0%
July 2026	103.3%	99.1%	96.2%
August 2026	**103.1%**	**99.4%**	**0.0%**
12-Month Avg.*	102.5%	99.6%	97.3%

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

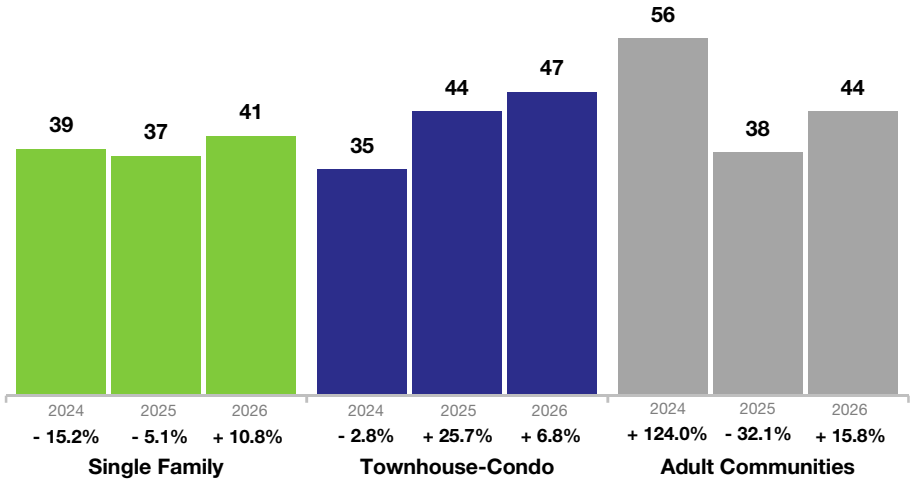
Days on Market Until Sale

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

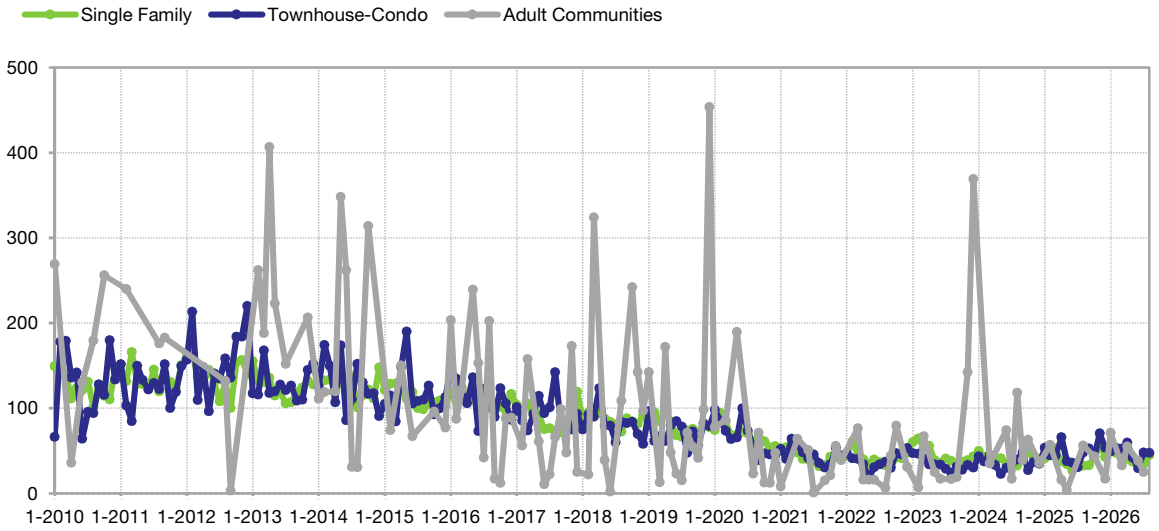
August



Year to Date



Historical Days on Market Until 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.

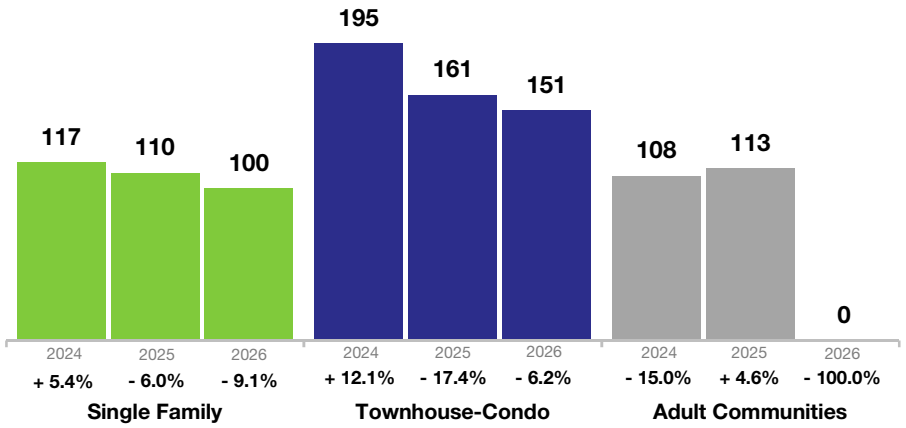
	Single Family	Townhouse-Condo	Adult Communities
September 2025	33	53	0
October 2025	42	43	44
November 2025	56	70	0
December 2025	43	54	17
January 2026	55	49	71
February 2026	48	53	0
March 2026	46	52	33
April 2026	40	60	55
May 2026	37	42	0
June 2026	31	30	38
July 2026	34	48	25
August 2026	**45**	**48**	**0**
12-Month Avg.*	41	49	41

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

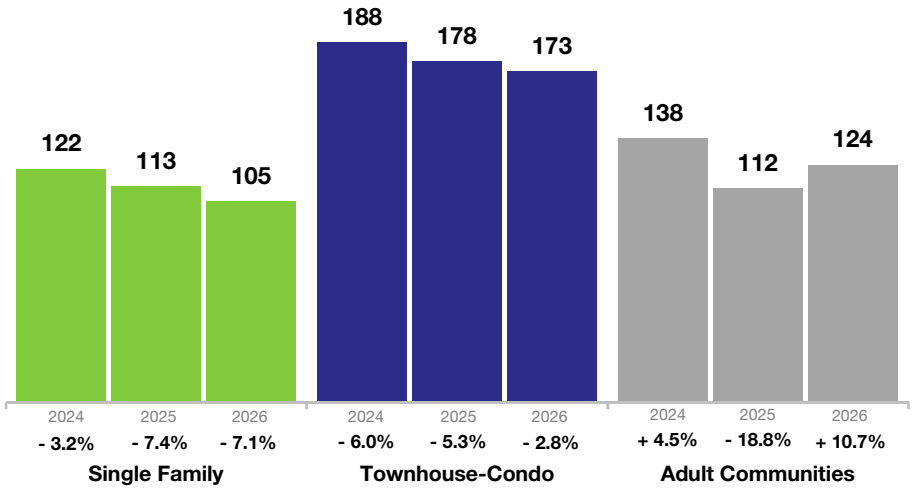
Housing Affordability Index

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.

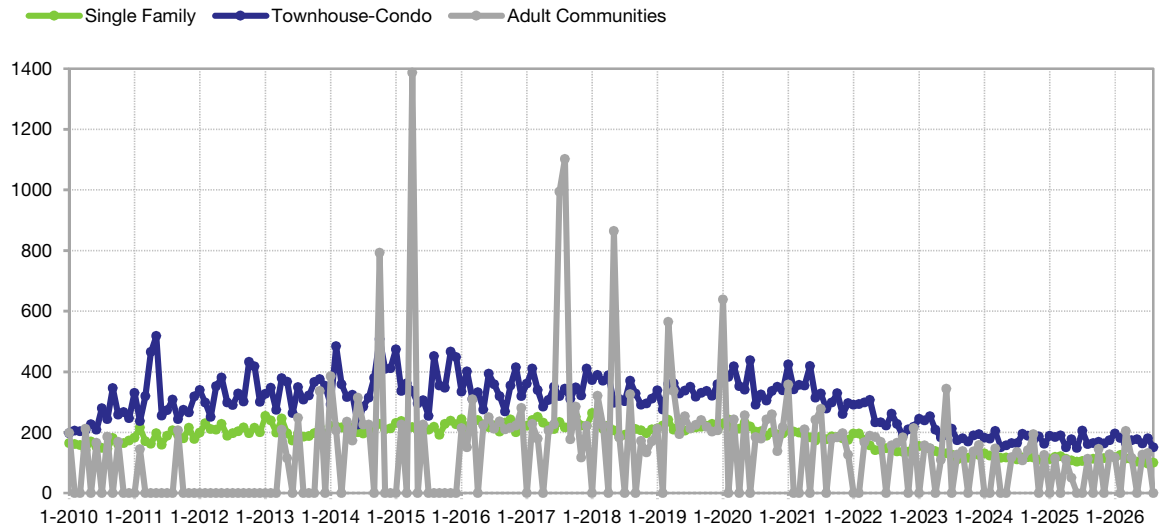
August



Year to Date



Historical Housing Affordability Index 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.

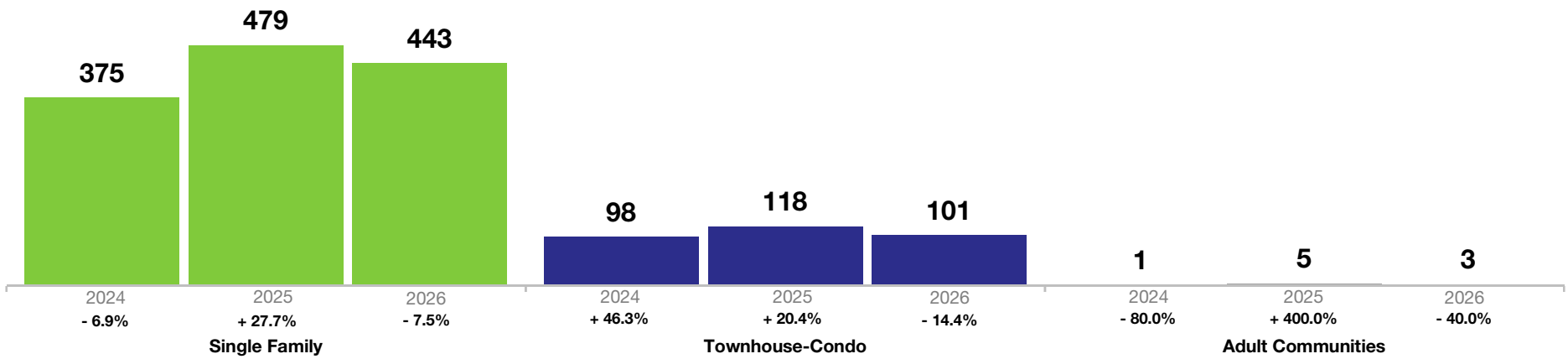
	Single Family	Townhouse-Condo	Adult Communities
September 2025	113	165	0
October 2025	113	169	146
November 2025	115	163	0
December 2025	119	174	128
January 2026	118	196	117
February 2026	125	181	0
March 2026	114	164	205
April 2026	112	174	116
May 2026	103	177	0
June 2026	103	163	126
July 2026	97	180	132
August 2026	**100**	**151**	**0**
12-Month Avg.*	111	171	81

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

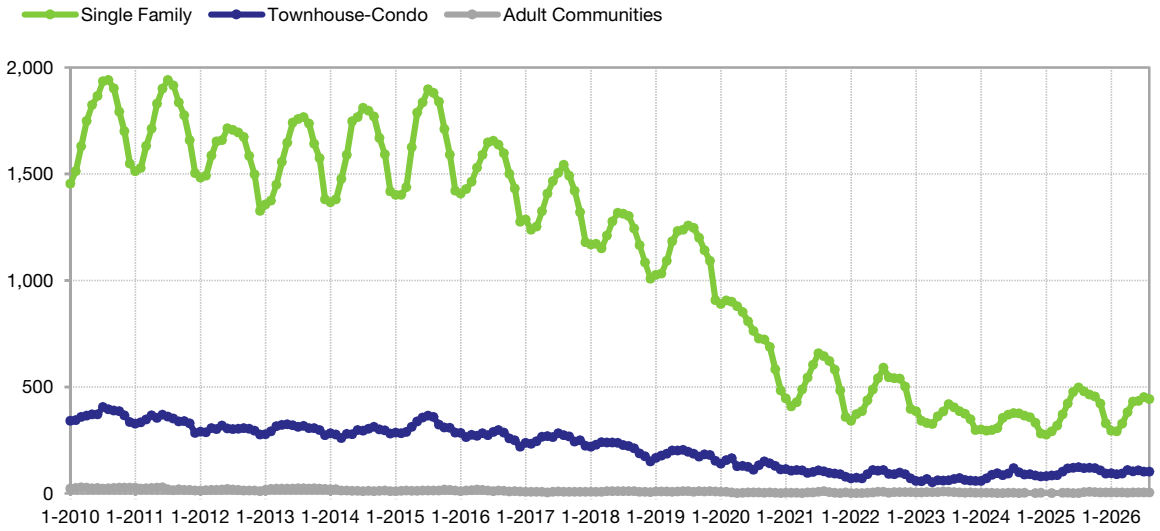
Inventory of Homes for Sale

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

August



Historical Inventory of Homes for Sale by Month



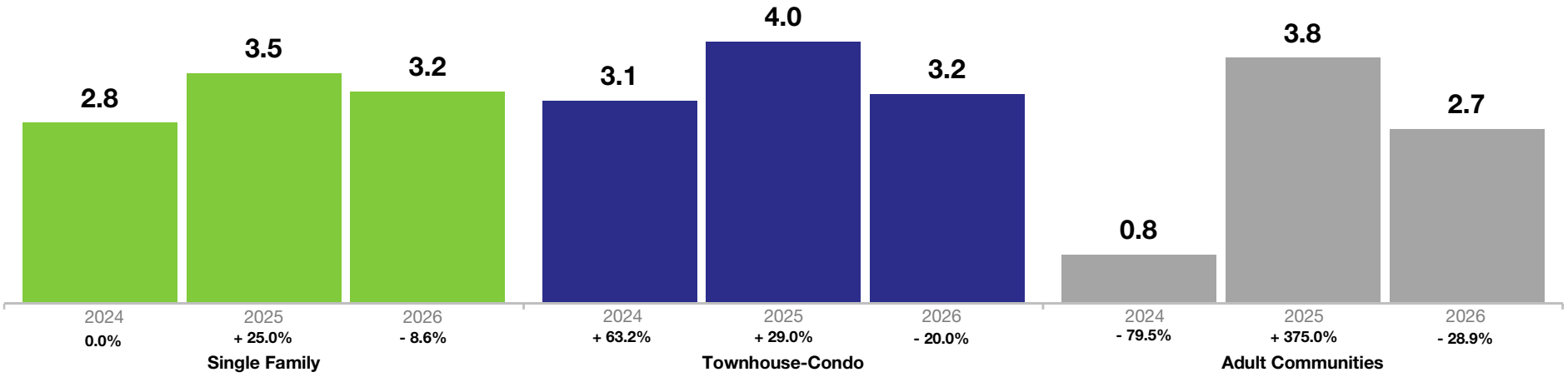
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
September 2025	464	120	6
October 2025	454	118	5
November 2025	422	108	4
December 2025	328	92	4
January 2026	293	94	4
February 2026	290	90	4
March 2026	326	93	3
April 2026	381	109	2
May 2026	430	103	3
June 2026	434	107	3
July 2026	451	102	3
August 2026	**443**	**101**	**3**
12-Month Avg.	393	103	4

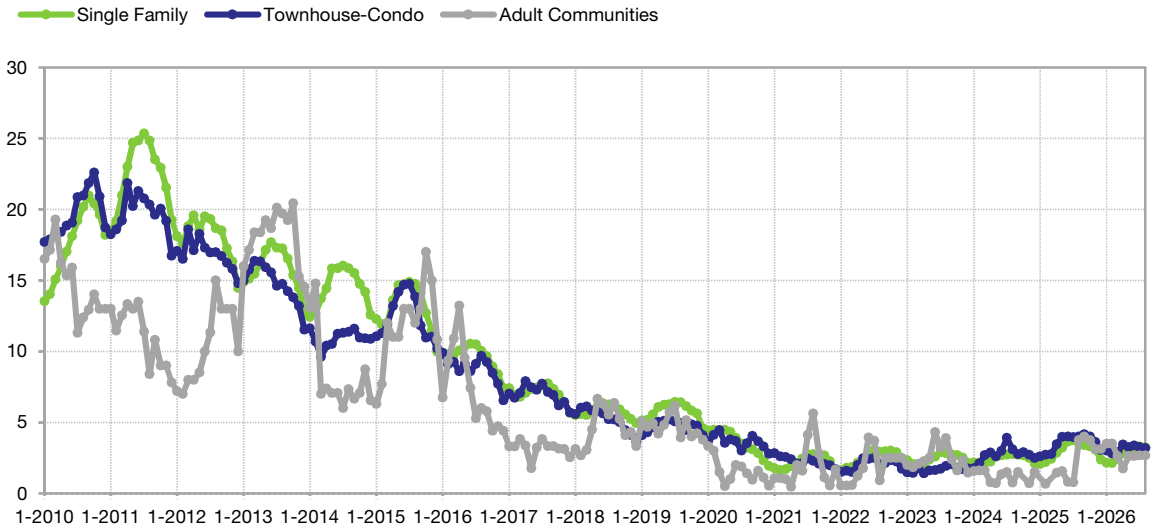
Months Supply of Inventory

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.

August



Historical Months Supply of Inventory by Month



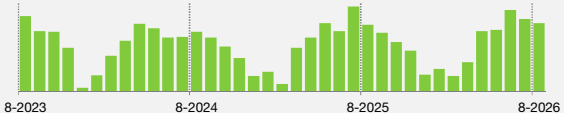
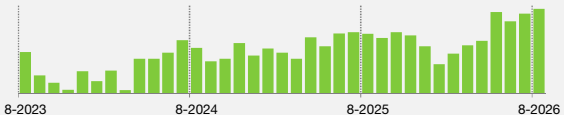
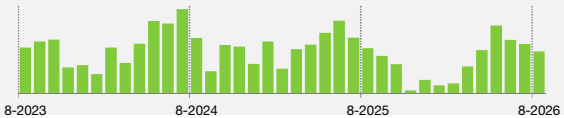
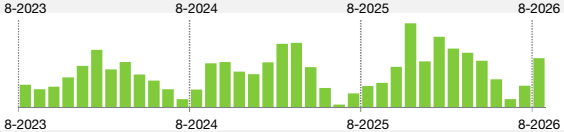
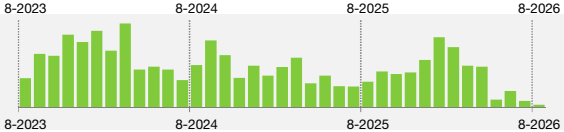
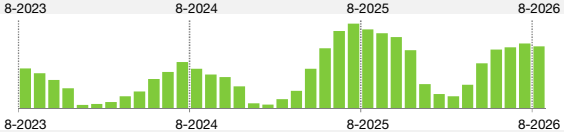
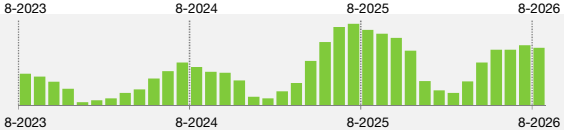
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
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	3.2	3.3	2.6
June 2026	3.1	3.4	2.6
July 2026	3.3	3.2	2.7
August 2026	**3.2**	**3.2**	**2.7**
12-Month Avg.*	2.9	3.3	3.0

* Months Supply for all properties from September 2025 through August 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	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		266	**291**	+ 9.4%	2,094	**2,101**	+ 0.3%
Pending Sales		195	**197**	+ 1.0%	1,381	**1,390**	+ 0.7%
Closed Sales		193	**199**	+ 3.1%	1,273	**1,288**	+ 1.2%
Median Sales Price		$440,000	**$480,000**	+ 9.1%	$425,000	**$445,750**	+ 4.9%
Avg. Sales Price		$480,385	**$535,367**	+ 11.4%	$470,236	**$503,036**	+ 7.0%
Pct. of List Price Received		102.5%	**102.4%**	- 0.1%	102.9%	**102.3%**	- 0.6%
Days on Market		35	**46**	+ 31.4%	39	**42**	+ 7.7%
Affordability Index		115	**105**	- 8.7%	119	**113**	- 5.0%
Homes for Sale		602	**547**	- 9.1%	--	**--**	--
Months Supply		3.6	**3.2**	- 11.1%	--	**--**	--