Monthly Indicators

September 2026

U.S. existing-home sales fell 2.0% from the previous month and 1.2% from a year earlier to a seasonally adjusted annual rate of 3.98 million, the first reading below 4 million since June 2025, according to the National Association of REALTORS® (NAR). Sales held steady in the West and declined in the Northeast, Midwest, and South. Compared with a year earlier, sales were unchanged in the South and declined in the Northeast, Midwest, and West.

- Single Family Closed Sales remained flat at 163.
- Townhouse-Condo Closed Sales decreased 2.7 percent to 36.
- There was 1 Adult Community Closed Sale for the current month.

- Single Family Median Sales Price was up 7.2 percent to $493,000.
- Townhouse-Condo Median Sales Price was up 1.9 percent to $321,000.
- The Adult Communities Median Sales Price was $449,000 for the current period.

Heading into September, there were 1.62 million homes listed for sale, up 3.2% from the previous month and 5.9% from a year earlier, the first time inventory has exceeded 1.6 million units since November 2019, NAR reported. That represents a 4.9-month supply at the current sales pace, up from 4.6 months a month earlier and the highest level in over ten years, according to NAR Chief Economist Lawrence Yun. The median existing-home sales price rose 1.6% year-over-year to $429,100, marking 38 consecutive months of annual gains, and year-to-date sales are up 1.6%. The Federal Reserve raised its benchmark rate by a quarter point on September 16 to a range of 3.75% to 4%, its first increase since July 2023, and the 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac.

Monthly Snapshot

0.0%	- 3.2%	+ 6.3%
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

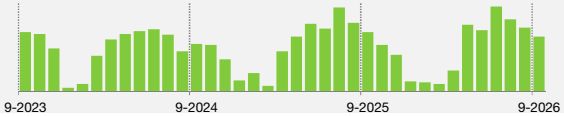
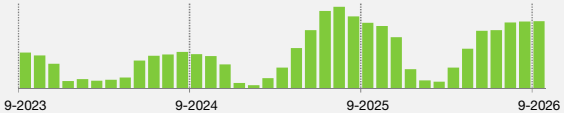
For residential real estate activity in Sussex County. Percent changes are calculated using rounded figures.

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Data as of October 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.

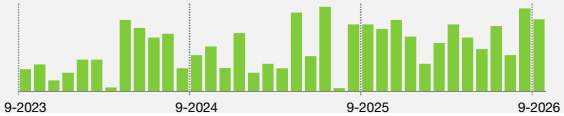
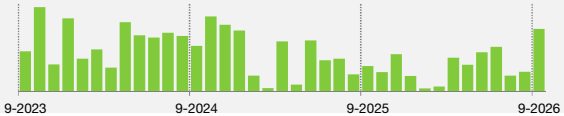
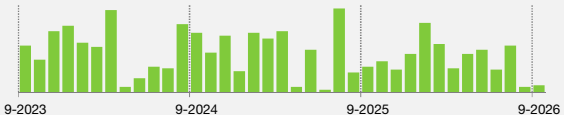
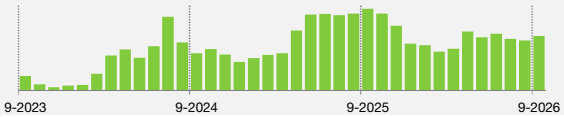
Single Family Market Overview

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	9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		199	**223**	+ 12.1%	1,902	**1,945**	+ 2.3%
Pending Sales		152	**147**	- 3.3%	1,288	**1,266**	- 1.7%
Closed Sales		163	**163**	0.0%	1,200	**1,199**	- 0.1%
Median Sales Price		$460,000	**$493,000**	+ 7.2%	$450,000	**$480,000**	+ 6.7%
Avg. Sales Price		$522,752	**$573,903**	+ 9.8%	$508,707	**$551,946**	+ 8.5%
Pct. of List Price Received		102.7%	**102.4%**	- 0.3%	103.5%	**102.9%**	- 0.6%
Days on Market		33	**33**	0.0%	37	**40**	+ 8.1%
Affordability Index		113	**99**	- 12.4%	115	**102**	- 11.3%
Homes for Sale		464	**463**	- 0.2%	--	**--**	--
Months Supply		3.4	**3.4**	0.0%	--	**--**	--

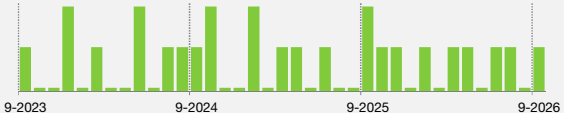
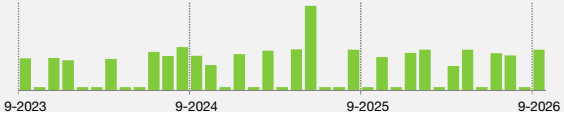
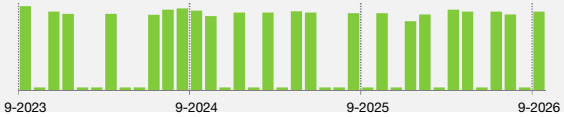
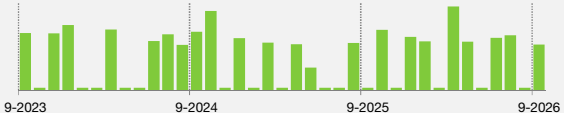
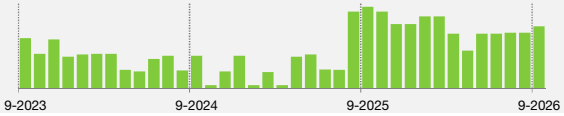
Townhouse-Condo Market Overview

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	9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		43	**48**	+ 11.6%	425	**417**	- 1.9%
Pending Sales		30	**32**	+ 6.7%	270	**291**	+ 7.8%
Closed Sales		37	**36**	- 2.7%	268	**285**	+ 6.3%
Median Sales Price		$315,000	**$321,000**	+ 1.9%	$290,000	**$295,000**	+ 1.7%
Avg. Sales Price		$333,277	**$346,008**	+ 3.8%	$309,658	**$319,186**	+ 3.1%
Pct. of List Price Received		99.7%	**102.1%**	+ 2.4%	99.8%	**99.9%**	+ 0.1%
Days on Market		53	**44**	- 17.0%	46	**47**	+ 2.2%
Affordability Index		165	**152**	- 7.9%	179	**165**	- 7.8%
Homes for Sale		120	**105**	- 12.5%	--	**--**	--
Months Supply		4.1	**3.3**	- 19.5%	--	**--**	--

Adult Community Market Overview

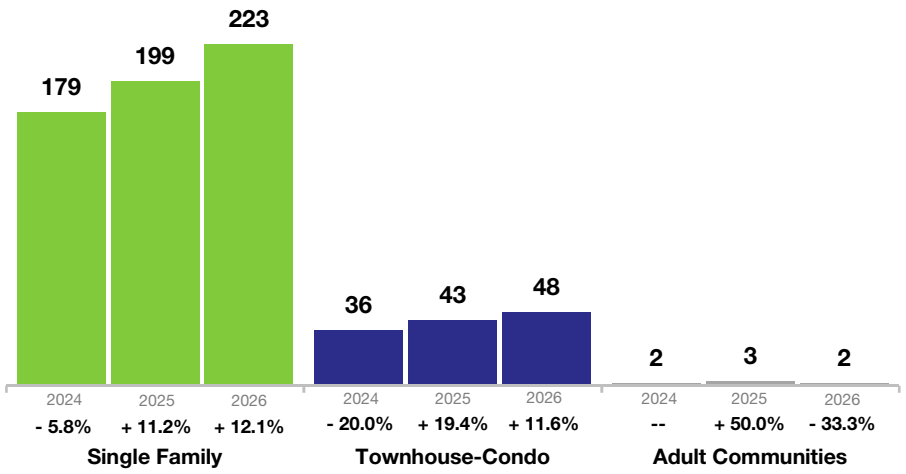
Key metrics for properties in **Adult Communities Only** for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		3	**2**	- 33.3%	12	**14**	+ 16.7%
Pending Sales		2	**1**	- 50.0%	7	**6**	- 14.3%
Closed Sales		0	**1**	--	5	**6**	- 16.7%
Median Sales Price		$0	**$449,000**	--	$451,000	**$427,000**	+ 5.6%
Avg. Sales Price		$0	**$449,000**	--	$550,500	**$397,521**	+ 38.5%
Pct. of List Price Received		0.0%	**100.0%**	--	99.1%	**99.2%**	- 0.1%
Days on Market		0	**28**	--	38	**42**	- 9.5%
Affordability Index		0	**109**	--	115	**114**	+ 0.9%
Homes for Sale		6	**3**	- 50.0%	--	**--**	--
Months Supply		4.0	**3.0**	- 25.0%	--	**--**	--

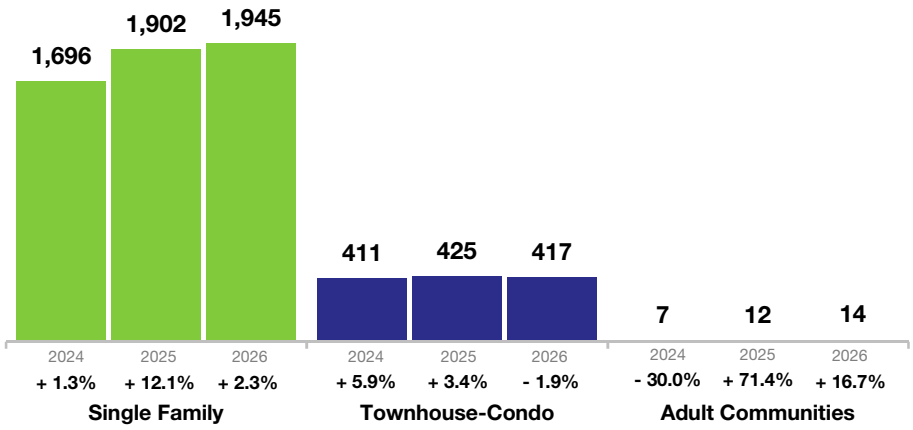
New Listings

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

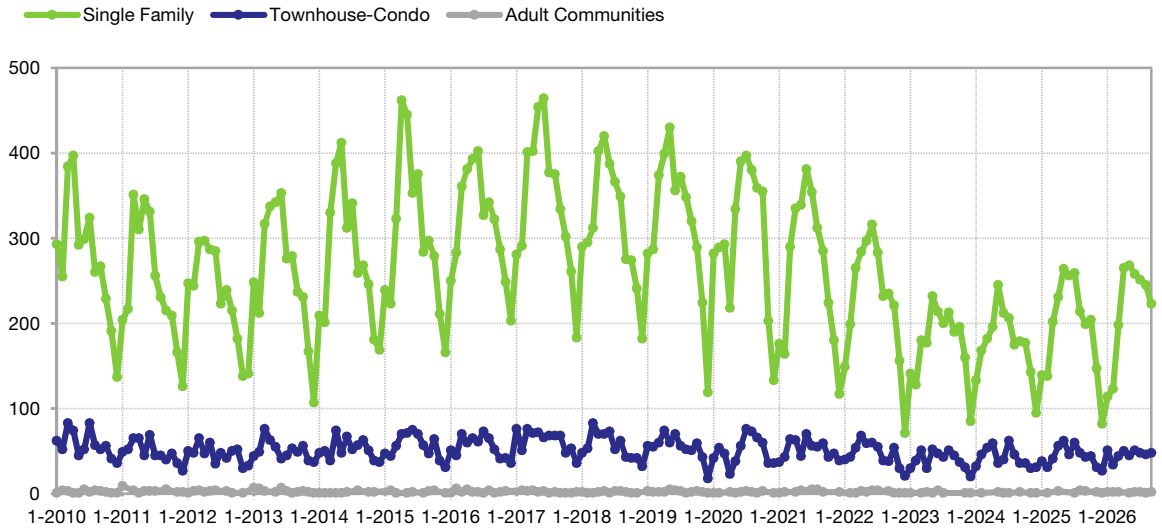
September



Year to Date



Historical New Listings by Month



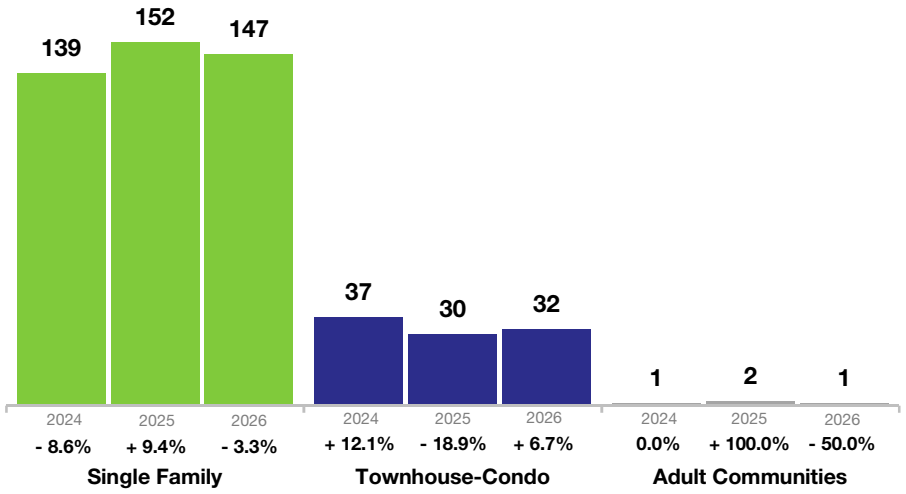
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
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	251	48	2
August 2026	245	46	1
September 2026	**223**	**48**	**2**
12-Month Avg.	198	43	1

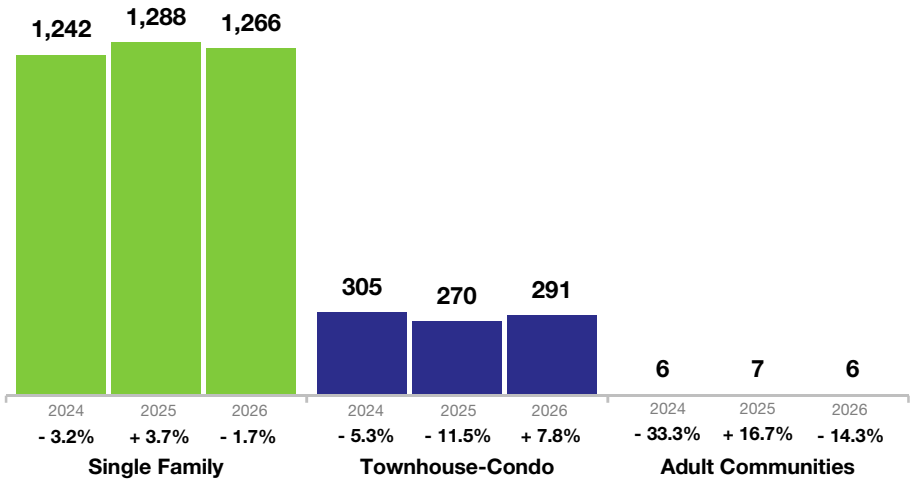
Pending Sales

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

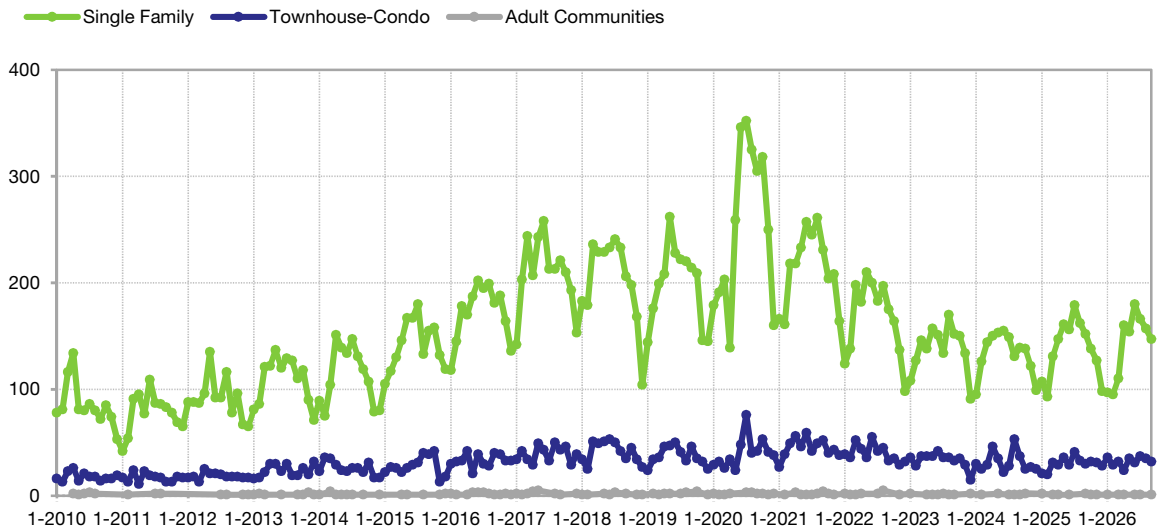
September



Year to Date



Historical Pending Sales by Month



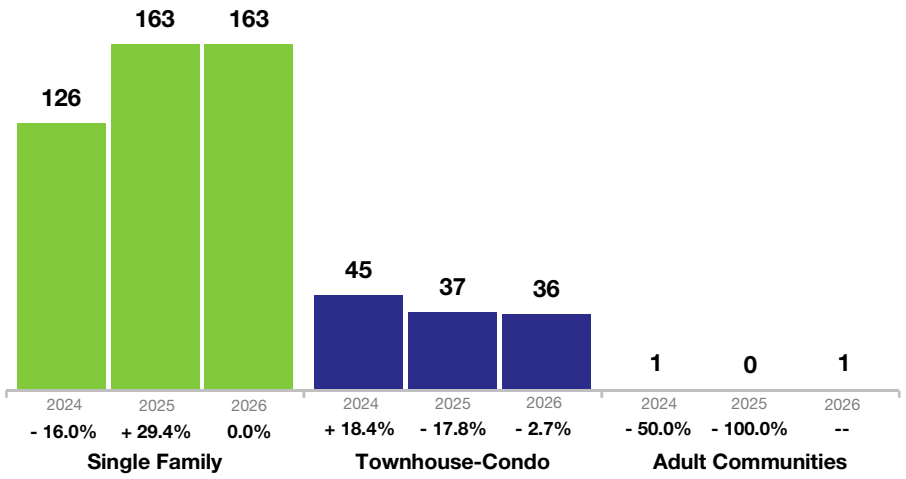
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
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	160	24	1
May 2026	154	35	0
June 2026	180	31	1
July 2026	166	37	1
August 2026	157	35	0
September 2026	**147**	**32**	**1**
12-Month Avg.	136	32	1

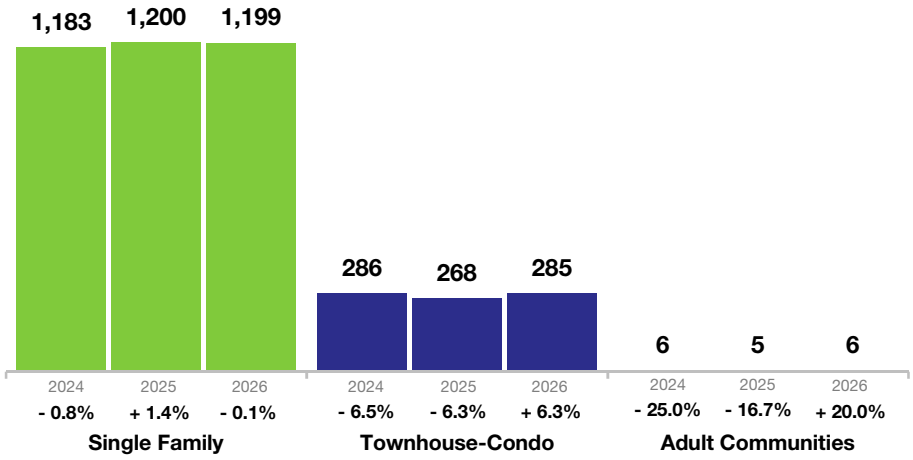
Closed Sales

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

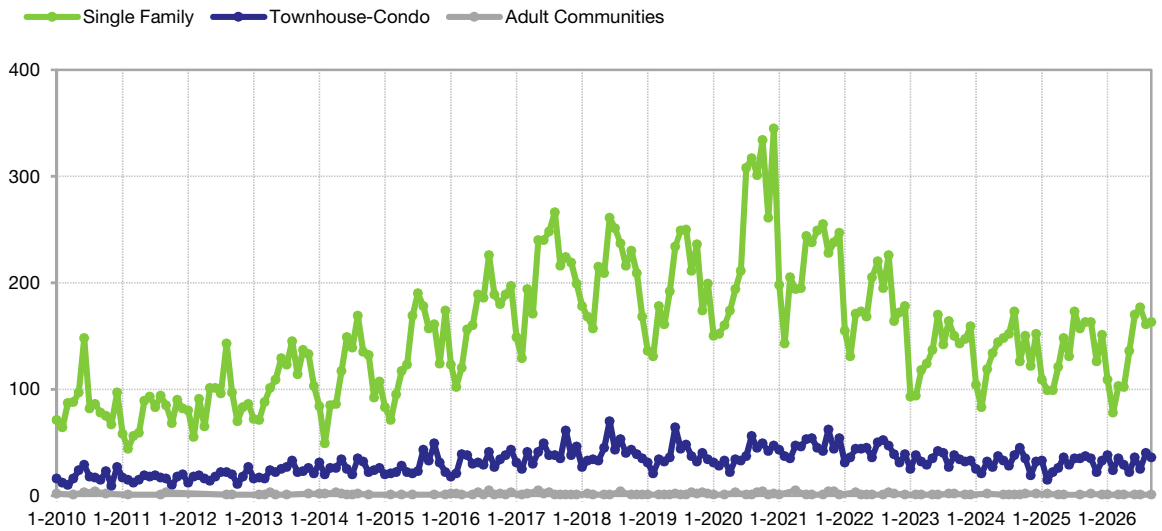
September



Year to Date



Historical Closed Sales by Month



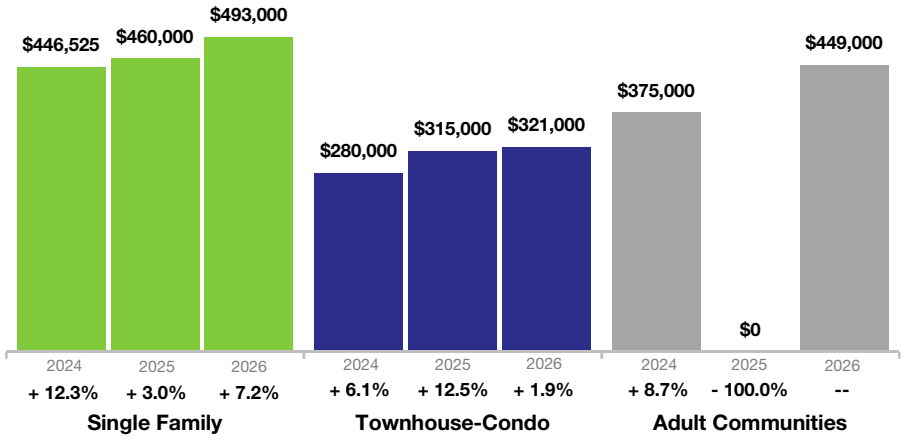
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
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	161	40	0
September 2026	**163**	**36**	**1**
12-Month Avg.	137	31	1

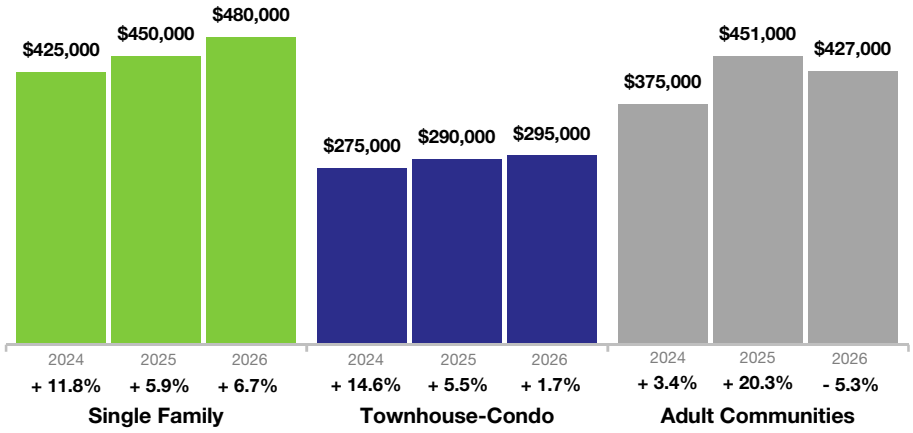
Median Sales Price

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

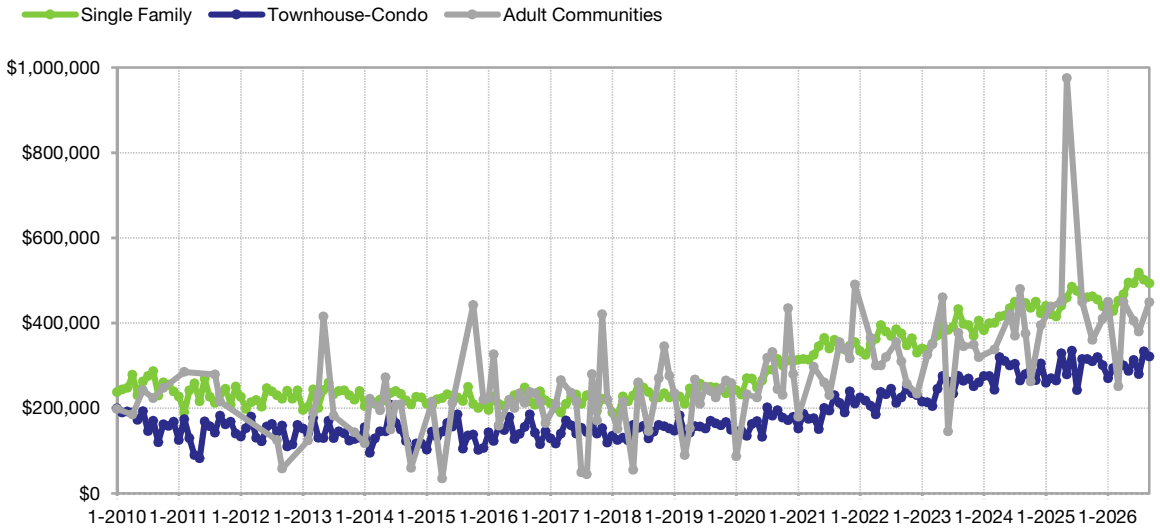
September



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.

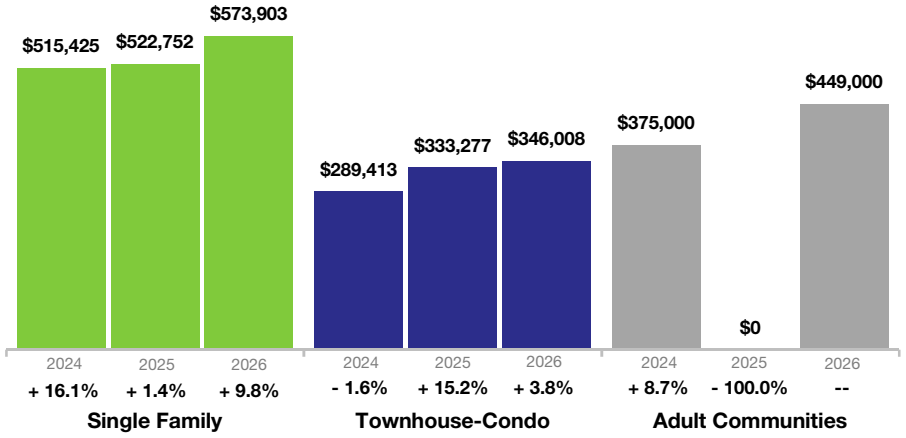
	Single Family	Townhouse-Condo	Adult Communities
October 2025	$462,500	$310,000	$360,000
November 2025	$455,000	$320,000	$0
December 2025	$439,000	$301,000	$410,000
January 2026	$447,770	$270,000	$450,000
February 2026	$427,509	$293,950	$0
March 2026	$452,000	$315,000	$251,125
April 2026	$467,000	$299,900	$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	$501,500	$333,175	$0
September 2026	**$493,000**	**$321,000**	**$449,000**
12-Month Med.*	$470,000	$300,000	$405,000

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

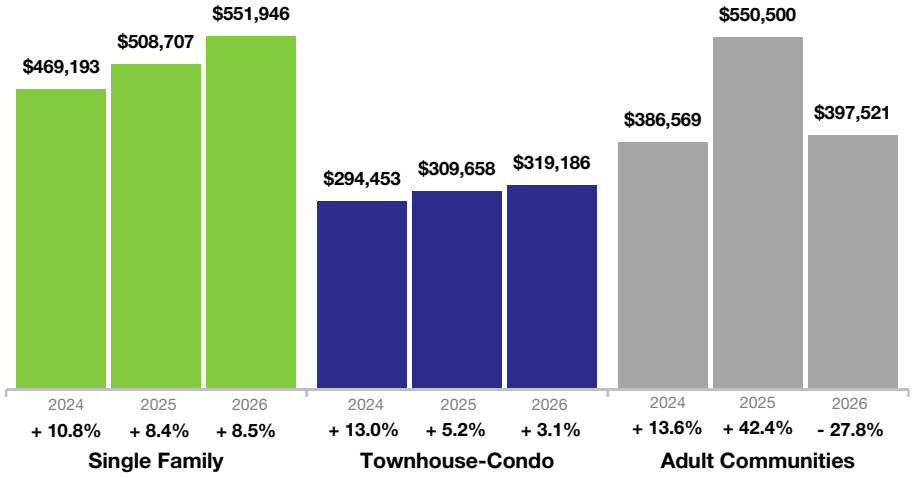
Average Sales Price

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

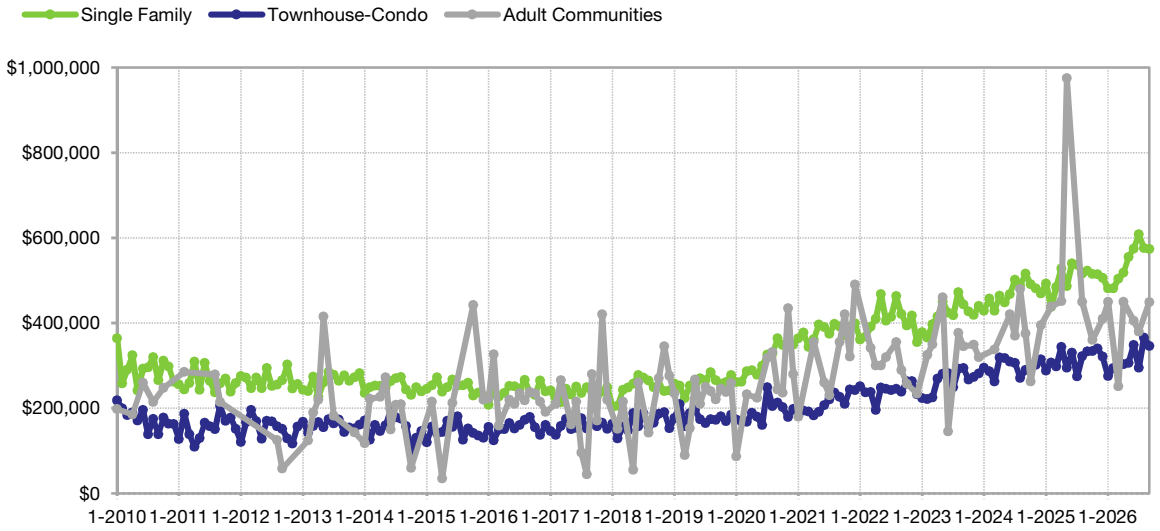
September



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.

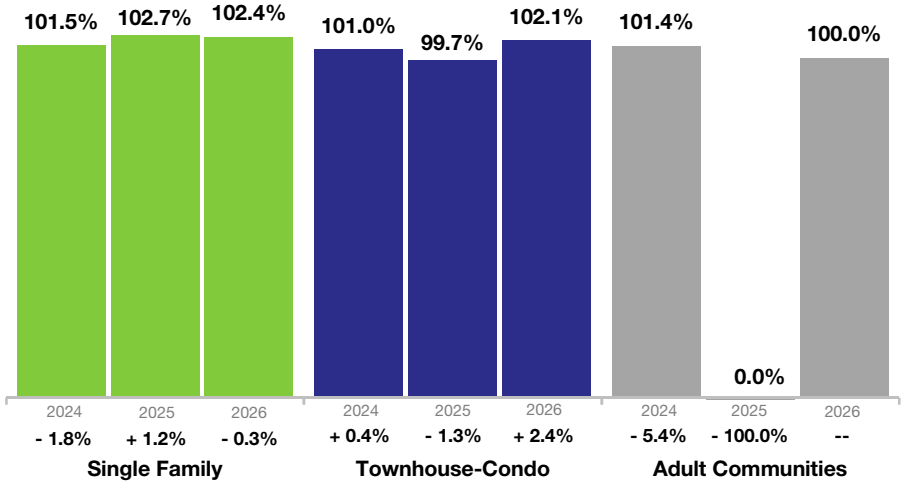
	Single Family	Townhouse-Condo	Adult Communities
October 2025	$515,273	$333,700	$360,000
November 2025	$514,380	$340,114	$0
December 2025	$506,175	$321,361	$410,000
January 2026	$481,526	$275,589	$450,000
February 2026	$481,548	$294,121	$0
March 2026	$503,872	$310,940	$251,125
April 2026	$518,063	$303,383	$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	$575,642	$365,870	$0
September 2026	**$573,903**	**$346,008**	**$449,000**
12-Month Avg.*	$541,194	$321,960	$390,569

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

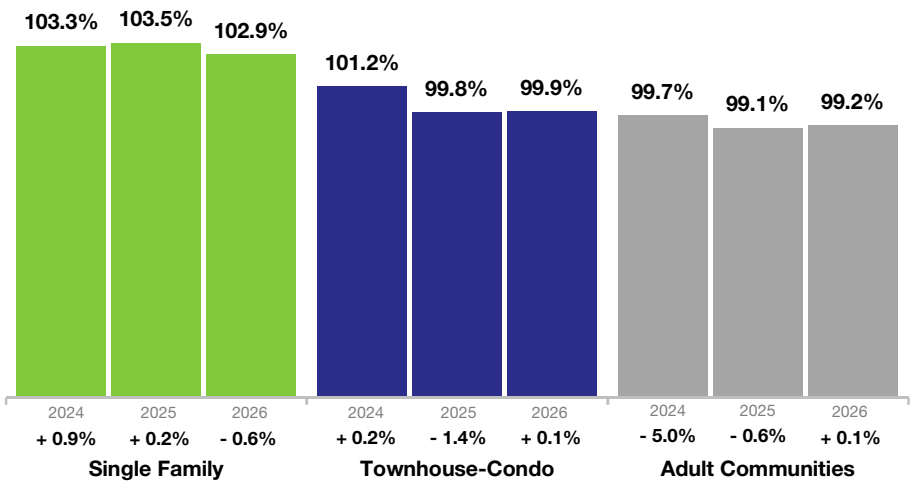
Percent of List Price Received

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.

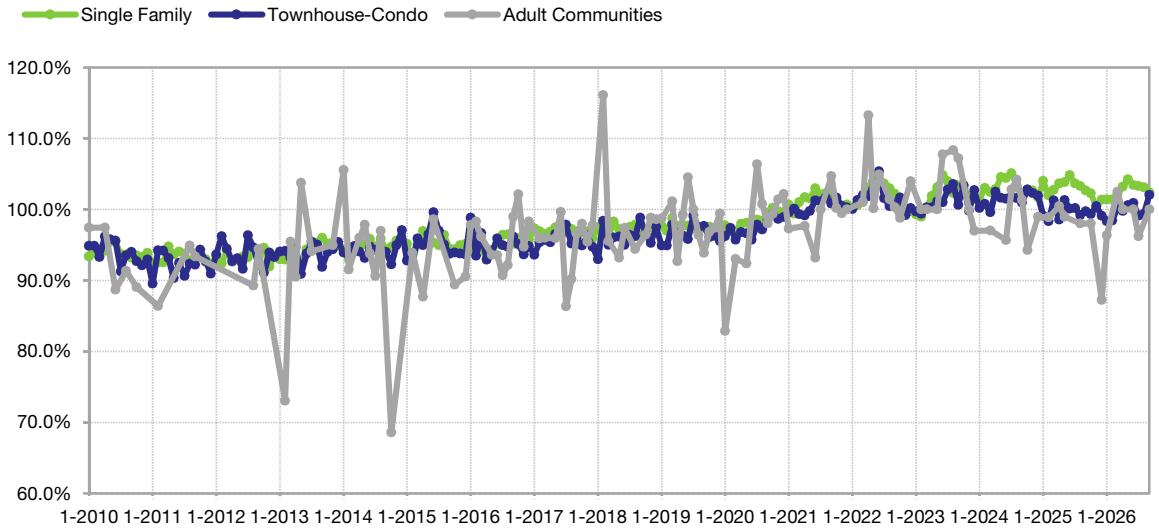
September



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.

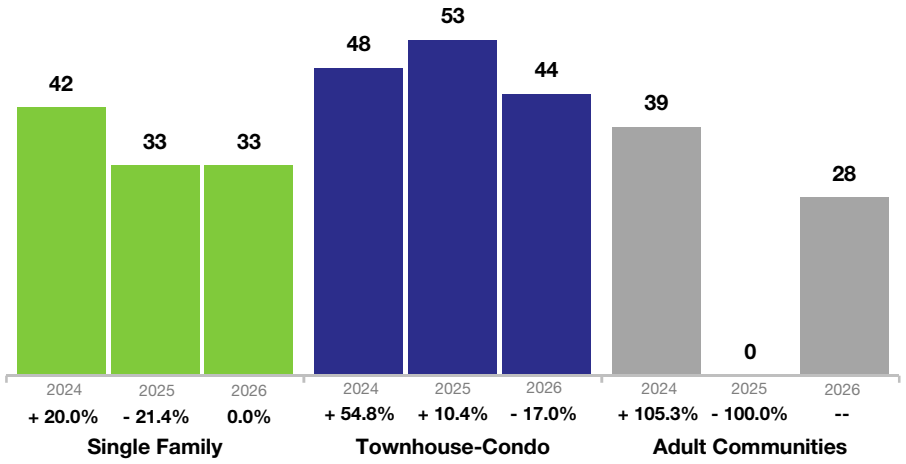
	Single Family	Townhouse-Condo	Adult Communities
October 2025	102.3%	99.3%	98.0%
November 2025	100.3%	100.5%	0.0%
December 2025	101.4%	99.1%	87.3%
January 2026	101.4%	98.3%	96.4%
February 2026	101.4%	98.4%	0.0%
March 2026	102.0%	100.2%	102.5%
April 2026	103.2%	99.8%	100.0%
May 2026	104.2%	100.6%	0.0%
June 2026	103.4%	100.9%	100.0%
July 2026	103.3%	99.1%	96.2%
August 2026	103.1%	99.4%	0.0%
September 2026	**102.4%**	**102.1%**	**100.0%**
12-Month Avg.*	102.5%	99.8%	97.6%

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

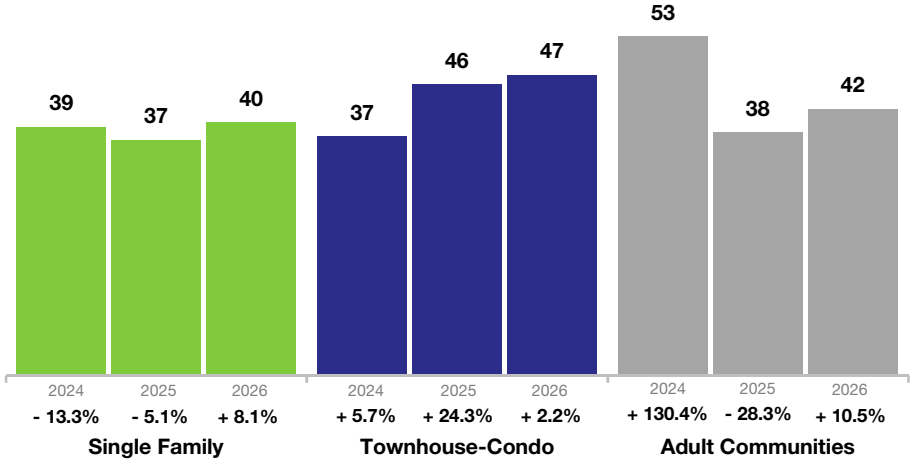
Days on Market Until Sale

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

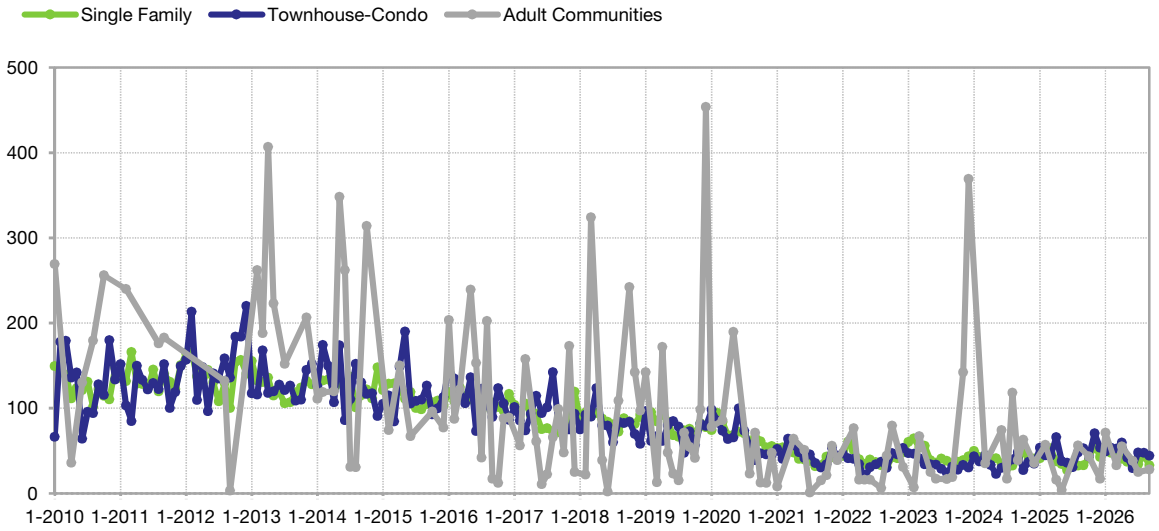
September



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.

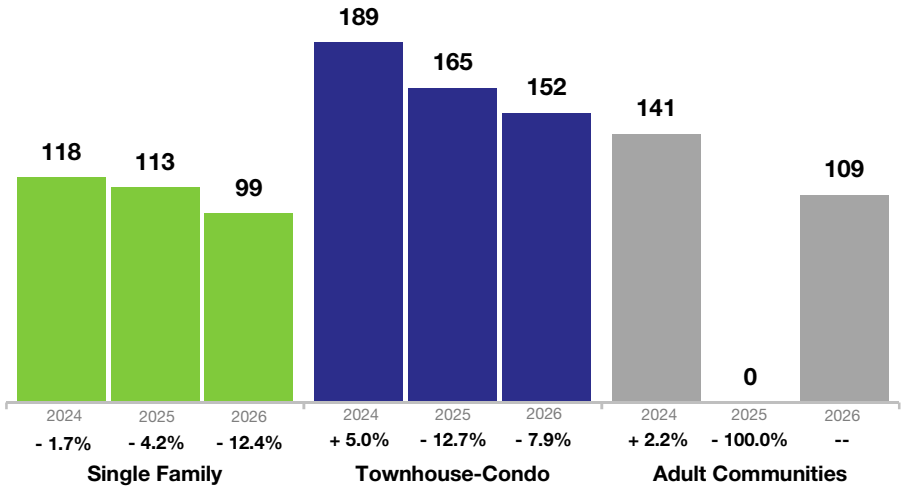
	Single Family	Townhouse-Condo	Adult Communities
October 2025	42	43	44
November 2025	56	70	0
December 2025	43	54	17
January 2026	55	49	71
February 2026	48	53	0
March 2026	46	52	33
April 2026	40	60	55
May 2026	37	42	0
June 2026	31	30	38
July 2026	34	48	25
August 2026	45	48	0
September 2026	**33**	**44**	**28**
12-Month Avg.*	41	49	39

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

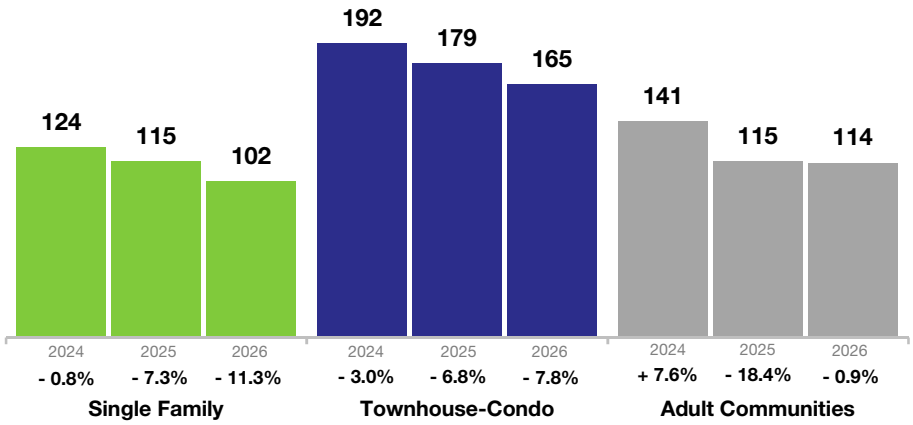
Housing Affordability Index

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.

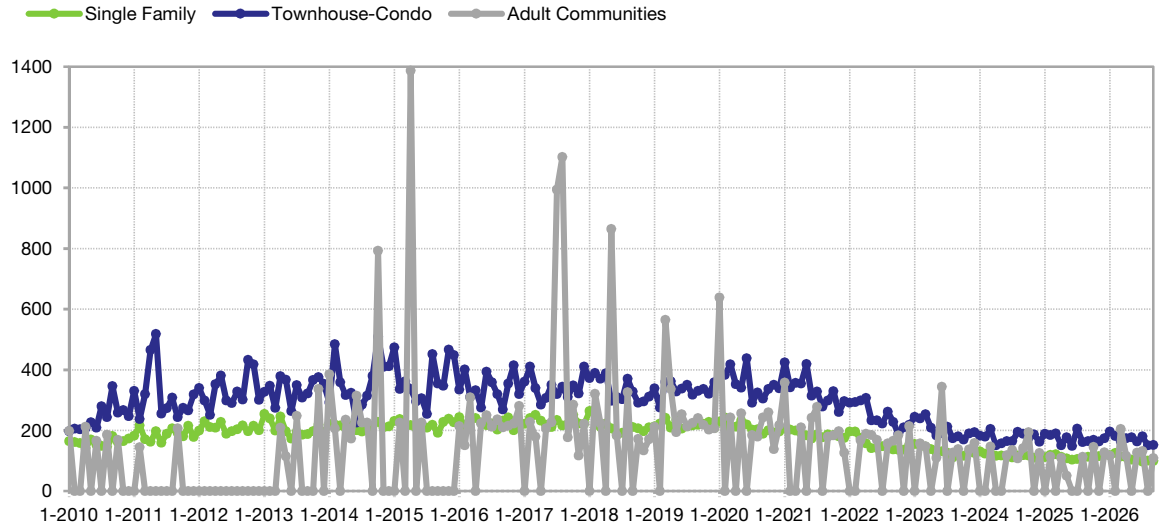
September



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.

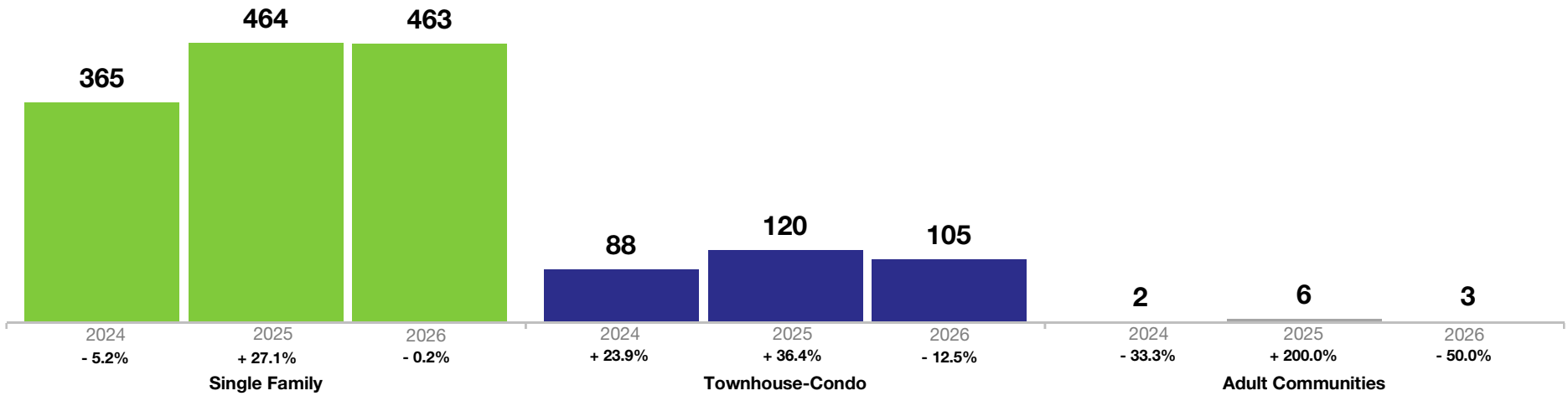
	Single Family	Townhouse-Condo	Adult Communities
October 2025	113	169	146
November 2025	115	163	0
December 2025	119	174	128
January 2026	118	196	117
February 2026	125	181	0
March 2026	114	164	205
April 2026	112	174	116
May 2026	103	177	0
June 2026	103	163	126
July 2026	97	180	132
August 2026	100	151	0
September 2026	**99**	**152**	**109**
12-Month Avg.*	110	170	90

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

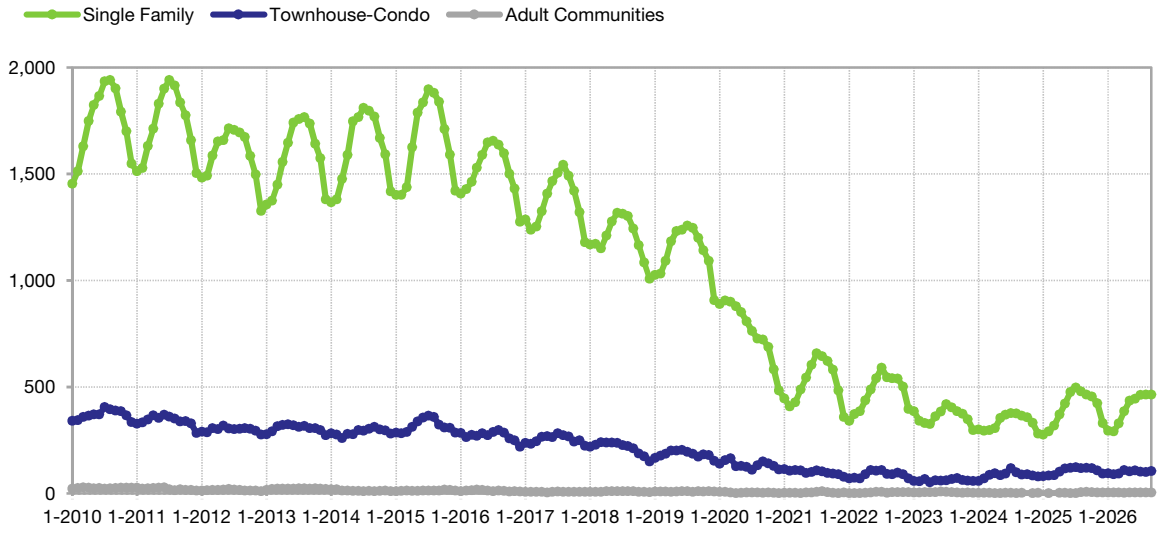
Inventory of Homes for Sale

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

September



Historical Inventory of Homes for Sale by Month



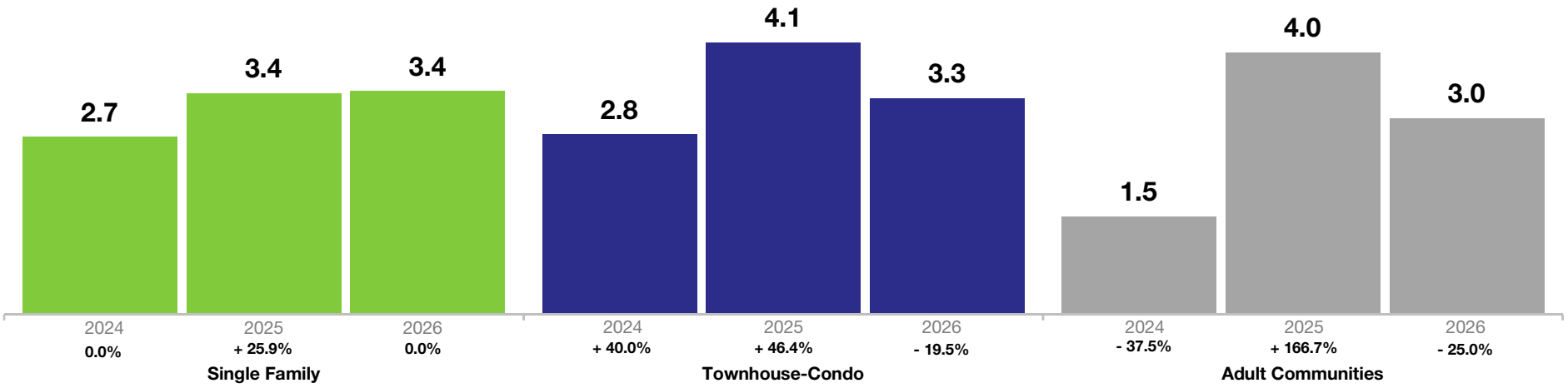
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
October 2025	454	118	5
November 2025	423	108	4
December 2025	329	92	4
January 2026	294	94	4
February 2026	291	90	4
March 2026	328	93	3
April 2026	385	109	2
May 2026	435	103	3
June 2026	444	107	3
July 2026	462	101	3
August 2026	464	100	3
September 2026	**463**	**105**	**3**
12-Month Avg.	398	102	3

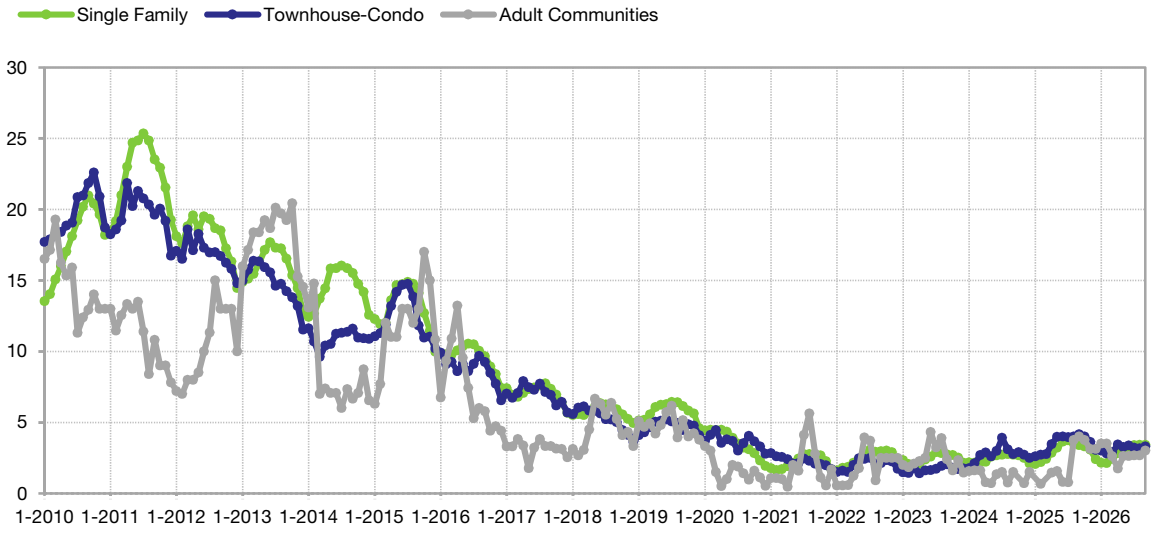
Months Supply of Inventory

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.

September



Historical Months Supply of Inventory by Month



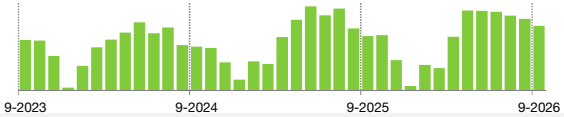
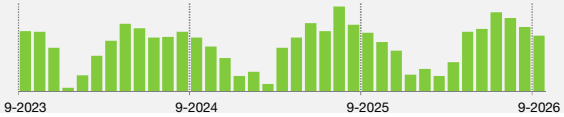
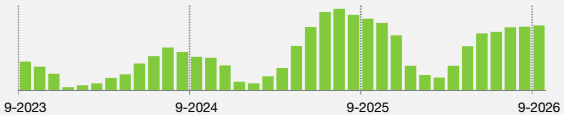
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

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

* Months Supply for all properties from October 2025 through September 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	9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		245	**273**	+ 11.4%	2,339	**2,376**	+ 1.6%
Pending Sales		184	**180**	- 2.2%	1,565	**1,563**	- 0.1%
Closed Sales		200	**200**	0.0%	1,473	**1,490**	+ 1.2%
Median Sales Price		$433,563	**$460,950**	+ 6.3%	$425,000	**$449,949**	+ 5.9%
Avg. Sales Price		$487,699	**$532,257**	+ 9.1%	$472,609	**$506,803**	+ 7.2%
Pct. of List Price Received		102.1%	**102.3%**	+ 0.2%	102.8%	**102.3%**	- 0.5%
Days on Market		37	**35**	- 5.4%	38	**41**	+ 7.9%
Affordability Index		120	**106**	- 11.7%	122	**108**	- 11.5%
Homes for Sale		590	**571**	- 3.2%	--	**--**	--
Months Supply		3.5	**3.4**	- 2.9%	--	**--**	--