

Local Market Update for May 2025

Provided by New Jersey REALTORS®



Sussex County

Sussex County

Single Family

	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	248	263	+ 6.0%	940	979	+ 4.1%
Closed Sales	145	148	+ 2.1%	592	546	- 7.8%
Days on Market Until Sale	41	35	- 14.6%	44	42	- 4.5%
Median Sales Price*	\$420,000	\$457,625	+ 9.0%	\$400,000	\$435,000	+ 8.7%
Percent of List Price Received*	104.5%	103.8%	- 0.7%	103.0%	103.2%	+ 0.2%
Inventory of Homes for Sale	352	384	+ 9.1%	--	--	--
Months Supply of Inventory	2.5	2.9	+ 16.0%	--	--	--

Townhouse-Condo

	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	35	65	+ 85.7%	230	234	+ 1.7%
Closed Sales	38	39	+ 2.6%	143	128	- 10.5%
Days on Market Until Sale	23	40	+ 73.9%	35	51	+ 45.7%
Median Sales Price*	\$293,000	\$278,000	- 5.1%	\$275,000	\$270,000	- 1.8%
Percent of List Price Received*	101.5%	101.2%	- 0.3%	100.9%	100.1%	- 0.8%
Inventory of Homes for Sale	84	113	+ 34.5%	--	--	--
Months Supply of Inventory	2.5	3.7	+ 48.0%	--	--	--

Adult Community

	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	2	0	- 100.0%	3	4	+ 33.3%
Closed Sales	0	1	--	2	4	+ 100.0%
Days on Market Until Sale	0	4	--	35	34	- 2.9%
Median Sales Price*	\$0	\$975,000	--	\$337,500	\$463,750	+ 37.4%
Percent of List Price Received*	0.0%	99.0%	--	97.0%	99.3%	+ 2.4%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	1.6	+ 128.6%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type By Month

