

# Monthly Indicators

Mid Jersey Association of REALTORS®



## February 2026

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

- Single Family Closed Sales were down 3.5 percent to 441.
- Townhouse-Condo Closed Sales were down 41.8 percent to 92.
- Adult Communities Closed Sales were down 9.3 percent to 49.
  
- Single Family Median Sales Price increased 0.7 percent to \$560,000.
- Townhouse-Condo Median Sales Price increased 5.5 percent to \$433,850.
- Adult Communities Median Sales Price increased 4.2 percent to \$435,000.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

## Monthly Snapshot

**- 13.6%**      **- 0.6%**      **+ 2.9%**

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
- 13.6%	- 0.6%	+ 2.9%

For residential real estate activity in Mid Jersey Association of REALTORS®. 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	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		686	<b>665</b>	- 3.1%	1,320	<b>1,380</b>	+ 4.5%
<b>Pending Sales</b>		485	<b>511</b>	+ 5.4%	1,000	<b>1,019</b>	+ 1.9%
<b>Closed Sales</b>		457	<b>441</b>	- 3.5%	1,018	<b>985</b>	- 3.2%
<b>Median Sales Price</b>		\$556,000	<b>\$560,000</b>	+ 0.7%	\$570,000	<b>\$550,000</b>	- 3.5%
<b>Avg. Sales Price</b>		\$637,135	<b>\$640,588</b>	+ 0.5%	\$657,071	<b>\$637,764</b>	- 2.9%
<b>Pct. of List Price Received</b>		101.8%	<b>99.9%</b>	- 1.9%	101.6%	<b>100.3%</b>	- 1.3%
<b>Days on Market</b>		47	<b>51</b>	+ 8.5%	45	<b>49</b>	+ 8.9%
<b>Affordability Index</b>		93	<b>99</b>	+ 6.5%	91	<b>101</b>	+ 11.0%
<b>Homes for Sale</b>		1,226	<b>1,299</b>	+ 6.0%	--	<b>--</b>	--
<b>Months Supply</b>		1.7	<b>1.7</b>	0.0%	--	<b>--</b>	--

# 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	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		267	157	- 41.2%	556	336	- 39.6%
<b>Pending Sales</b>		234	118	- 49.6%	428	225	- 47.4%
<b>Closed Sales</b>		158	92	- 41.8%	357	241	- 32.5%
<b>Median Sales Price</b>		\$411,250	\$433,850	+ 5.5%	\$405,000	\$428,000	+ 5.7%
<b>Avg. Sales Price</b>		\$429,792	\$456,435	+ 6.2%	\$428,855	\$468,969	+ 9.4%
<b>Pct. of List Price Received</b>		102.1%	99.0%	- 3.0%	101.6%	99.4%	- 2.2%
<b>Days on Market</b>		37	45	+ 21.6%	39	43	+ 10.3%
<b>Affordability Index</b>		126	128	+ 1.6%	128	129	+ 0.8%
<b>Homes for Sale</b>		385	301	- 21.8%	--	--	--
<b>Months Supply</b>		1.5	1.6	+ 6.7%	--	--	--

# Adult Community Market Overview

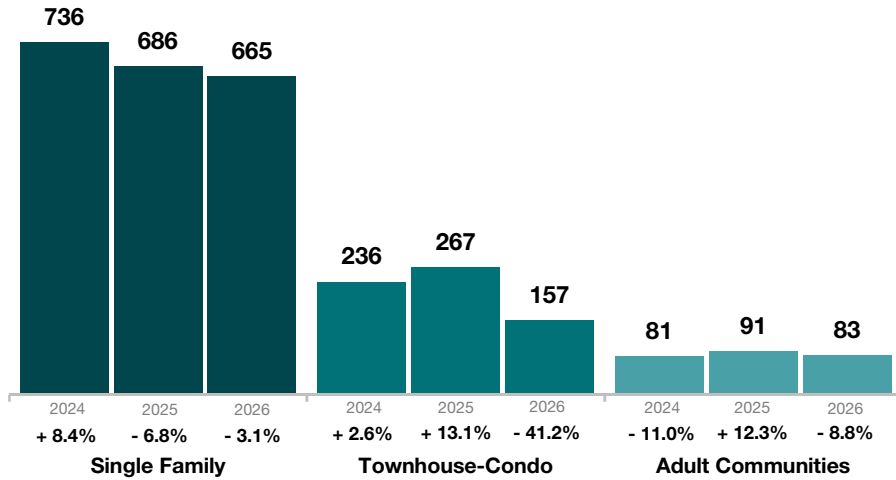
Key metrics for properties in **Adult Communities Only** for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		91	83	- 8.8%	173	172	- 0.6%
<b>Pending Sales</b>		64	69	+ 7.8%	131	130	- 0.8%
<b>Closed Sales</b>		54	49	- 9.3%	119	123	+ 3.4%
<b>Median Sales Price</b>		\$417,500	\$435,000	+ 4.2%	\$400,000	\$425,000	+ 6.3%
<b>Avg. Sales Price</b>		\$438,408	\$458,995	+ 4.7%	\$437,954	\$459,631	+ 4.9%
<b>Pct. of List Price Received</b>		99.0%	98.8%	- 0.2%	99.1%	98.6%	- 0.5%
<b>Days on Market</b>		51	59	+ 15.7%	44	66	+ 50.0%
<b>Affordability Index</b>		124	127	+ 2.4%	129	130	+ 0.8%
<b>Homes for Sale</b>		170	188	+ 10.6%	--	--	--
<b>Months Supply</b>		2.3	2.2	- 4.3%	--	--	--

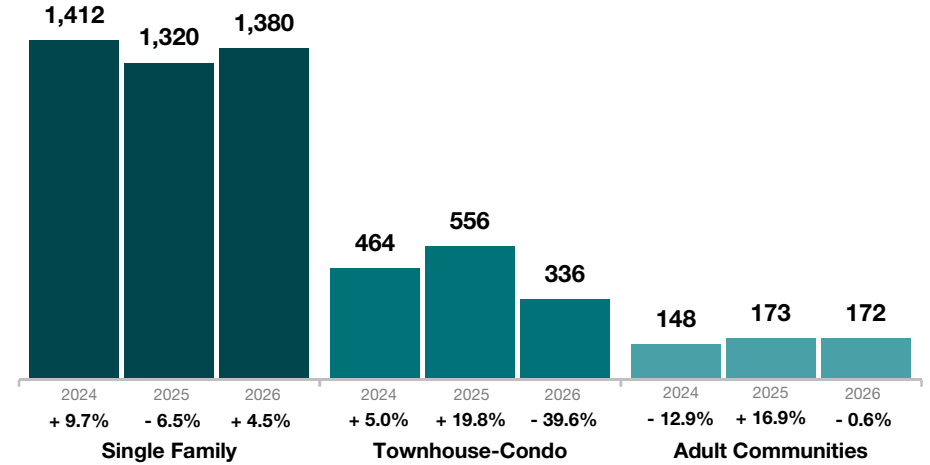
# New Listings

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

## February

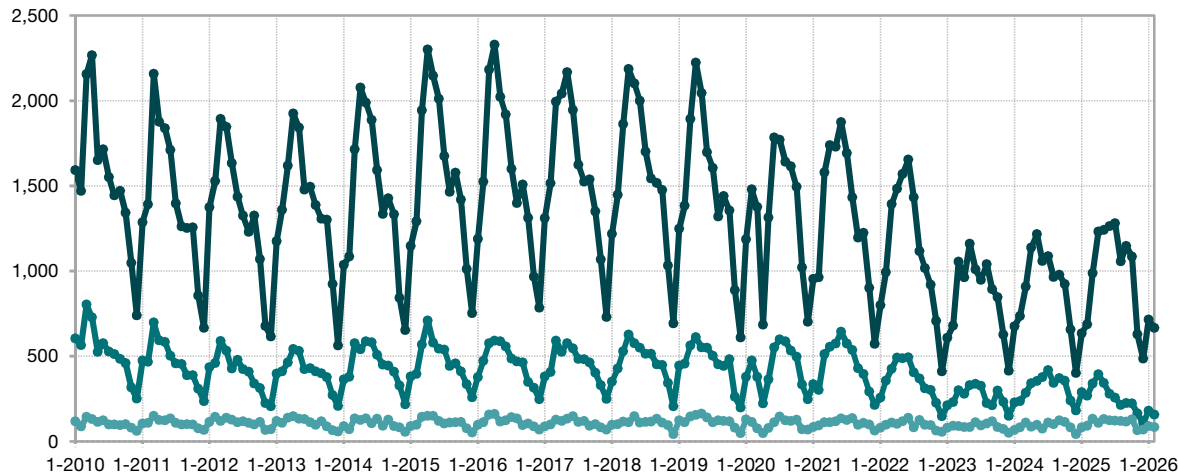


## Year to Date



## Historical New Listings by Month

Single Family    Townhouse-Condo    Adult Communities



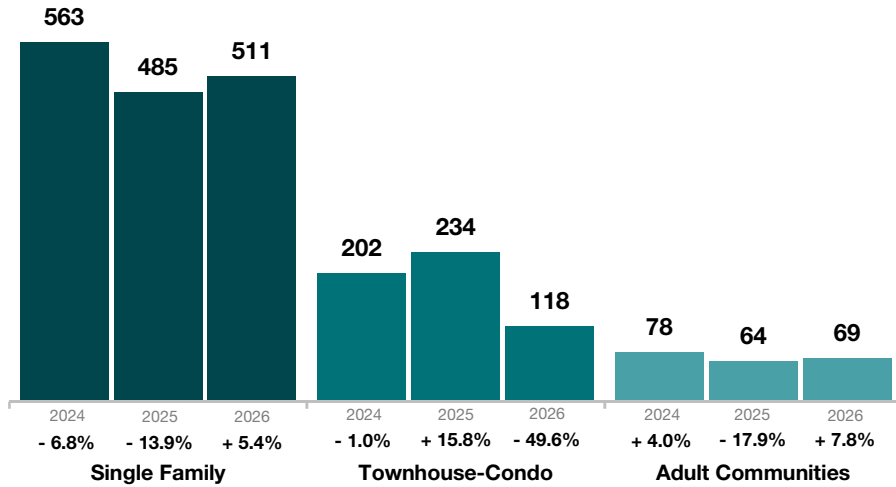
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
March 2025	987	339	133
April 2025	1,231	394	107
May 2025	1,241	342	131
June 2025	1,264	279	122
July 2025	1,281	256	121
August 2025	1,057	213	120
September 2025	1,147	225	115
October 2025	1,085	223	128
November 2025	628	165	65
December 2025	486	109	68
January 2026	715	179	89
<b>February 2026</b>	<b>665</b>	<b>157</b>	<b>83</b>
12-Month Avg.	982	240	107

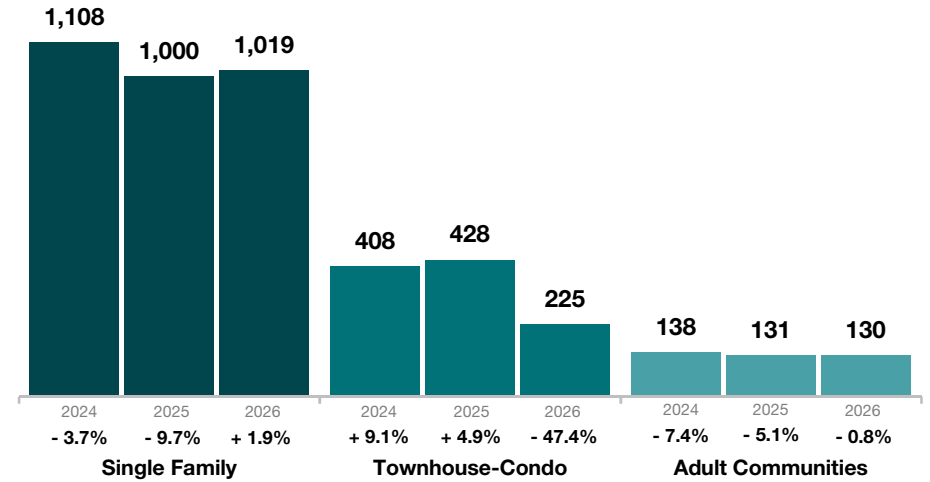
# Pending Sales

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

## February

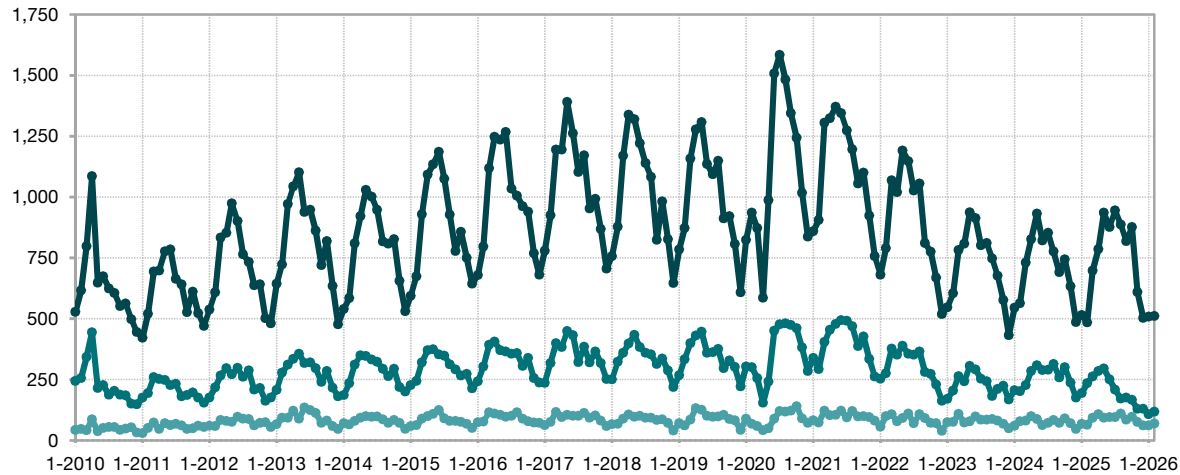


## Year to Date



## Historical Pending Sales by Month

Single Family    Townhouse-Condo    Adult Communities



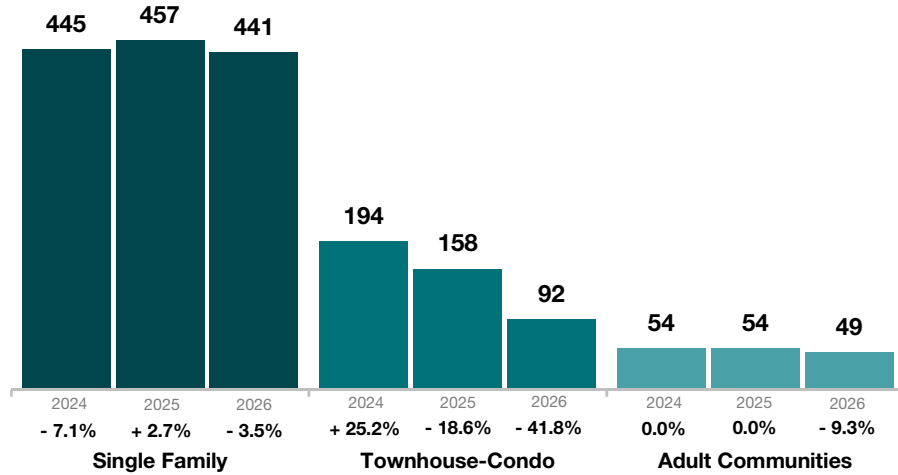
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
March 2025	697	262	93
April 2025	786	284	107
May 2025	935	295	93
June 2025	877	250	95
July 2025	945	208	95
August 2025	887	172	110
September 2025	819	176	85
October 2025	876	166	97
November 2025	610	130	76
December 2025	503	130	61
January 2026	508	107	61
<b>February 2026</b>	<b>511</b>	<b>118</b>	<b>69</b>
12-Month Avg.	746	192	87

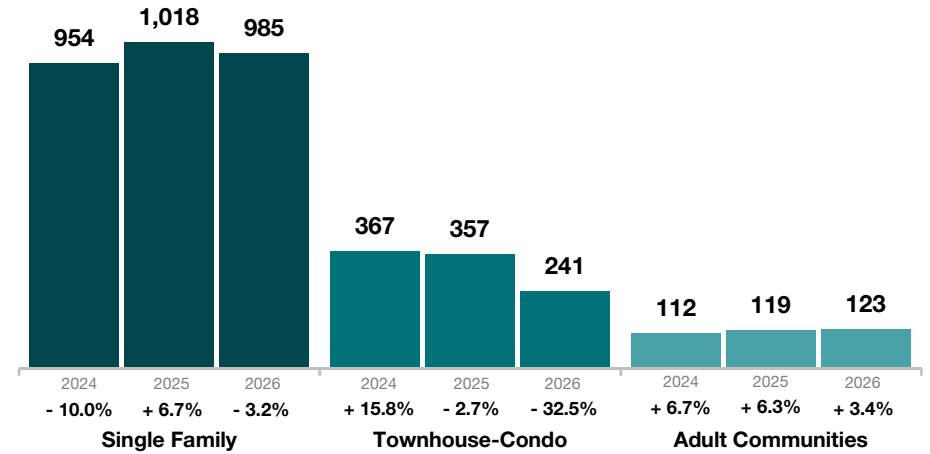
# Closed Sales

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

## February

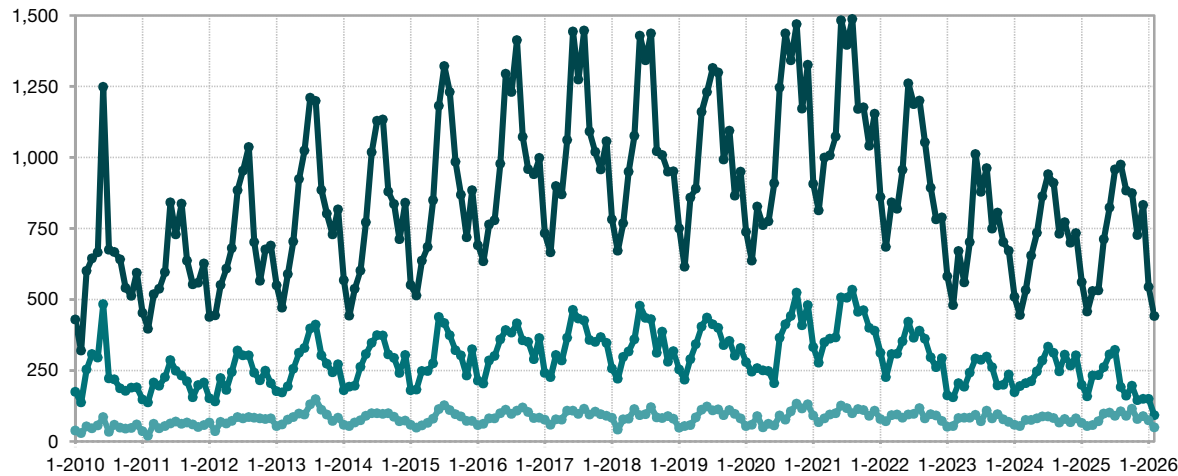


## Year to Date



## Historical Closed Sales by Month

Single Family    Townhouse-Condo    Adult Communities



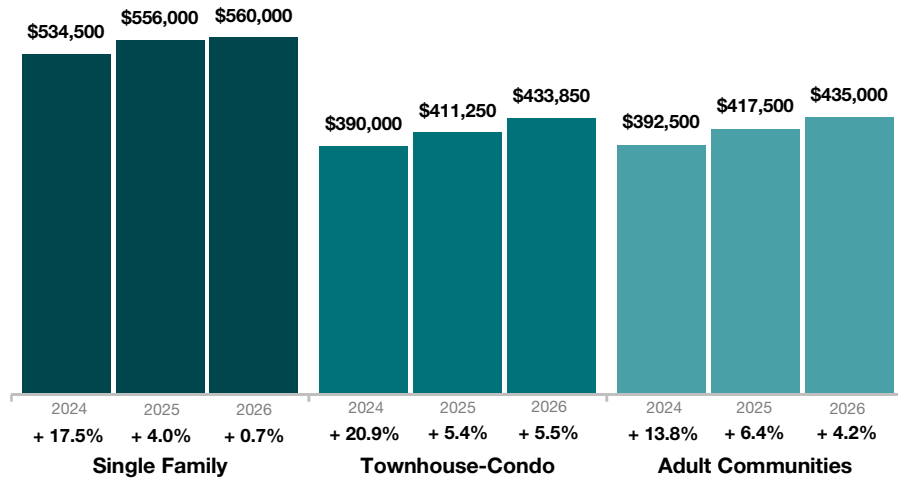
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
March 2025	529	231	57
April 2025	531	233	70
May 2025	712	261	97
June 2025	823	306	101
July 2025	957	322	90
August 2025	974	191	105
September 2025	883	161	90
October 2025	874	195	114
November 2025	726	145	78
December 2025	832	149	88
January 2026	544	149	74
<b>February 2026</b>	<b>441</b>	<b>92</b>	<b>49</b>
12-Month Avg.	736	203	84

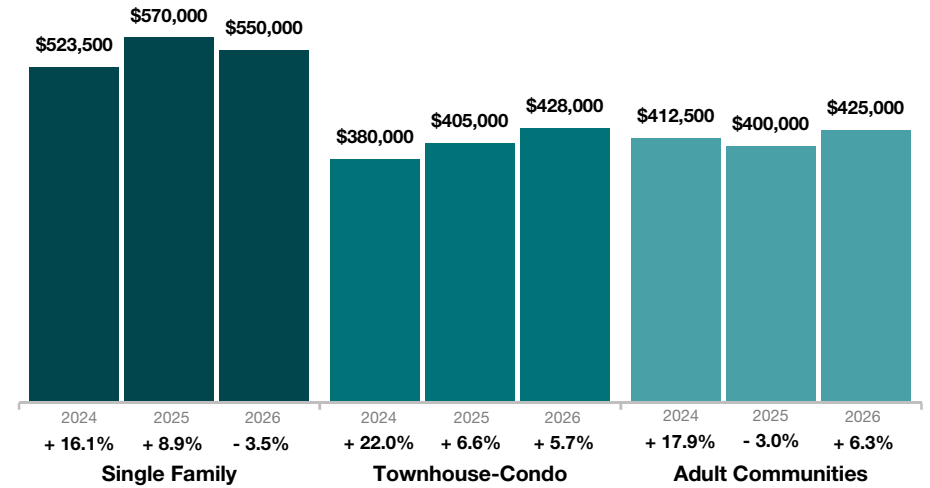
# Median Sales Price

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

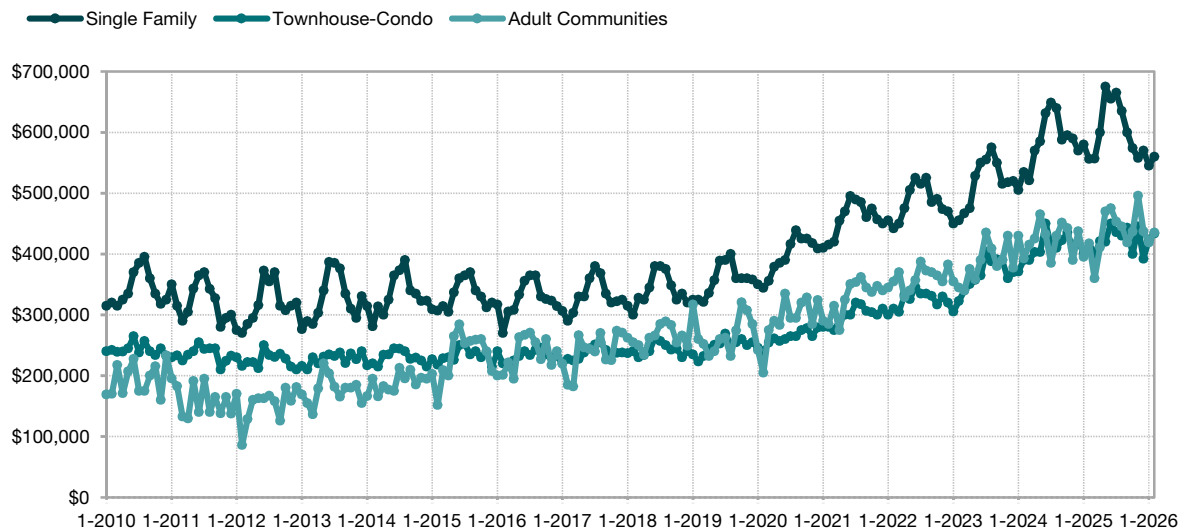
## February



## Year to Date



## Historical Median Sales Price by Month



	Single Family	Townhouse-Condo	Adult Communities
March 2025	\$557,000	\$400,000	\$360,000
April 2025	\$600,000	\$421,000	\$411,250
May 2025	\$675,000	\$420,000	\$470,000
June 2025	\$655,000	\$450,000	\$475,000
July 2025	\$665,000	\$436,000	\$453,000
August 2025	\$635,000	\$430,000	\$445,000
September 2025	\$600,000	\$443,000	\$419,000
October 2025	\$574,000	\$400,000	\$437,000
November 2025	\$558,050	\$445,000	\$495,500
December 2025	\$570,000	\$392,000	\$437,450
January 2026	\$545,000	\$423,000	\$418,750
<b>February 2026</b>	<b>\$560,000</b>	<b>\$433,850</b>	<b>\$435,000</b>
12-Month Med.*	\$600,000	\$425,000	\$437,000

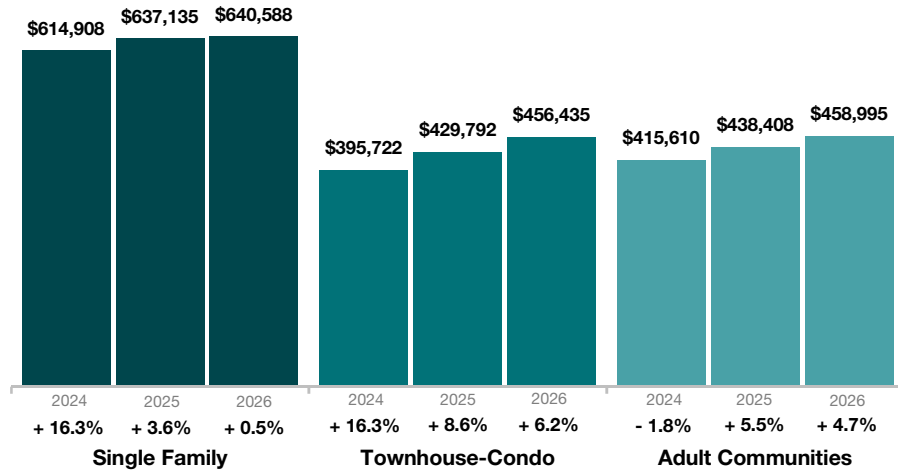
\* Median Sales Price for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

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

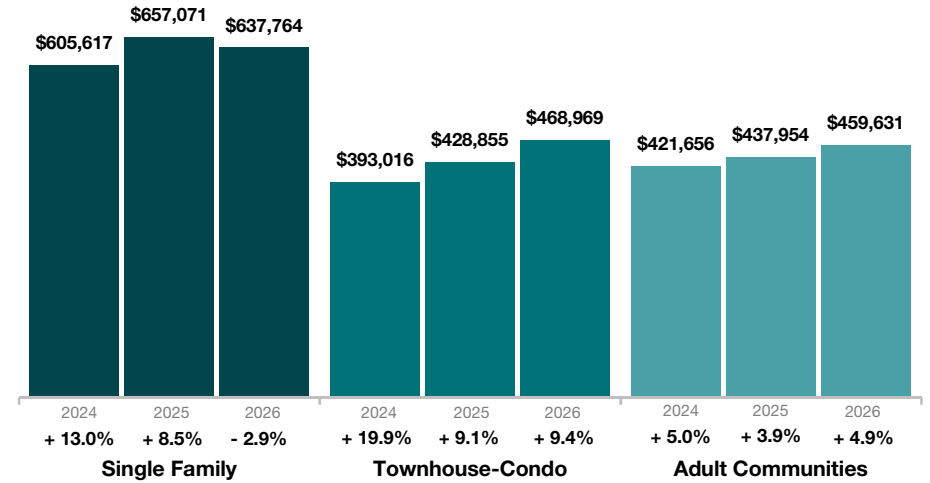
# Average Sales Price

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

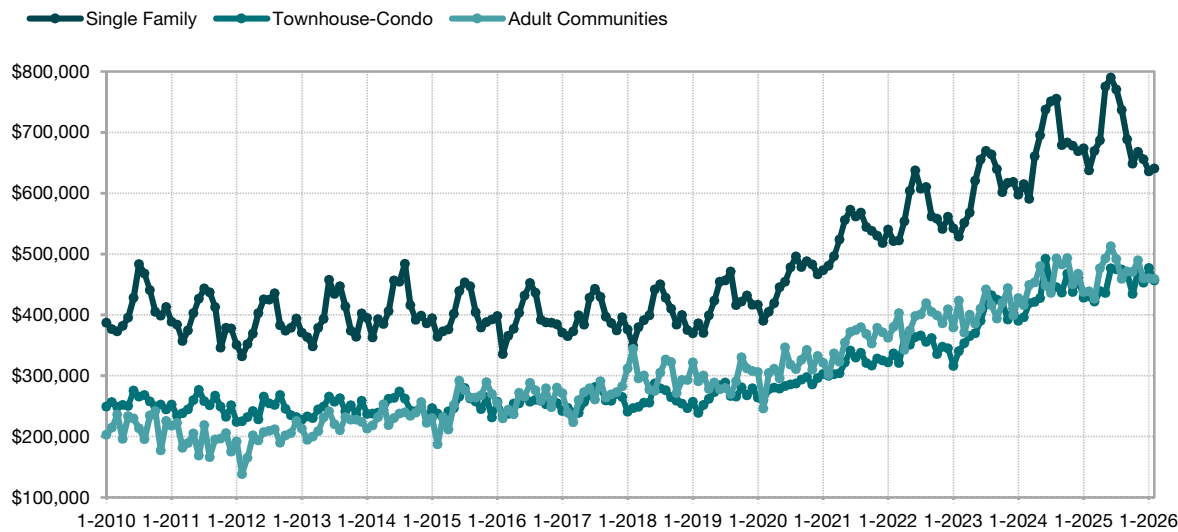
## February



## 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.

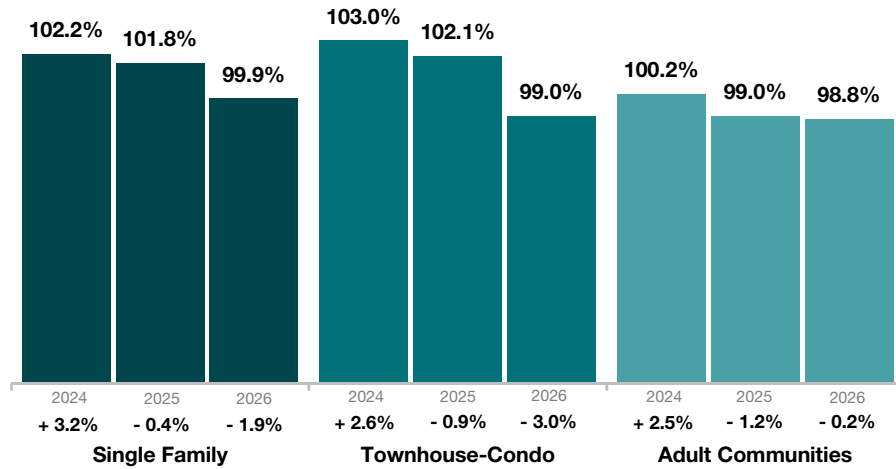
	Single Family	Townhouse-Condo	Adult Communities
March 2025	\$669,574	\$421,553	\$426,198
April 2025	\$686,761	\$438,820	\$476,569
May 2025	\$774,844	\$436,011	\$492,735
June 2025	\$789,719	\$476,524	\$512,567
July 2025	\$770,211	\$474,624	\$491,705
August 2025	\$736,596	\$474,286	\$459,165
September 2025	\$688,142	\$467,456	\$471,310
October 2025	\$648,571	\$434,389	\$470,735
November 2025	\$668,018	\$471,534	\$489,263
December 2025	\$655,878	\$452,423	\$459,830
January 2026	\$635,471	\$476,709	\$460,053
<b>February 2026</b>	<b>\$640,588</b>	<b>\$456,435</b>	<b>\$458,995</b>
12-Month Avg.*	\$703,421	\$456,439	\$474,756

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

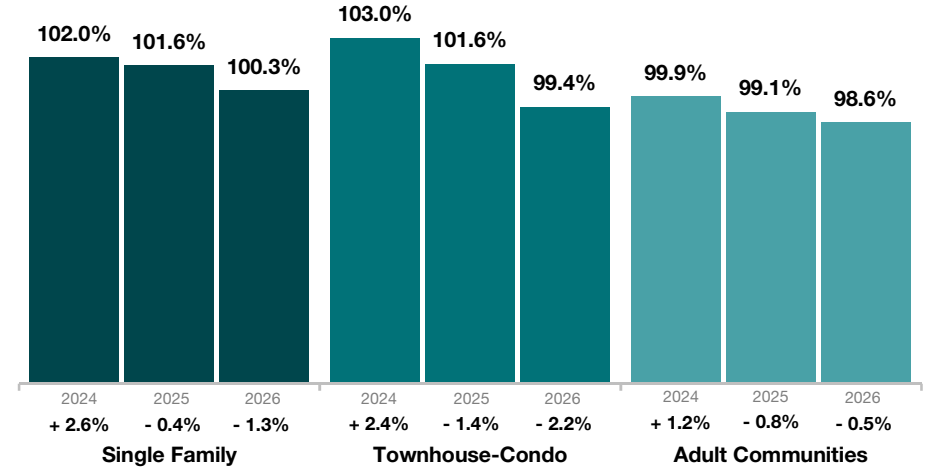
# Percent of List Price Received

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.

## February

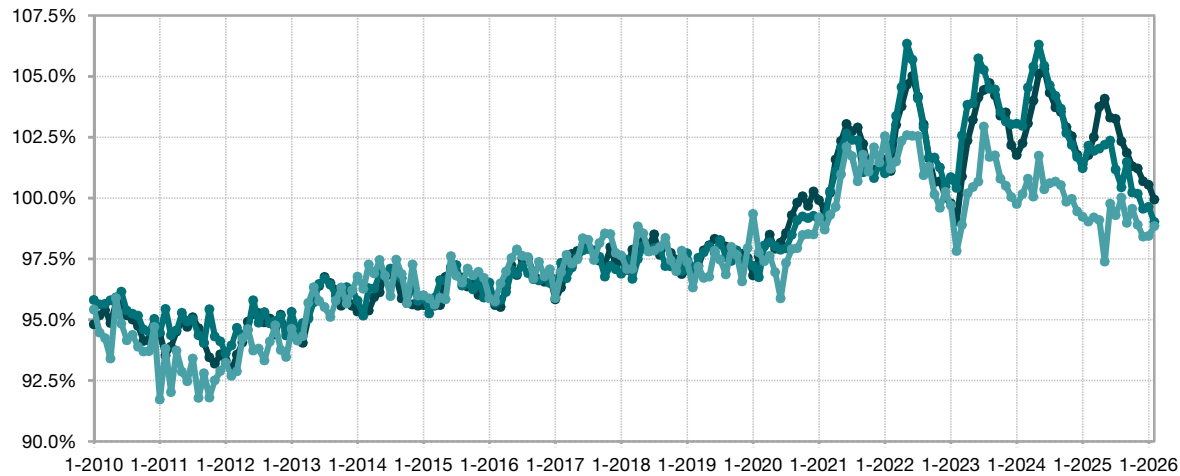


## Year to Date



## Historical Percent of List Price Received 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.

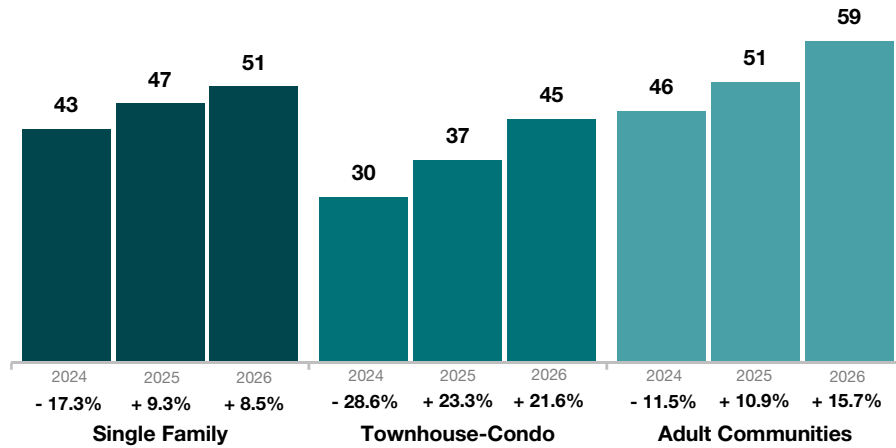
	Single Family	Townhouse-Condo	Adult Communities
March 2025	102.5%	101.9%	99.2%
April 2025	103.7%	102.0%	99.1%
May 2025	104.1%	102.2%	97.4%
June 2025	103.3%	102.4%	99.8%
July 2025	103.2%	101.2%	99.3%
August 2025	102.3%	100.4%	100.0%
September 2025	101.9%	101.5%	99.0%
October 2025	101.3%	100.2%	99.6%
November 2025	101.2%	100.2%	98.9%
December 2025	100.7%	99.6%	98.4%
January 2026	100.5%	99.6%	98.4%
<b>February 2026</b>	<b>99.9%</b>	<b>99.0%</b>	<b>98.8%</b>
12-Month Avg.*	102.1%	101.1%	99.0%

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

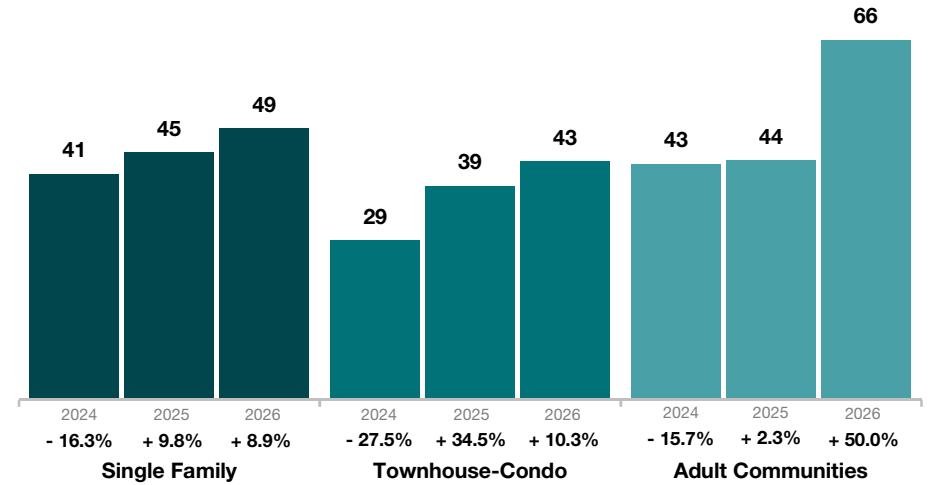
# Days on Market Until Sale

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

## February

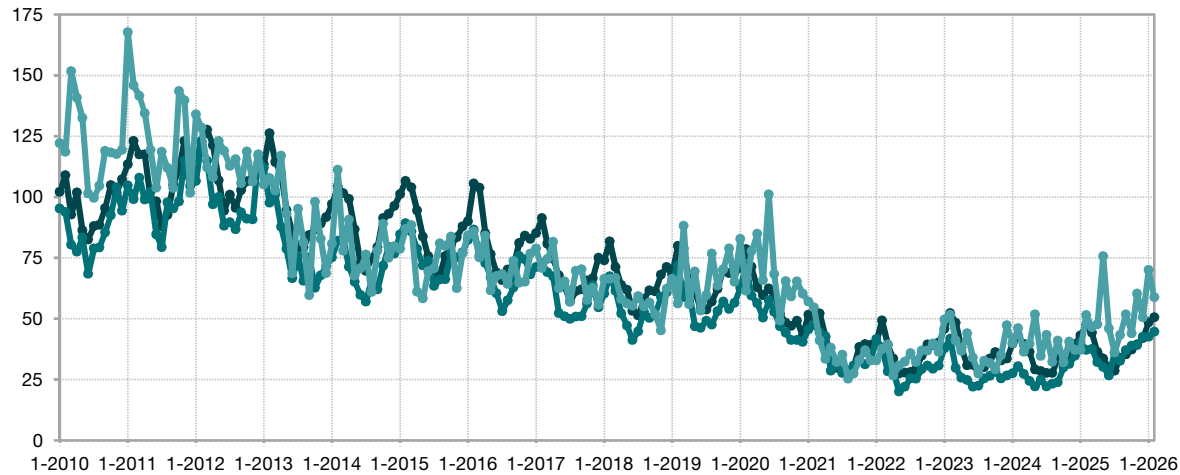


## Year to Date



## 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.

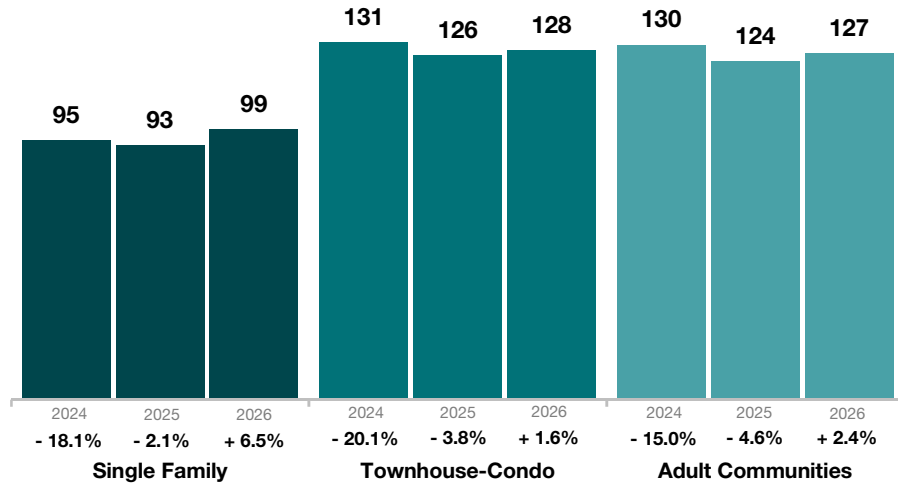
	Single Family	Townhouse-Condo	Adult Communities
March 2025	44	38	46
April 2025	36	32	48
May 2025	34	30	76
June 2025	30	27	46
July 2025	29	36	36
August 2025	34	33	43
September 2025	35	37	52
October 2025	37	39	44
November 2025	39	39	60
December 2025	42	43	51
January 2026	48	43	70
<b>February 2026</b>	<b>51</b>	<b>45</b>	<b>59</b>
12-Month Avg.*	37	35	52

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

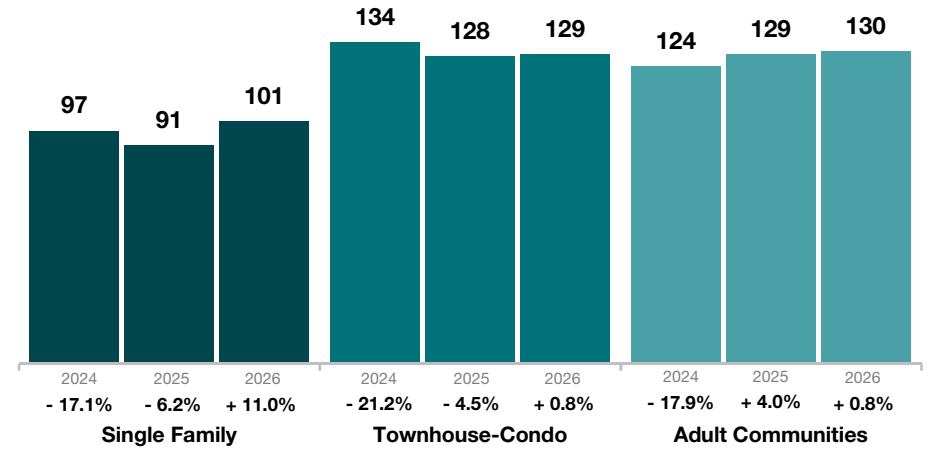
# Housing Affordability Index

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.

## February

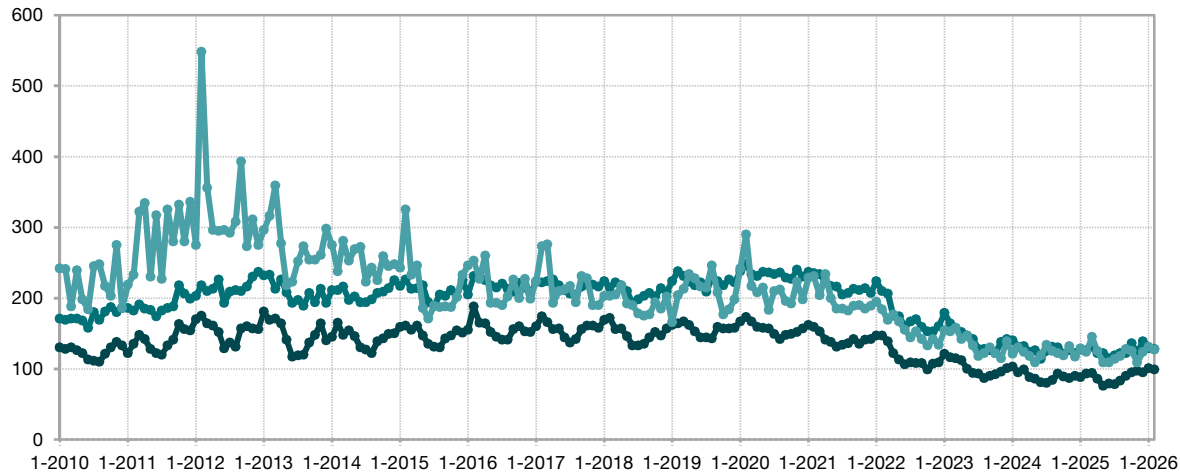


## Year to Date



## 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.

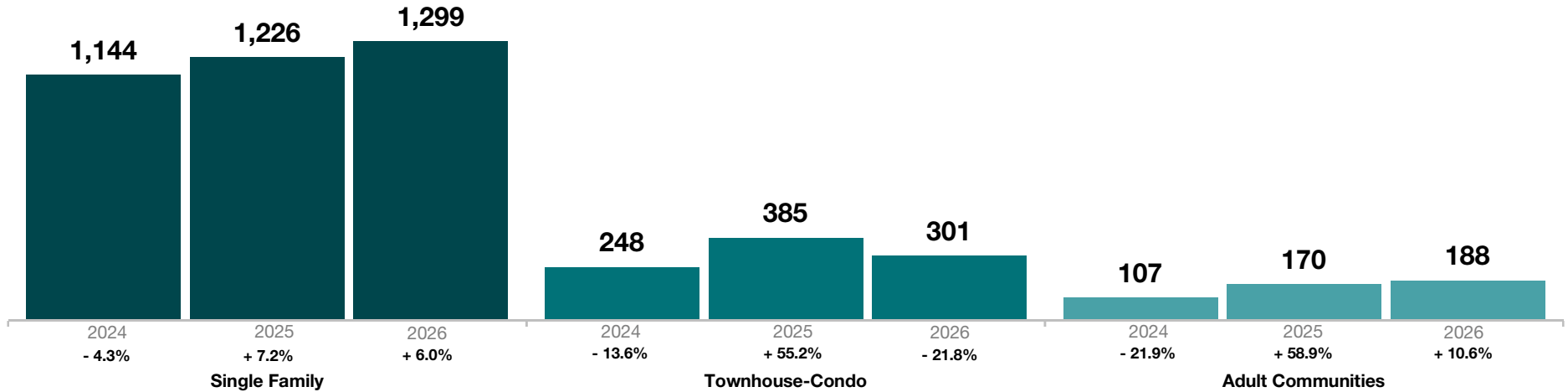
	Single Family	Townhouse-Condo	Adult Communities
March 2025	94	131	145
April 2025	86	122	125
May 2025	76	122	109
June 2025	79	115	109
July 2025	78	119	114
August 2025	83	122	118
September 2025	90	122	128
October 2025	95	136	125
November 2025	97	122	109
December 2025	95	139	124
January 2026	101	129	131
<b>February 2026</b>	<b>99</b>	<b>128</b>	<b>127</b>
12-Month Avg.*	89	126	122

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

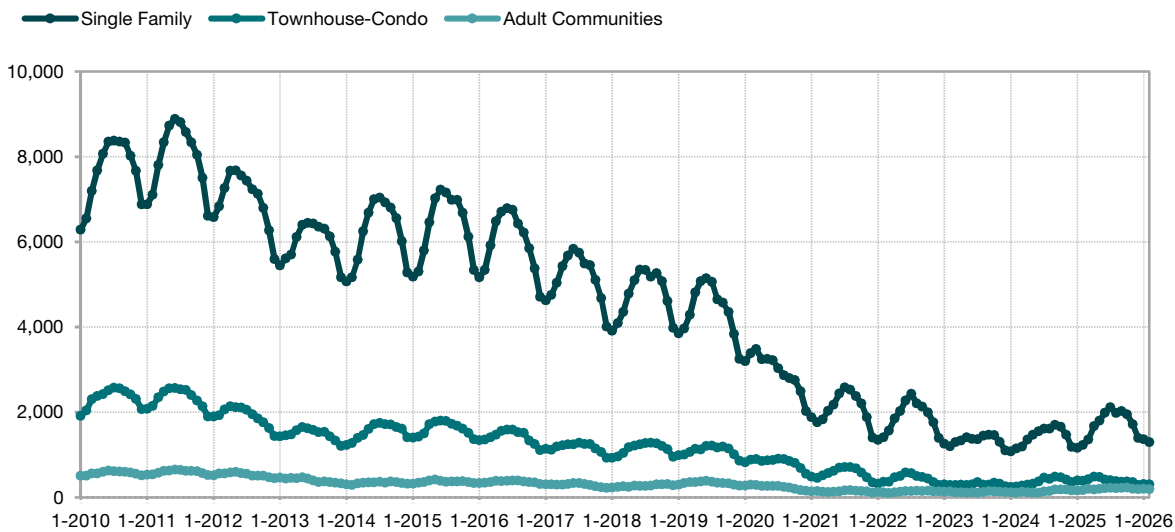
# Inventory of Homes for Sale

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

## February



## Historical Inventory of Homes for Sale by Month



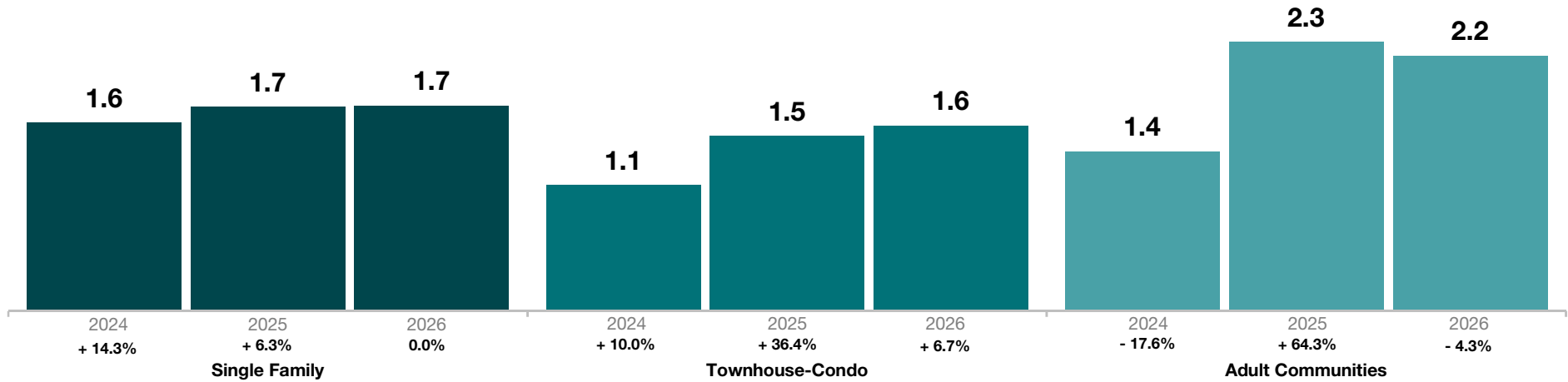
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
March 2025	1,358	424	197
April 2025	1,671	483	183
May 2025	1,802	475	199
June 2025	1,989	416	210
July 2025	2,116	401	221
August 2025	1,979	376	216
September 2025	2,024	364	219
October 2025	1,951	374	229
November 2025	1,715	356	198
December 2025	1,393	292	188
January 2026	1,360	313	195
<b>February 2026</b>	<b>1,299</b>	<b>301</b>	<b>188</b>
12-Month Avg.	1,721	381	204

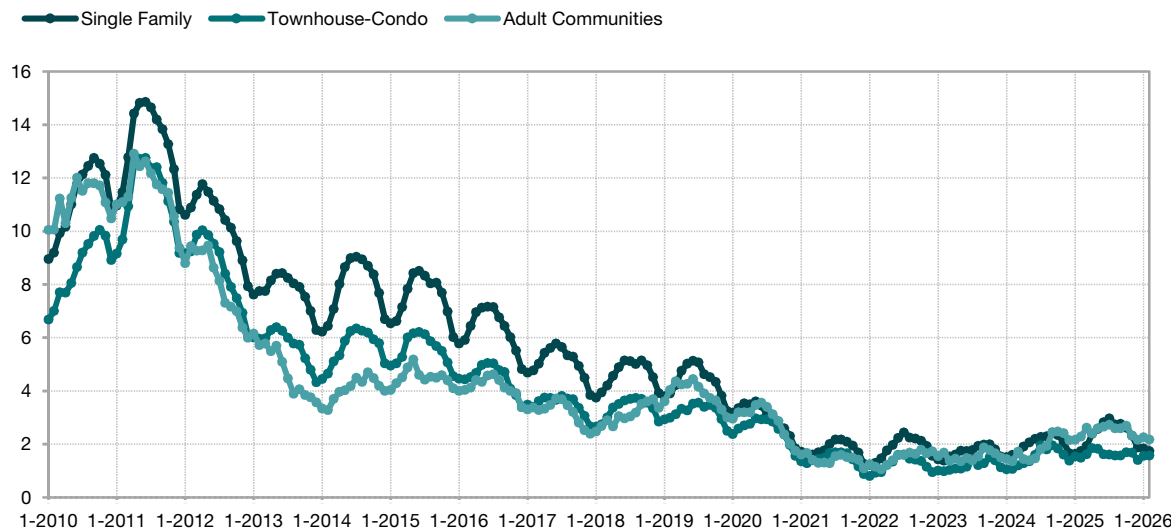
# Months Supply of Inventory

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.

## February



## 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
March 2025	1.9	1.6	2.6
April 2025	2.4	1.8	2.4
May 2025	2.6	1.8	2.6
June 2025	2.8	1.6	2.6
July 2025	3.0	1.6	2.7
August 2025	2.7	1.6	2.6
September 2025	2.8	1.6	2.6
October 2025	2.6	1.7	2.7
November 2025	2.3	1.7	2.3
December 2025	1.9	1.4	2.2
January 2026	1.8	1.6	2.3
<b>February 2026</b>	<b>1.7</b>	<b>1.6</b>	<b>2.2</b>
12-Month Avg.*	2.4	1.6	2.5

\* Months Supply for all properties from March 2025 through February 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	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		1,054	<b>909</b>	- 13.8%	2,067	<b>1,893</b>	- 8.4%
<b>Pending Sales</b>		788	<b>699</b>	- 11.3%	1,572	<b>1,377</b>	- 12.4%
<b>Closed Sales</b>		674	<b>582</b>	- 13.6%	1,507	<b>1,349</b>	- 10.5%
<b>Median Sales Price</b>		\$510,000	<b>\$525,000</b>	+ 2.9%	\$510,000	<b>\$520,000</b>	+ 2.0%
<b>Avg. Sales Price</b>		\$571,330	<b>\$596,189</b>	+ 4.4%	\$582,404	<b>\$591,333</b>	+ 1.5%
<b>Pct. of List Price Received</b>		101.6%	<b>99.7%</b>	- 1.9%	101.4%	<b>100.0%</b>	- 1.4%
<b>Days on Market</b>		45	<b>50</b>	+ 11.1%	44	<b>50</b>	+ 13.6%
<b>Affordability Index</b>		101	<b>105</b>	+ 4.0%	101	<b>106</b>	+ 5.0%
<b>Homes for Sale</b>		1,803	<b>1,793</b>	- 0.6%	--	--	--
<b>Months Supply</b>		1.7	<b>1.7</b>	0.0%	--	--	--