Monthly Indicators

Mid Jersey Association of REALTORS®

MID JERSEY ASSOCIATION OF REALTORS®

June 2026

U.S. existing-home sales rose 3.2% month-over-month and year-over-year to a seasonally adjusted annual rate of 4.17 million units, the National Association of REALTORS® (NAR) reported, marking the highest level since December 2025. Regionally, sales increased from the previous month in the Northeast, Midwest, and South, while remaining flat in the West. On a year-over-year basis, sales grew in the Midwest, South, and West but declined in the Northeast.

- Single Family Closed Sales were up 26.4 percent to 1,044.
- Townhouse-Condo Closed Sales were down 36.4 percent to 194.
- Adult Communities Closed Sales were up 3.9 percent to 106.

- Single Family Median Sales Price decreased 2.3 percent to $640,000.
- Townhouse-Condo Median Sales Price decreased 1.6 percent to $443,000.
- Adult Communities Median Sales Price increased 10.3 percent to $510,000.

Nationally, there were 1.55 million homes available for sale heading into June, a 3.3% increase from the previous month and 0.6% higher than one year earlier, representing a 4.5-month supply at the current sales pace, according to NAR. Home prices also rose, with the median existing-home price climbing to $429,300 nationwide, an all-time high for the month and 1.3% higher than a year earlier.

Monthly Snapshot

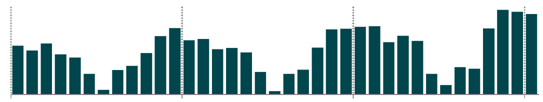
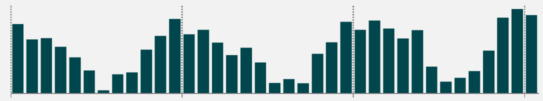
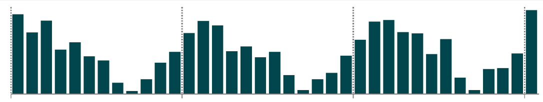
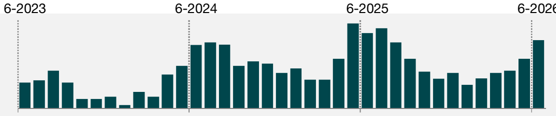
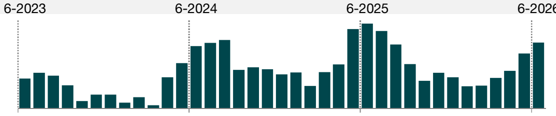
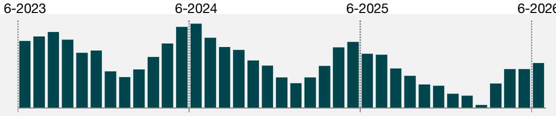
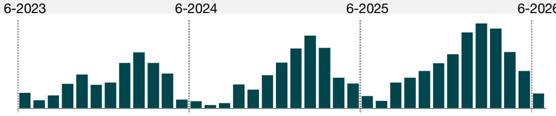
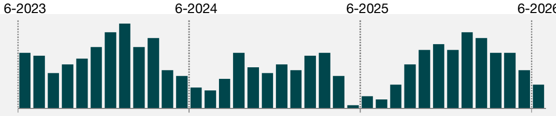
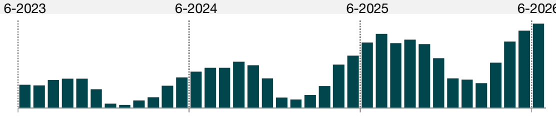
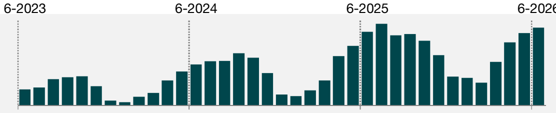
+ 8.5%	+ 13.6%	+ 3.5%
One-Year Change in Closed Sales All Properties	One-Year Change in Homes for Sale All Properties	One-Year Change in Median Sales Price All Properties

For residential real estate activity in Mid Jersey Association of REALTORS®. Percent changes are calculated using rounded figures.

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.

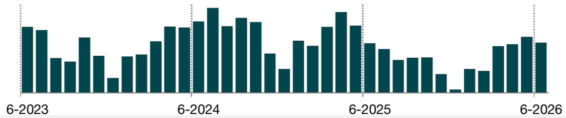
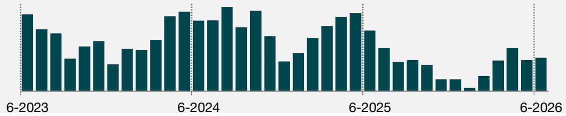
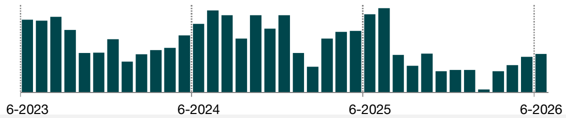
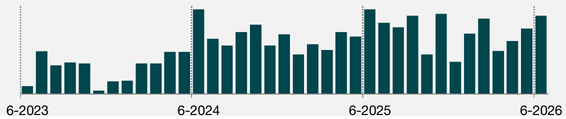
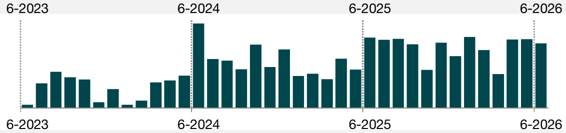
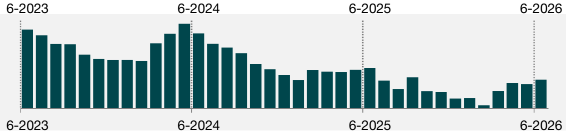
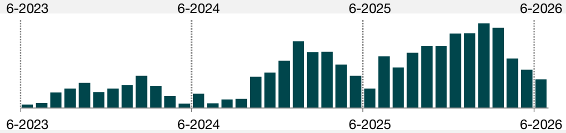
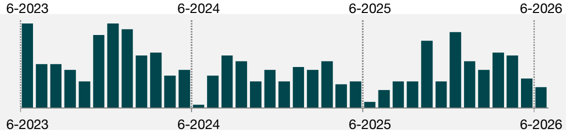
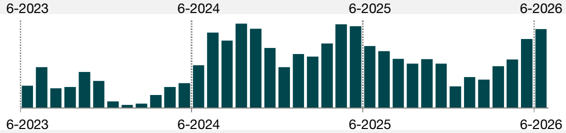
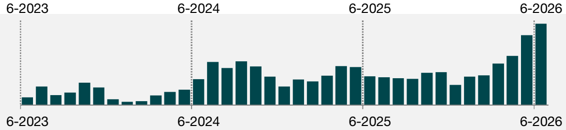
MID JERSEY ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparklines	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings	 6-2023 6-2024 6-2025 6-2026	1,267	**1,437**	+ 13.4%	6,050	**7,074**	+ 16.9%
Pending Sales	 6-2023 6-2024 6-2025 6-2026	875	**982**	+ 12.2%	4,299	**4,799**	+ 11.6%
Closed Sales	 6-2023 6-2024 6-2025 6-2026	826	**1,044**	+ 26.4%	3,680	**4,004**	+ 8.8%
Median Sales Price	 6-2023 6-2024 6-2025 6-2026	$655,000	**$640,000**	- 2.3%	$607,000	**$585,000**	- 3.6%
Avg. Sales Price	 6-2023 6-2024 6-2025 6-2026	$787,370	**$741,399**	- 5.8%	$714,893	**$686,505**	- 4.0%
Pct. of List Price Received	 6-2023 6-2024 6-2025 6-2026	103.3%	**102.7%**	- 0.6%	102.9%	**101.7%**	- 1.2%
Days on Market	 6-2023 6-2024 6-2025 6-2026	30	**31**	+ 3.3%	38	**41**	+ 7.9%
Affordability Index	 6-2023 6-2024 6-2025 6-2026	79	**83**	+ 5.1%	85	**91**	+ 7.1%
Homes for Sale	 6-2023 6-2024 6-2025 6-2026	1,998	**2,270**	+ 13.6%	--	**--**	--
Months Supply	 6-2023 6-2024 6-2025 6-2026	2.8	**2.9**	+ 3.6%	--	**--**	--

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.

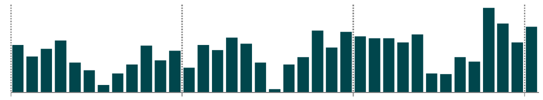
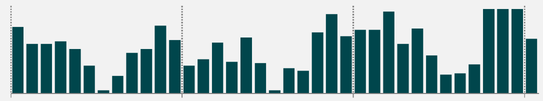
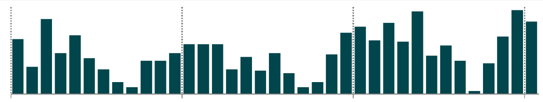
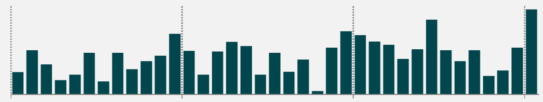
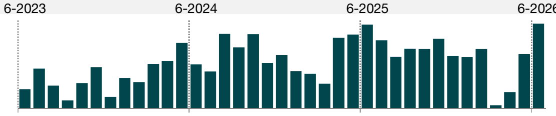
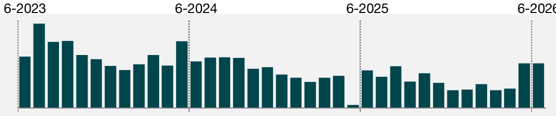
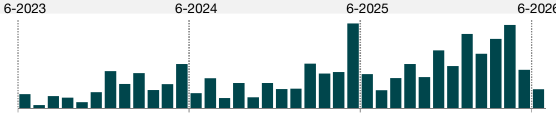
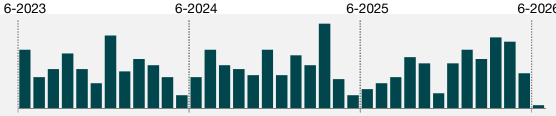
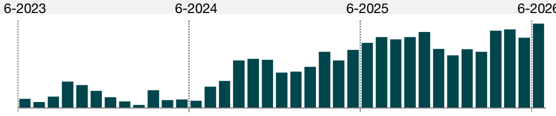
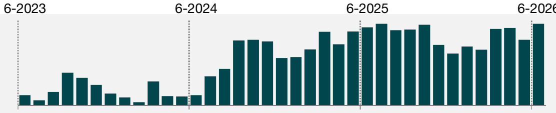
MID JERSEY ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparklines	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		277	**279**	+ 0.7%	1,902	**1,476**	- 22.4%
Pending Sales		250	**183**	- 26.8%	1,514	**991**	- 34.5%
Closed Sales		305	**194**	- 36.4%	1,412	**933**	- 33.9%
Median Sales Price		$450,000	**$443,000**	- 1.6%	$420,000	**$425,000**	+ 1.2%
Avg. Sales Price		$476,233	**$468,519**	- 1.6%	$442,657	**$464,777**	+ 5.0%
Pct. of List Price Received		102.3%	**101.3%**	- 1.0%	102.0%	**100.5%**	- 1.5%
Days on Market		27	**29**	+ 7.4%	33	**37**	+ 12.1%
Affordability Index		115	**120**	+ 4.3%	123	**125**	+ 1.6%
Homes for Sale		417	**466**	+ 11.8%	--	**--**	--
Months Supply		1.6	**2.8**	+ 75.0%	--	**--**	--

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.

MID JERSEY ASSOCIATION OF REALTORS®

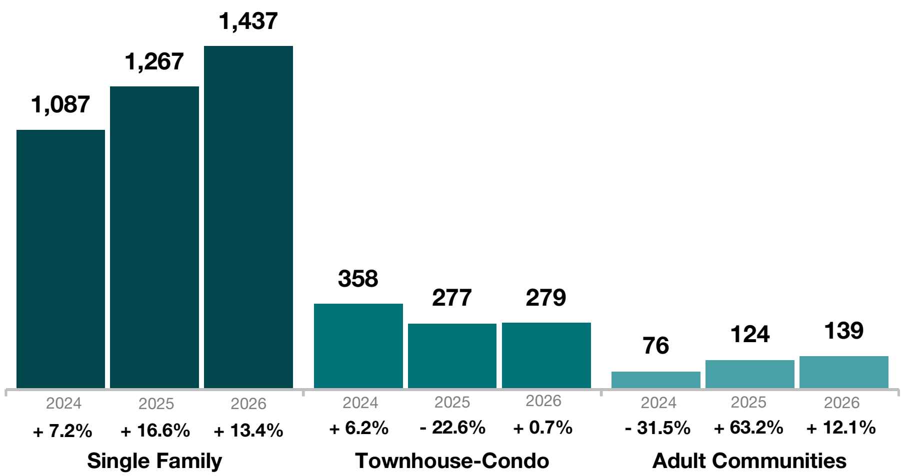
Key Metrics	Historical Sparklines	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		124	**139**	+ 12.1%	668	**743**	+ 11.2%
Pending Sales		96	**89**	- 7.3%	519	**556**	+ 7.1%
Closed Sales		102	**106**	+ 3.9%	456	**514**	+ 12.7%
Median Sales Price		$462,500	**$510,000**	+ 10.3%	$435,000	**$425,500**	- 2.2%
Avg. Sales Price		$507,570	**$508,877**	+ 0.3%	$470,890	**$451,501**	- 4.1%
Pct. of List Price Received		99.7%	**100.2%**	+ 0.5%	98.9%	**99.2%**	+ 0.3%
Days on Market		46	**37**	- 19.6%	52	**57**	+ 9.6%
Affordability Index		112	**104**	- 7.1%	119	**124**	+ 4.2%
Homes for Sale		213	**246**	+ 15.5%	--	**--**	--
Months Supply		2.7	**2.7**	0.0%	--	**--**	--

New Listings

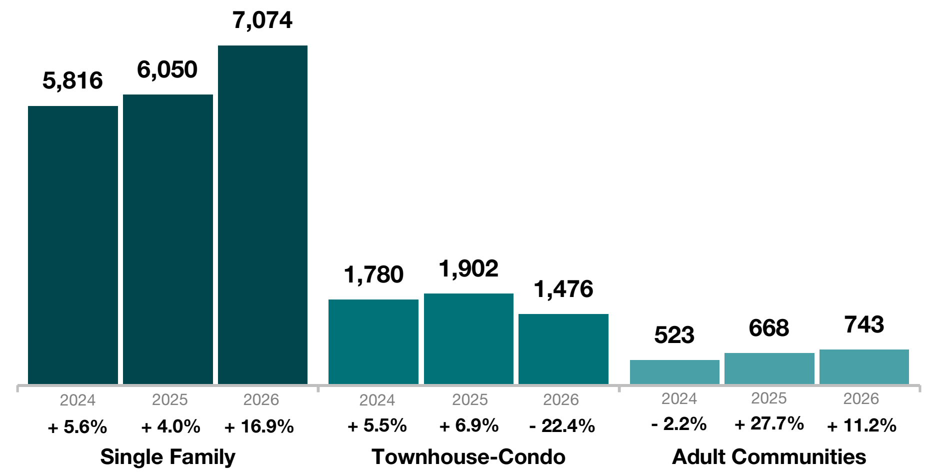
A count of the properties that have been newly listed on the market in a given month.

MID JERSEY ASSOCIATION OF REALTORS®

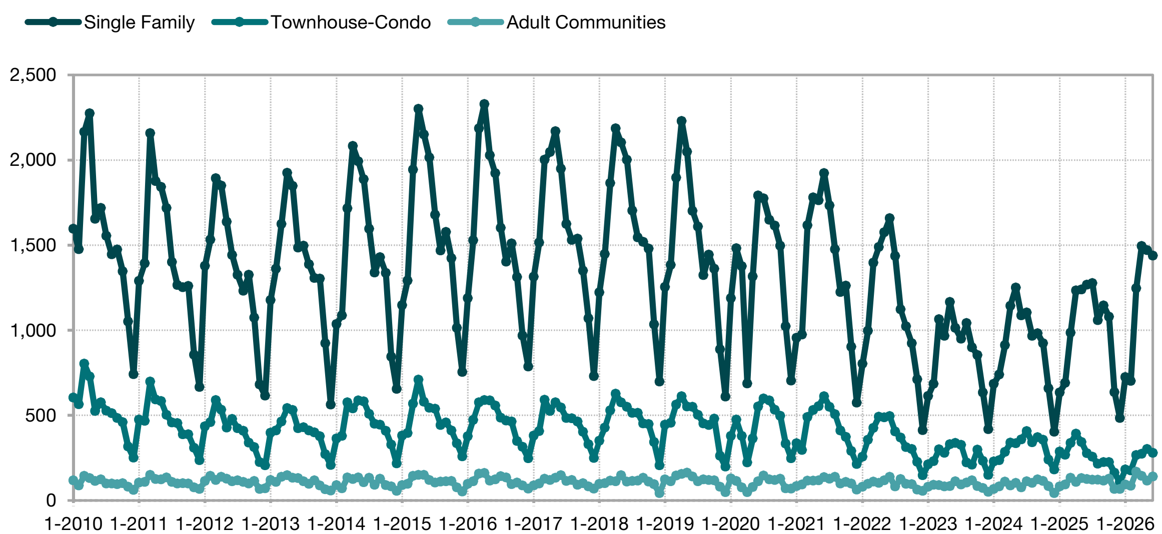
June



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.

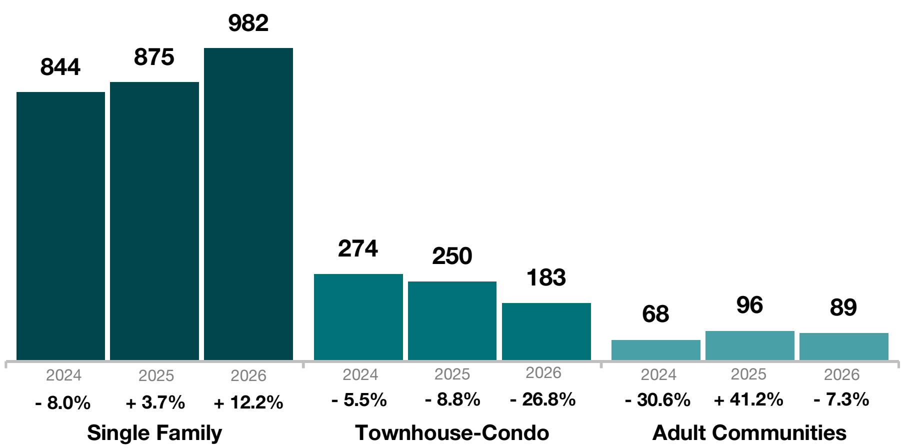
	Single Family	Townhouse-Condo	Adult Communities
July 2025	1,276	256	121
August 2025	1,058	215	121
September 2025	1,144	224	115
October 2025	1,079	225	127
November 2025	636	163	67
December 2025	483	107	66
January 2026	724	182	92
February 2026	702	175	85
March 2026	1,247	266	168
April 2026	1,494	273	144
May 2026	1,470	301	115
June 2026	**1,437**	**279**	**139**
12-Month Avg.	1,063	222	113

Pending Sales

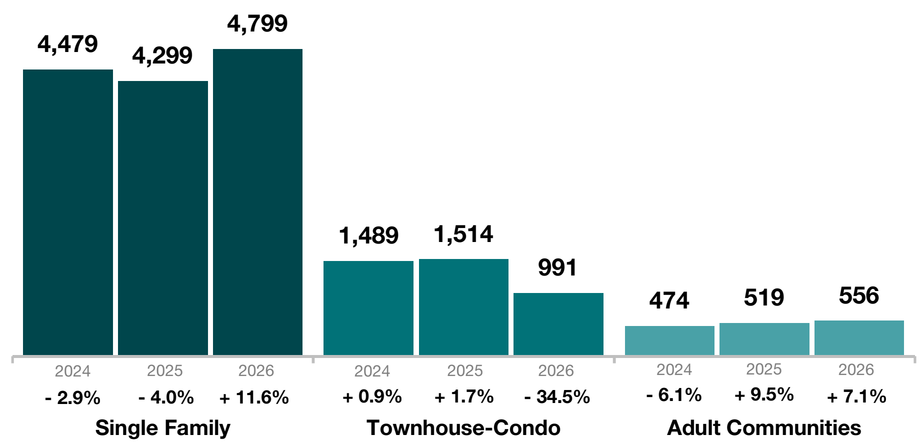
A count of the properties on which offers have been accepted in a given month.

MID JERSEY ASSOCIATION OF REALTORS®

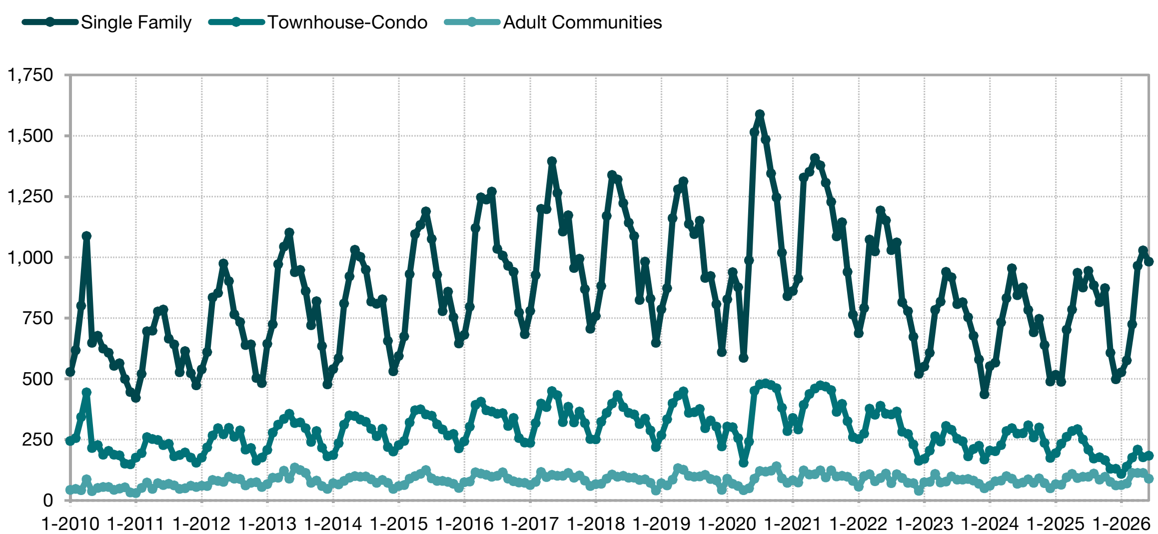
June



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.

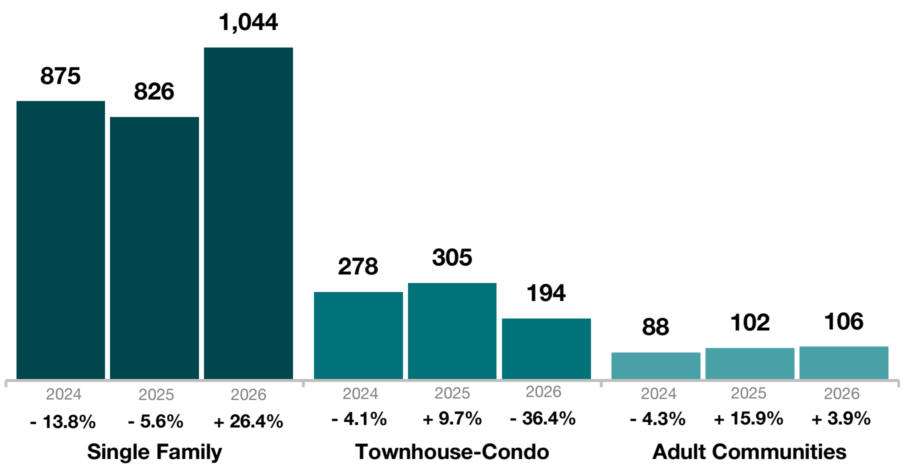
	Single Family	Townhouse-Condo	Adult Communities
July 2025	944	208	96
August 2025	884	172	110
September 2025	814	177	85
October 2025	873	165	97
November 2025	607	130	76
December 2025	498	130	61
January 2026	527	109	62
February 2026	575	138	69
March 2026	724	176	112
April 2026	964	208	112
May 2026	1,027	177	112
June 2026	**982**	**183**	**89**
12-Month Avg.	785	164	90

Closed Sales

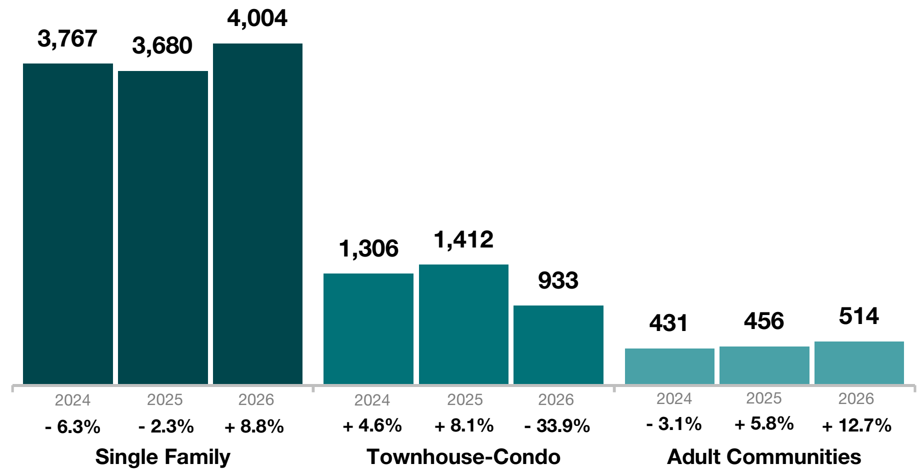
A count of the actual sales that closed in a given month.

MID JERSEY ASSOCIATION OF REALTORS®

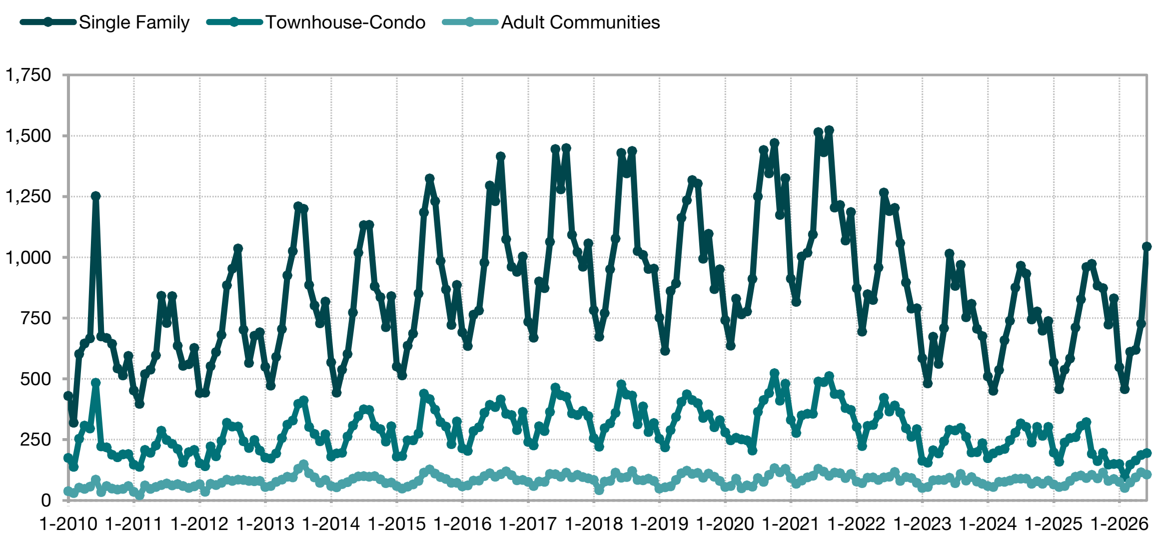
June



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.

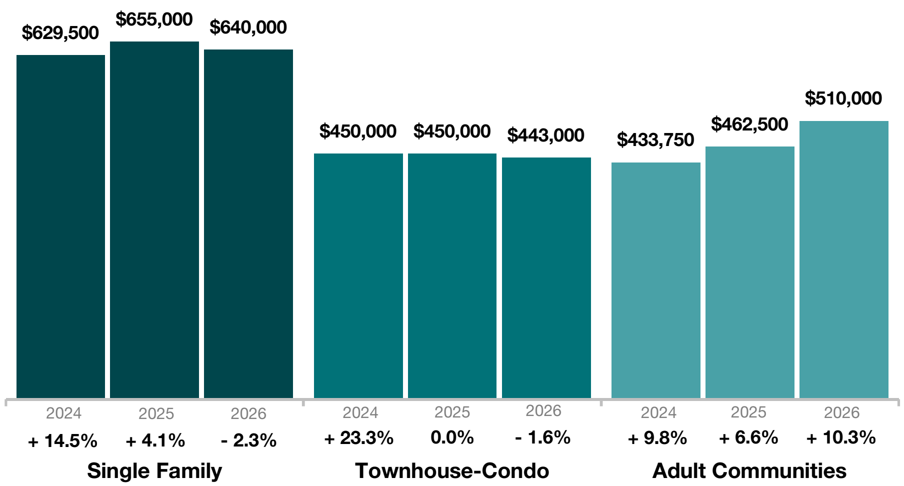
	Single Family	Townhouse-Condo	Adult Communities
July 2025	959	322	91
August 2025	972	191	105
September 2025	883	161	90
October 2025	873	195	114
November 2025	722	146	79
December 2025	830	149	87
January 2026	547	149	75
February 2026	457	95	51
March 2026	611	146	73
April 2026	619	163	94
May 2026	726	186	115
June 2026	**1,044**	**194**	**106**
12-Month Avg.	770	175	90

Median Sales Price

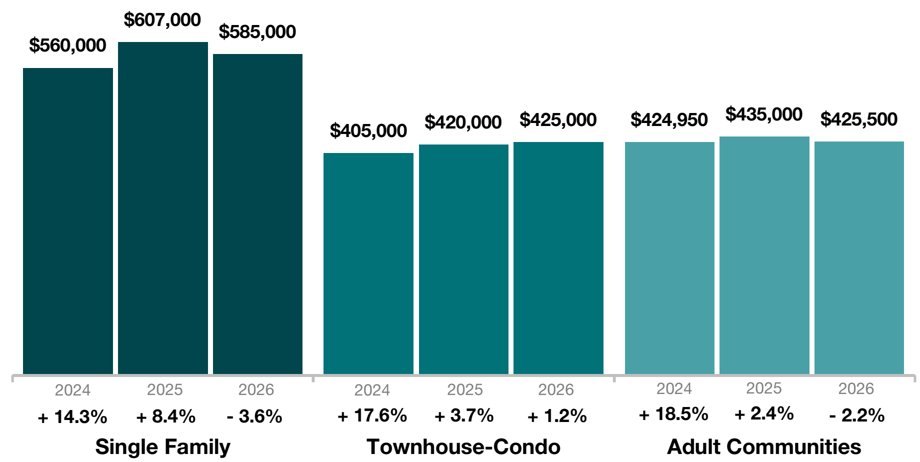
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

MID JERSEY ASSOCIATION OF REALTORS®

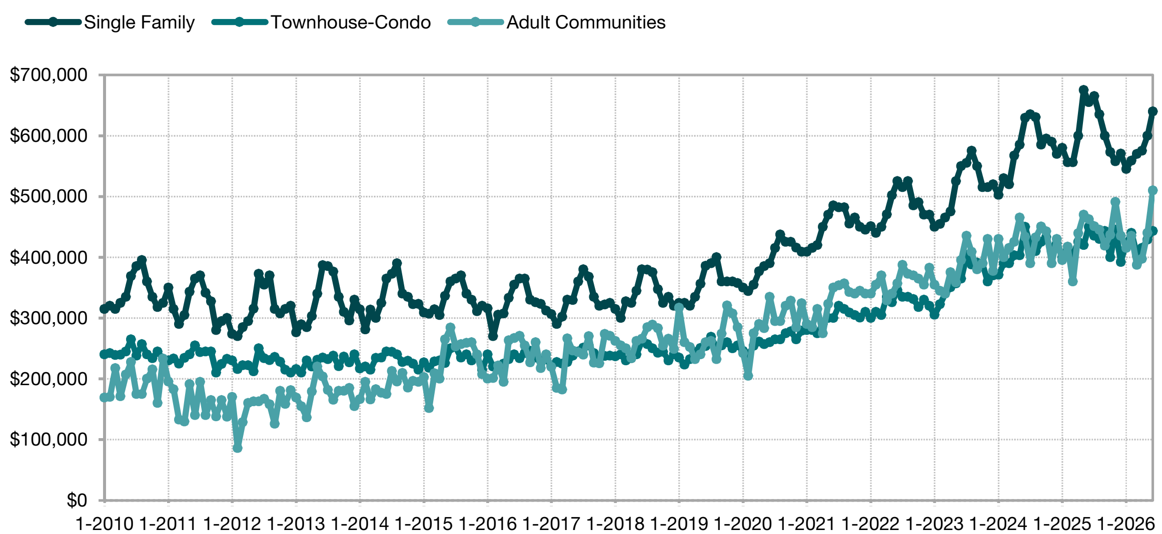
June



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
July 2025	$665,000	$435,000	$451,000
August 2025	$635,000	$430,000	$445,000
September 2025	$600,000	$443,000	$419,000
October 2025	$573,000	$400,000	$437,000
November 2025	$558,050	$445,000	$491,000
December 2025	$570,500	$392,000	$435,000
January 2026	$545,000	$423,000	$415,000
February 2026	$559,000	$439,700	$435,000
March 2026	$570,000	$403,750	$387,500
April 2026	$575,000	$415,000	$397,500
May 2026	$600,000	$428,750	$439,900
June 2026	**$640,000**	**$443,000**	**$510,000**
12-Month Med.*	$595,000	$425,000	$432,250

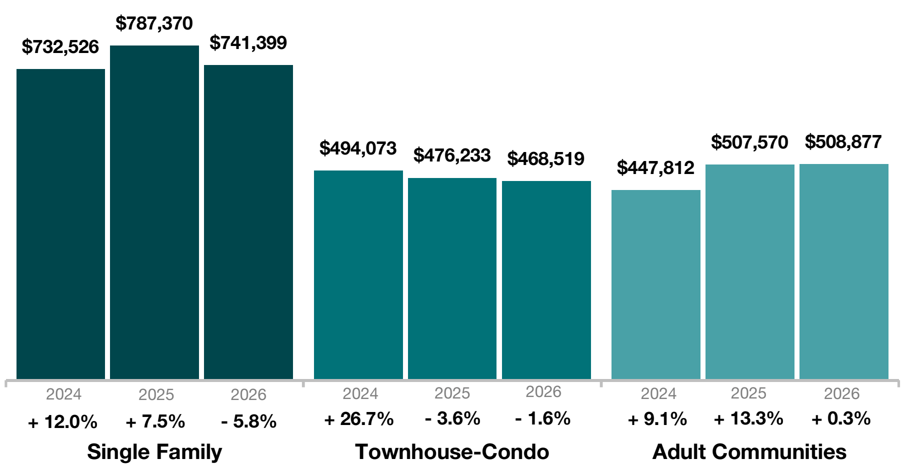
* Median Sales Price for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Average Sales Price

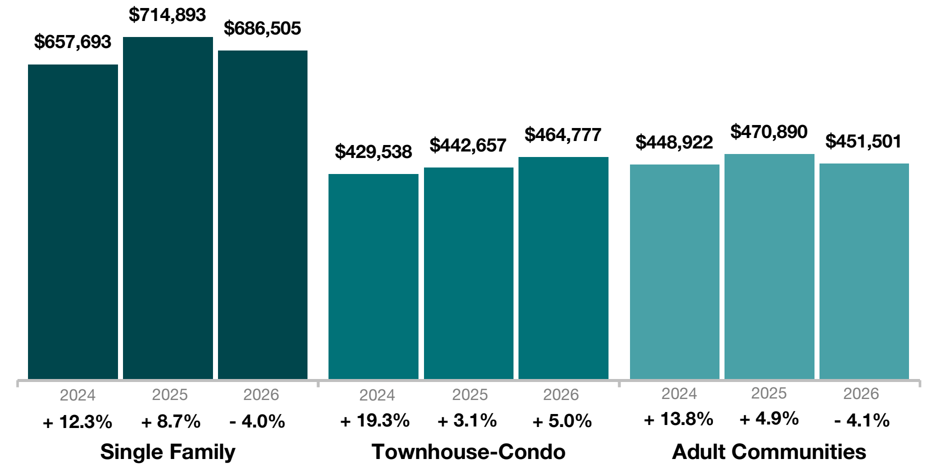
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

MID JERSEY ASSOCIATION OF REALTORS®

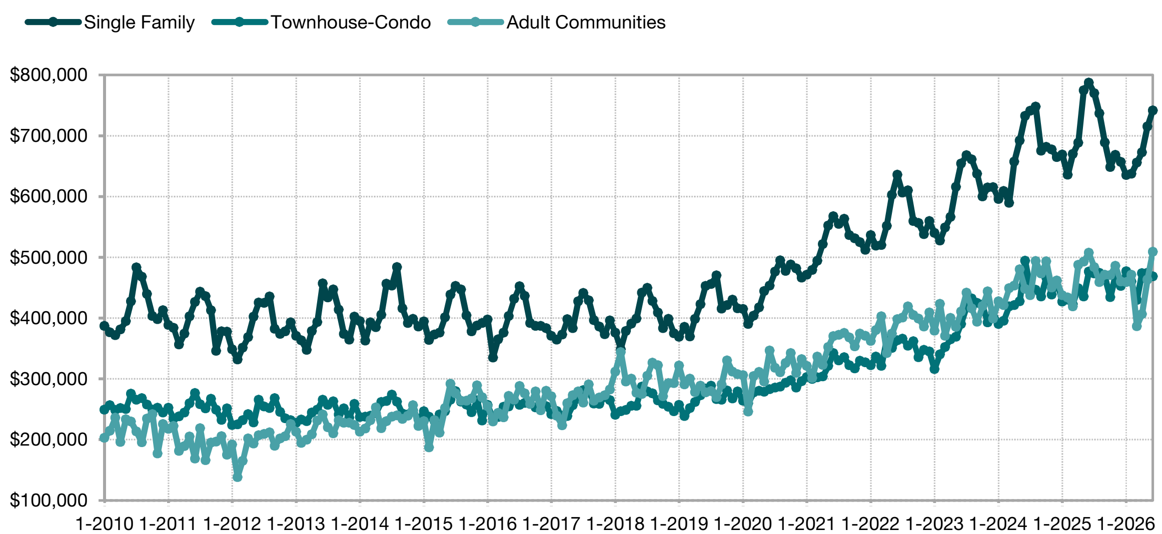
June



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
July 2025	$769,675	$473,314	$483,835
August 2025	$736,773	$474,286	$459,165
September 2025	$688,849	$467,456	$471,310
October 2025	$648,460	$434,389	$470,735
November 2025	$668,175	$469,448	$486,044
December 2025	$656,747	$452,423	$460,059
January 2026	$635,228	$476,709	$458,852
February 2026	$637,199	$460,126	$470,897
March 2026	$655,556	$429,253	$386,586
April 2026	$672,460	$473,462	$406,332
May 2026	$715,281	$473,966	$463,348
June 2026	**$741,399**	**$468,519**	**$508,877**
12-Month Avg.*	$692,946	$463,781	$461,868

* Avg. Sales Price for all properties from July 2025 through June 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.

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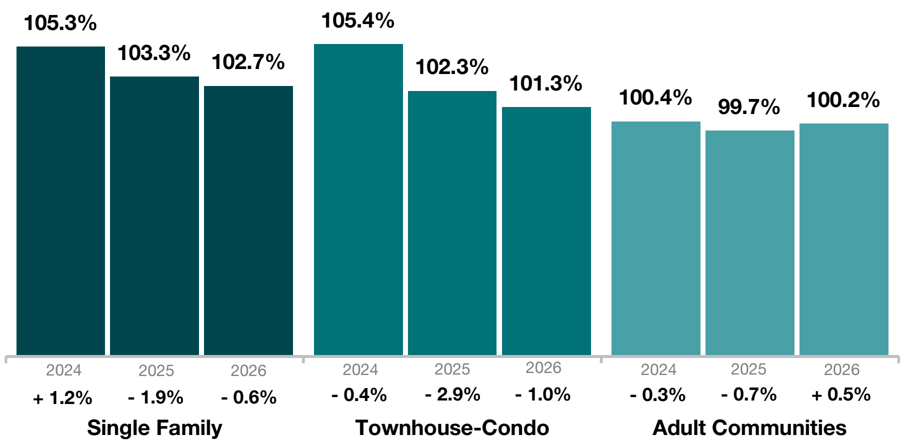
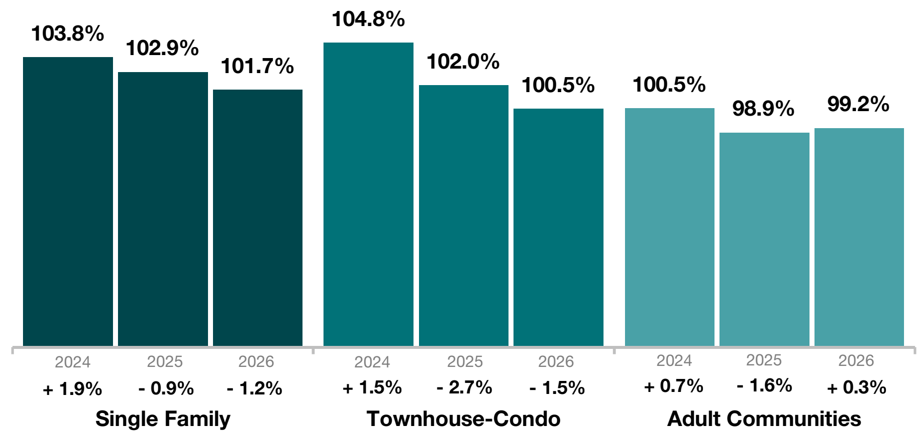
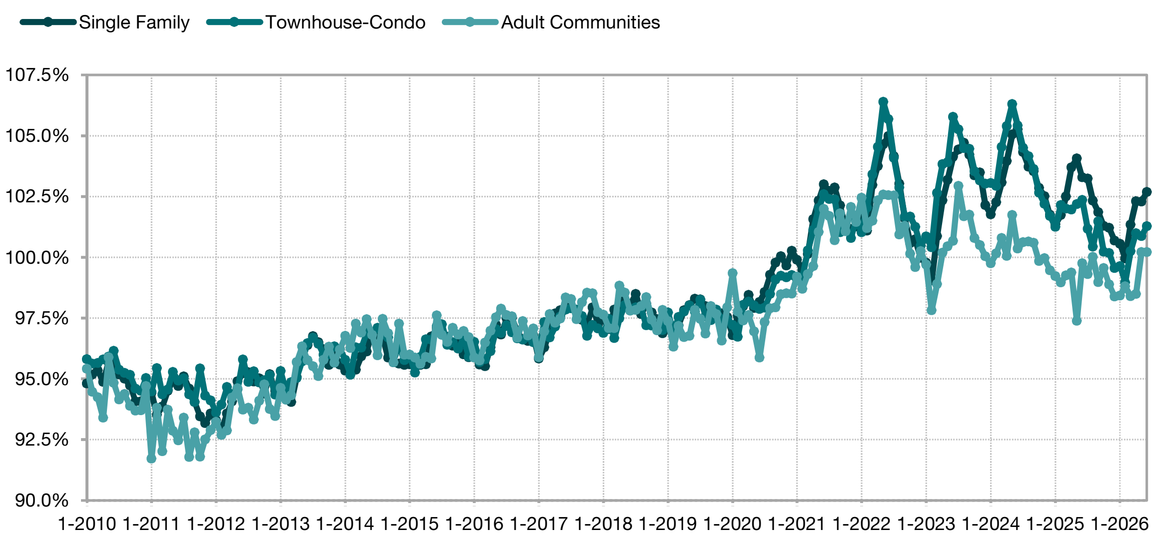
June



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
July 2025	103.2%	101.2%	99.3%
August 2025	102.3%	100.4%	100.0%
September 2025	101.8%	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%
February 2026	100.0%	99.0%	98.8%
March 2026	101.3%	100.2%	98.4%
April 2026	102.3%	101.0%	98.5%
May 2026	102.3%	100.9%	100.2%
June 2026	**102.7%**	**101.3%**	**100.2%**
12-Month Avg.*	101.8%	100.5%	99.2%

* Pct. of List Price Received for all properties from July 2025 through June 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.

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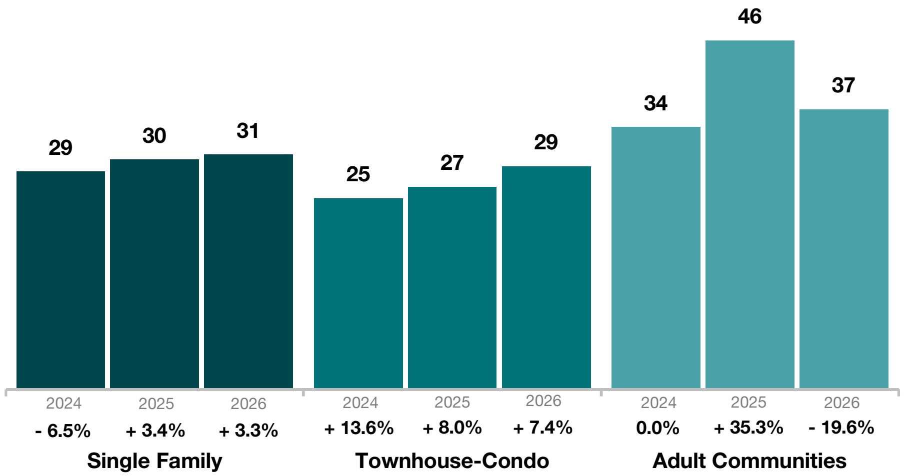
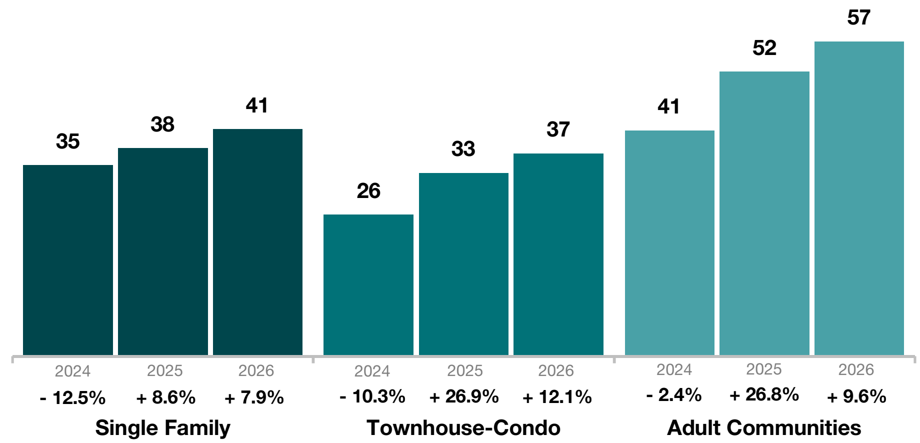
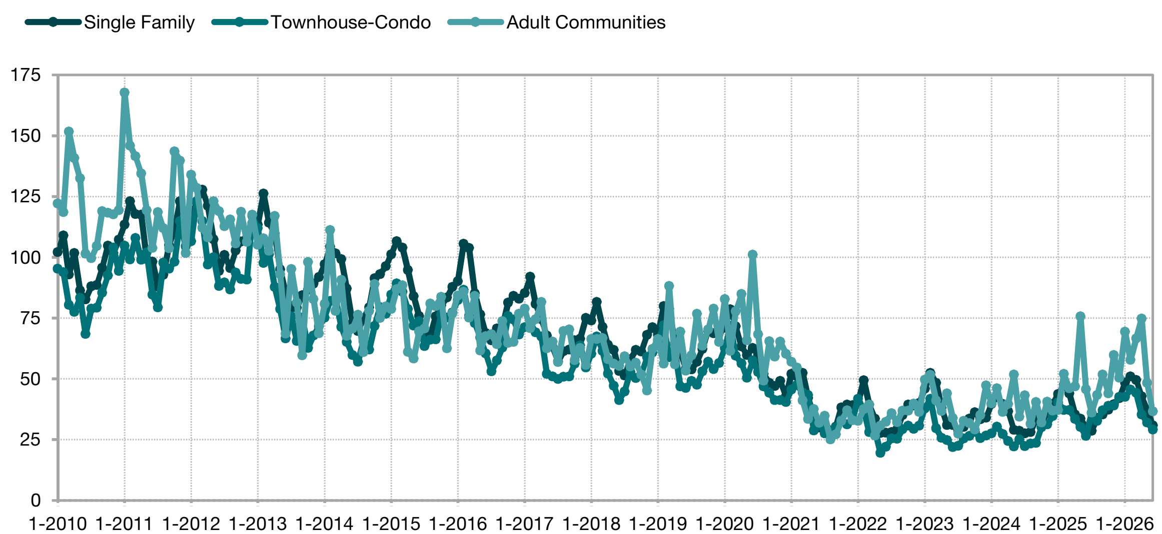
June



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
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	50
January 2026	48	43	69
February 2026	51	46	58
March 2026	50	44	67
April 2026	43	35	75
May 2026	37	32	48
June 2026	**31**	**29**	**37**
12-Month Avg.*	38	37	52

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

Housing Affordability Index

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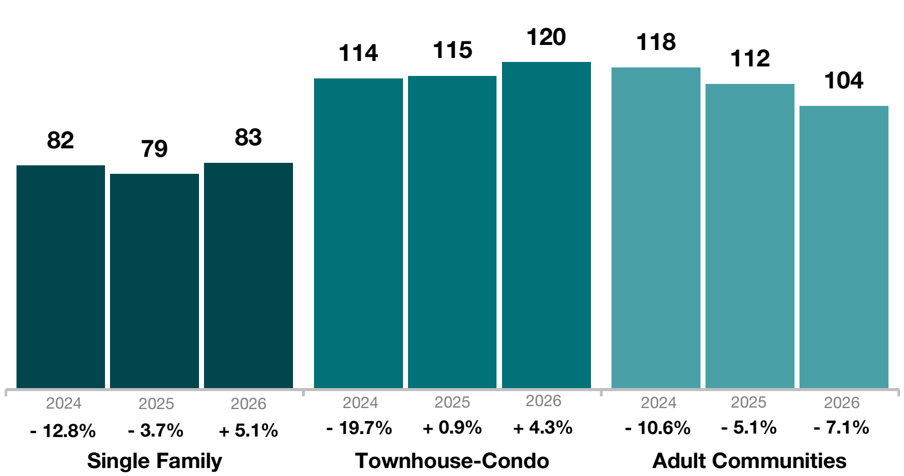
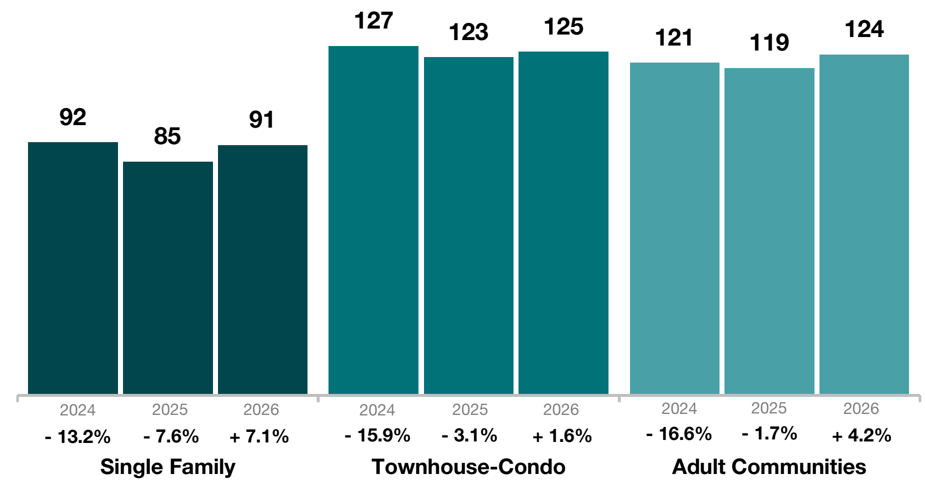
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

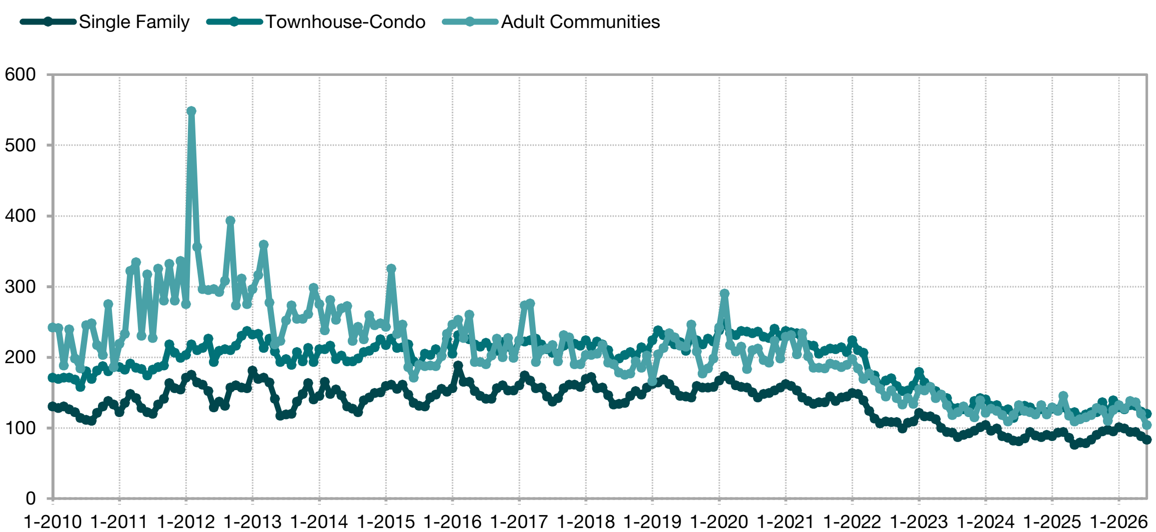
June



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.

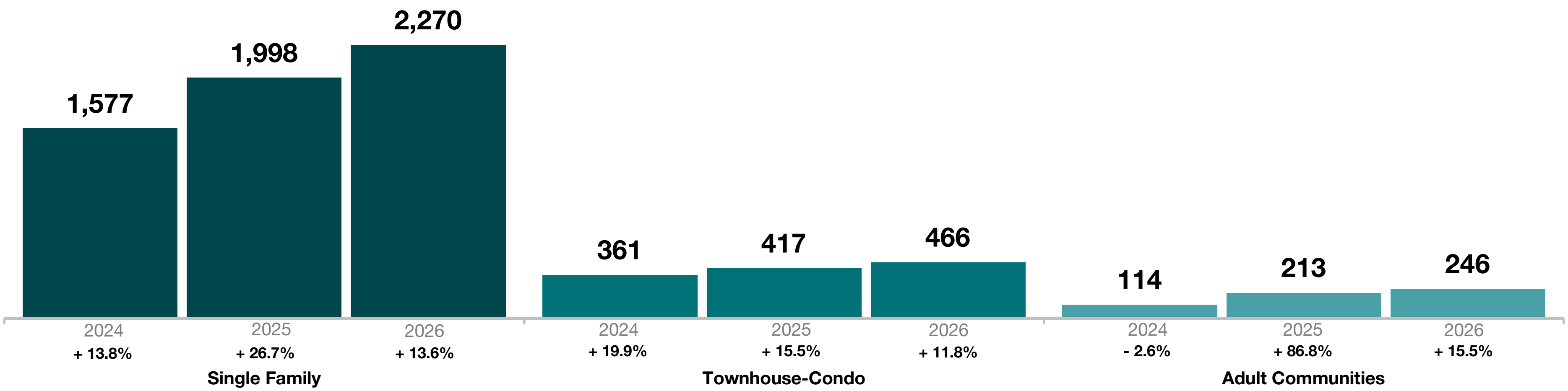
	Single Family	Townhouse-Condo	Adult Communities
July 2025	78	119	115
August 2025	83	122	118
September 2025	90	122	128
October 2025	95	136	125
November 2025	97	122	110
December 2025	95	139	125
January 2026	101	129	132
February 2026	99	126	127
March 2026	94	132	138
April 2026	94	131	136
May 2026	88	123	120
June 2026	**83**	**120**	**104**
12-Month Avg.*	91	127	123

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

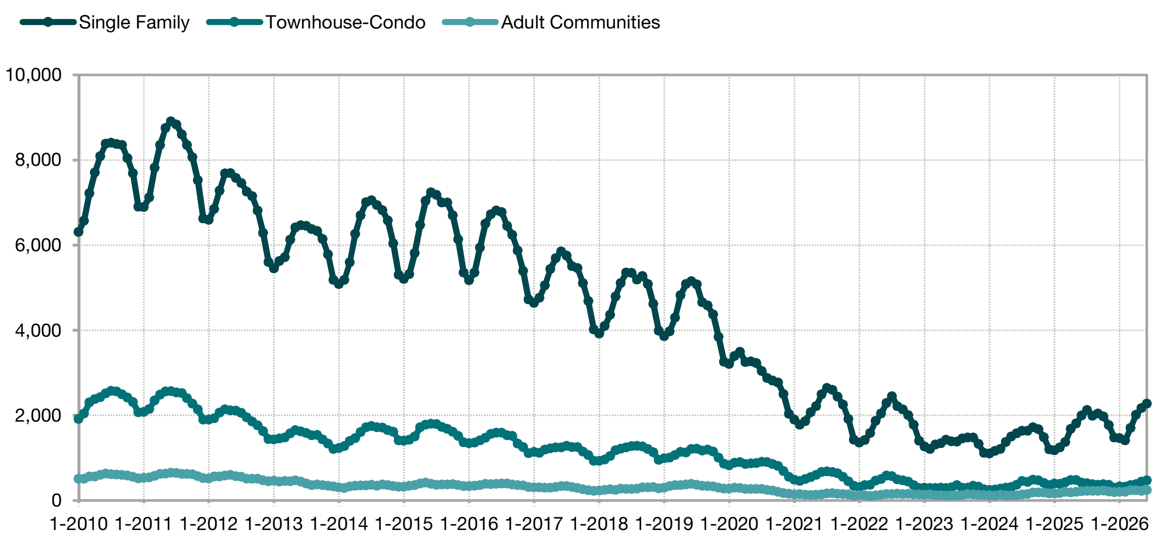
Inventory of Homes for Sale

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

June



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
July 2025	2,122	402	223
August 2025	1,990	379	219
September 2025	2,038	365	223
October 2025	1,975	378	232
November 2025	1,769	365	203
December 2025	1,479	299	192
January 2026	1,460	326	202
February 2026	1,408	319	198
March 2026	1,704	358	234
April 2026	2,012	377	236
May 2026	2,168	437	222
June 2026	**2,270**	**466**	**246**
12-Month Avg.	1,866	373	219

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.

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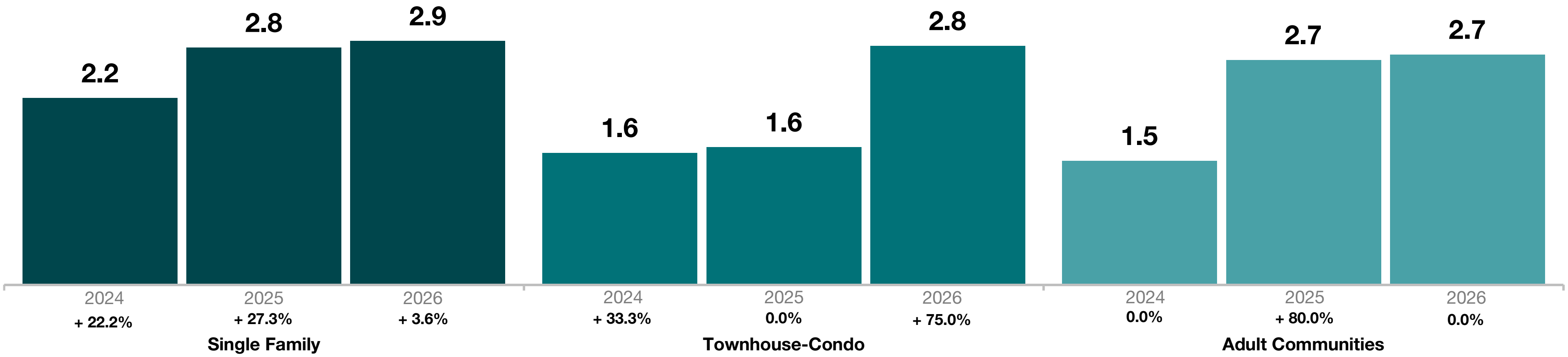
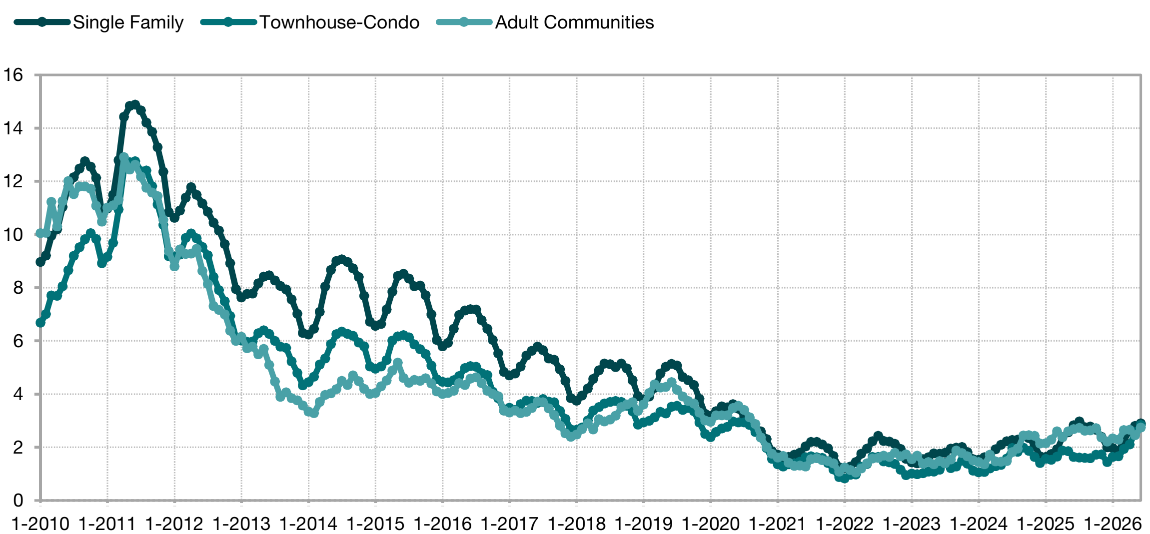
June



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
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	2.7	1.7	2.7
November 2025	2.4	1.7	2.4
December 2025	2.0	1.4	2.2
January 2026	2.0	1.6	2.3
February 2026	1.9	1.7	2.3
March 2026	2.3	1.9	2.6
April 2026	2.6	2.1	2.7
May 2026	2.8	2.6	2.4
June 2026	**2.9**	**2.8**	**2.7**
12-Month Avg.*	2.5	1.9	2.5

* Months Supply for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Total Market Overview

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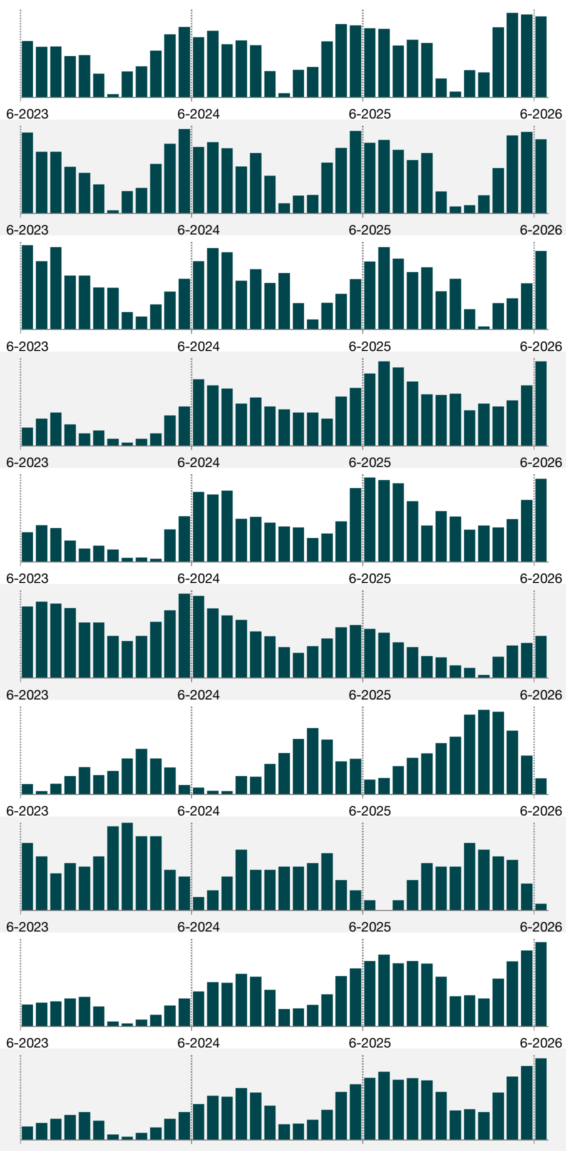
Key metrics for single-family properties, townhouses, condominiums and properties in adult communities combined, for the report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparklines	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,670	**1,860**	+ 11.4%	8,652	**9,318**	+ 7.7%
Pending Sales		1,225	**1,256**	+ 2.5%	6,360	**6,358**	- 0.0%
Closed Sales		1,240	**1,346**	+ 8.5%	5,572	**5,458**	- 2.0%
Median Sales Price		$575,000	**$595,000**	+ 3.5%	$535,000	**$544,820**	+ 1.8%
Avg. Sales Price		$685,050	**$682,973**	- 0.3%	$624,208	**$626,099**	+ 0.3%
Pct. of List Price Received		102.7%	**102.3%**	- 0.4%	102.3%	**101.3%**	- 1.0%
Days on Market		31	**31**	0.0%	38	**42**	+ 10.5%
Affordability Index		90	**89**	- 1.1%	97	**97**	0.0%
Homes for Sale		2,637	**2,996**	+ 13.6%	--	**--**	--
Months Supply		2.5	**2.9**	+ 16.0%	--	**--**	--