

# Monthly Indicators

Mid Jersey Association of REALTORS®

## May 2026

U.S. existing-home sales edged up 0.2% from the previous month to a seasonally adjusted annual rate of 4.02 million, according to the National Association of REALTORS® (NAR). Sales remained unchanged year-over-year. Regionally, existing-home sales rose in the Midwest and South, were flat in the Northeast, and declined in the West. Year-over-year, sales increased in the South, held steady in the West, and fell in the Northeast and Midwest.

- Single Family Closed Sales were up 0.4 percent to 713.
- Townhouse-Condo Closed Sales were down 30.9 percent to 179.
- Adult Communities Closed Sales were up 16.5 percent to 113.
- Single Family Median Sales Price decreased 11.1 percent to \$599,950.
- Townhouse-Condo Median Sales Price increased 2.4 percent to \$430,000.
- Adult Communities Median Sales Price decreased 6.6 percent to \$439,000.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to \$417,700, up 0.9% from a year ago.

## Monthly Snapshot

|  |  |  |
|--|--|--|
| <b>- 5.9%</b>                                  | <b>+ 16.0%</b>                                   | <b>+ 0.4%</b>  |
| 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   | <b>2</b>  |
| Townhouse-Condo Market Overview | <b>3</b>  |
| Adult Community Market Overview | <b>4</b>  |
| New Listings                    | <b>5</b>  |
| Pending Sales                   | <b>6</b>  |
| Closed Sales                    | <b>7</b>  |
| Median Sales Price              | <b>8</b>  |
| Average Sales Price             | <b>9</b>  |
| Percent of List Price Received  | <b>10</b> |
| Days on Market Until Sale       | <b>11</b> |
| Housing Affordability Index     | <b>12</b> |
| Inventory of Homes for Sale     | <b>13</b> |
| Months Supply of Inventory      | <b>14</b> |
| Total Market Overview           | <b>15</b> |



# 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 | 5-2025    | 5-2026           | Percent Change | YTD 2025  | YTD 2026         | Percent Change |
|------------------------------------|-----------------------|-----------|------------------|----------------|-----------|------------------|----------------|
| <b>New Listings</b>                |                       | 1,239     | <b>1,459</b>     | + 17.8%        | 4,783     | <b>5,622</b>     | + 17.5%        |
| <b>Pending Sales</b>               |                       | 934       | <b>969</b>       | + 3.7%         | 3,425     | <b>3,727</b>     | + 8.8%         |
| <b>Closed Sales</b>                |                       | 710       | <b>713</b>       | + 0.4%         | 2,854     | <b>2,943</b>     | + 3.1%         |
| <b>Median Sales Price</b>          |                       | \$675,000 | <b>\$599,950</b> | - 11.1%        | \$595,000 | <b>\$570,000</b> | - 4.2%         |
| <b>Avg. Sales Price</b>            |                       | \$774,512 | <b>\$715,877</b> | - 7.6%         | \$693,812 | <b>\$667,713</b> | - 3.8%         |
| <b>Pct. of List Price Received</b> |                       | 104.1%    | <b>102.3%</b>    | - 1.7%         | 102.8%    | <b>101.4%</b>    | - 1.4%         |
| <b>Days on Market</b>              |                       | 34        | <b>38</b>        | + 11.8%        | 40        | <b>45</b>        | + 12.5%        |
| <b>Affordability Index</b>         |                       | 76        | <b>88</b>        | + 15.8%        | 86        | <b>93</b>        | + 8.1%         |
| <b>Homes for Sale</b>              |                       | 1,805     | <b>2,197</b>     | + 21.7%        | --        | --               | --             |
| <b>Months Supply</b>               |                       | 2.6       | <b>2.9</b>       | + 11.5%        | --        | --               | --             |





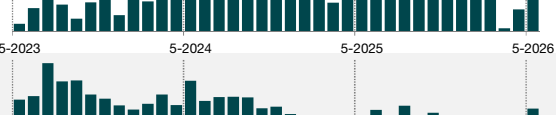
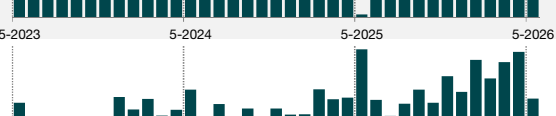
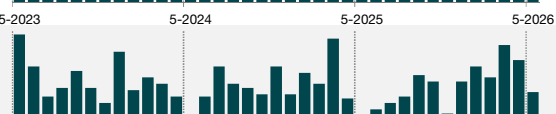
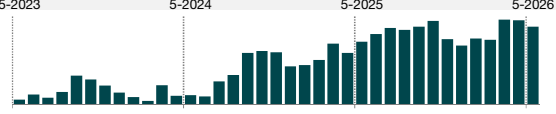
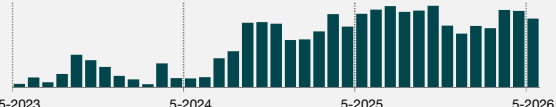
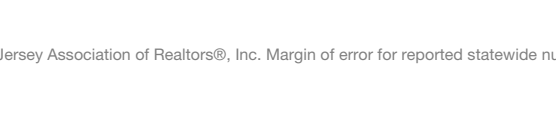
# Townhouse-Condo Market Overview

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 | 5-2025    | 5-2026    | Percent Change | YTD 2025  | YTD 2026  | Percent Change |
|------------------------------------|-----------------------|-----------|-----------|----------------|-----------|-----------|----------------|
| <b>New Listings</b>                |                       | 342       | 299       | - 12.6%        | 1,626     | 1,193     | - 26.6%        |
| <b>Pending Sales</b>               |                       | 294       | 152       | - 48.3%        | 1,265     | 776       | - 38.7%        |
| <b>Closed Sales</b>                |                       | 259       | 179       | - 30.9%        | 1,109     | 730       | - 34.2%        |
| <b>Median Sales Price</b>          |                       | \$420,000 | \$430,000 | + 2.4%         | \$412,500 | \$420,000 | + 1.8%         |
| <b>Avg. Sales Price</b>            |                       | \$435,178 | \$471,385 | + 8.3%         | \$433,638 | \$463,338 | + 6.8%         |
| <b>Pct. of List Price Received</b> |                       | 102.2%    | 100.9%    | - 1.3%         | 101.9%    | 100.3%    | - 1.6%         |
| <b>Days on Market</b>              |                       | 30        | 33        | + 10.0%        | 35        | 39        | + 11.4%        |
| <b>Affordability Index</b>         |                       | 122       | 123       | + 0.8%         | 124       | 126       | + 1.6%         |
| <b>Homes for Sale</b>              |                       | 475       | 459       | - 3.4%         | --        | --        | --             |
| <b>Months Supply</b>               |                       | 1.8       | 2.7       | + 50.0%        | --        | --        | --             |

# Adult Community Market Overview

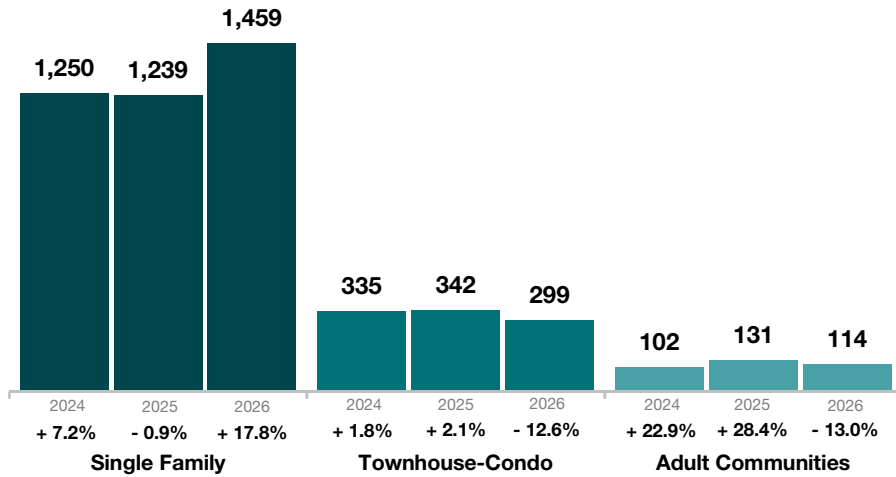
Key metrics for properties in **Adult Communities Only** for the report month and for year-to-date (YTD) starting from the first of the year.

| Key Metrics                        | Historical Sparklines  | 5-2025    | 5-2026           | Percent Change | YTD 2025  | YTD 2026         | Percent Change |
|------------------------------------|--|-----------|------------------|----------------|-----------|------------------|----------------|
| <b>New Listings</b>                |    | 131       | <b>114</b>       | - 13.0%        | 544       | <b>600</b>       | + 10.3%        |
| <b>Pending Sales</b>               |    | 91        | <b>102</b>       | + 12.1%        | 423       | <b>456</b>       | + 7.8%         |
| <b>Closed Sales</b>                |    | 97        | <b>113</b>       | + 16.5%        | 354       | <b>402</b>       | + 13.6%        |
| <b>Median Sales Price</b>          |    | \$470,000 | <b>\$439,000</b> | - 6.6%         | \$425,000 | <b>\$415,000</b> | - 2.4%         |
| <b>Avg. Sales Price</b>            |    | \$492,735 | <b>\$459,956</b> | - 6.7%         | \$460,321 | <b>\$434,187</b> | - 5.7%         |
| <b>Pct. of List Price Received</b> |   | 97.4%     | <b>99.8%</b>     | + 2.5%         | 98.7%     | <b>98.9%</b>     | + 0.2%         |
| <b>Days on Market</b>              |  | 76        | <b>46</b>        | - 39.5%        | 54        | <b>62</b>        | + 14.8%        |
| <b>Affordability Index</b>         |  | 109       | <b>120</b>       | + 10.1%        | 120       | <b>127</b>       | + 5.8%         |
| <b>Homes for Sale</b>              |  | 201       | <b>225</b>       | + 11.9%        | --        | --               | --             |
| <b>Months Supply</b>               |  | 2.6       | <b>2.5</b>       | - 3.8%         | --        | --               | --             |

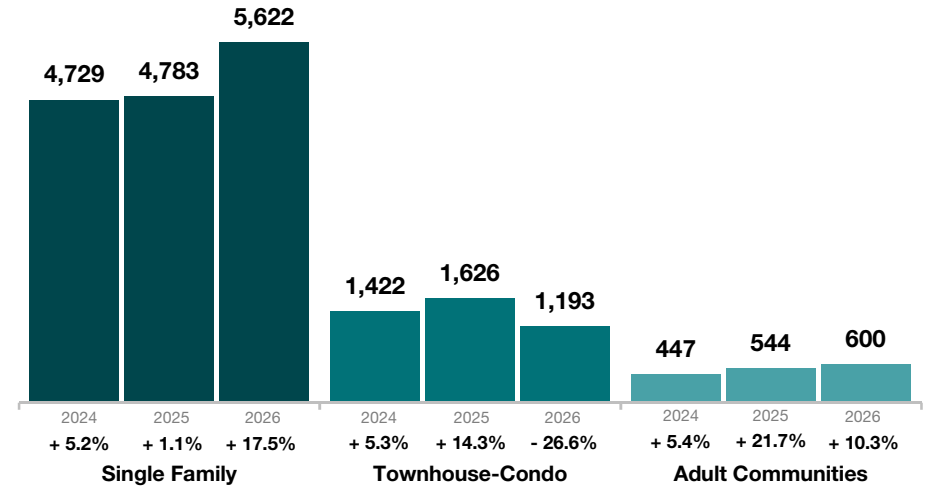
# New Listings

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

## May

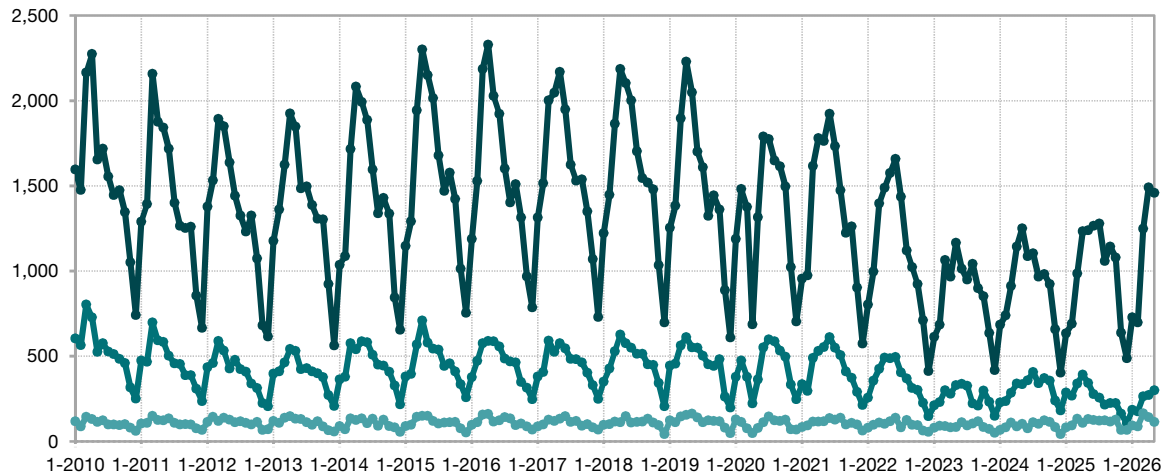


## Year to Date



## Historical New Listings by Month

Single Family    Townhouse-Condo    Adult Communities



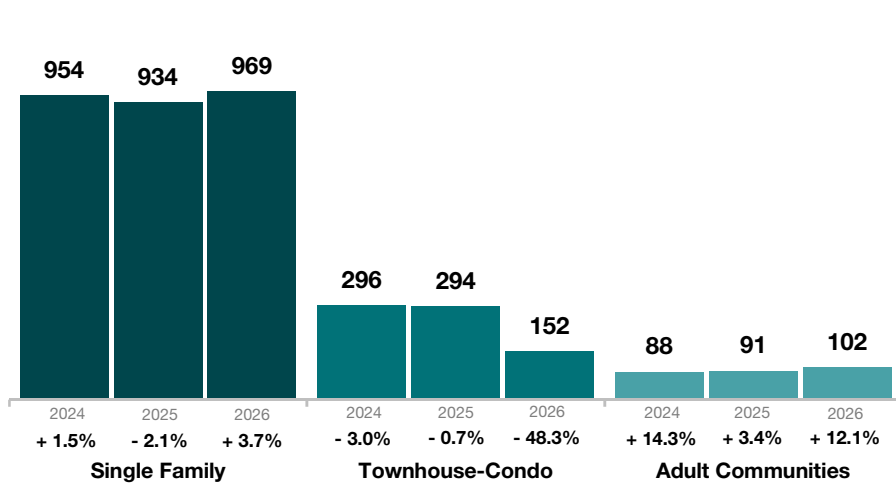
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

|                 | Single Family | Townhouse-Condo | Adult Communities |
|-----------------|---------------|-----------------|-------------------|
| June 2025       | 1,265         | 277             | 124               |
| July 2025       | 1,278         | 256             | 121               |
| August 2025     | 1,058         | 214             | 122               |
| September 2025  | 1,143         | 224             | 116               |
| October 2025    | 1,079         | 225             | 127               |
| November 2025   | 637           | 163             | 67                |
| December 2025   | 487           | 107             | 67                |
| January 2026    | 727           | 184             | 93                |
| February 2026   | 697           | 175             | 87                |
| March 2026      | 1,249         | 263             | 165               |
| April 2026      | 1,490         | 272             | 141               |
| <b>May 2026</b> | <b>1,459</b>  | <b>299</b>      | <b>114</b>        |
| 12-Month Avg.   | 1,047         | 222             | 112               |

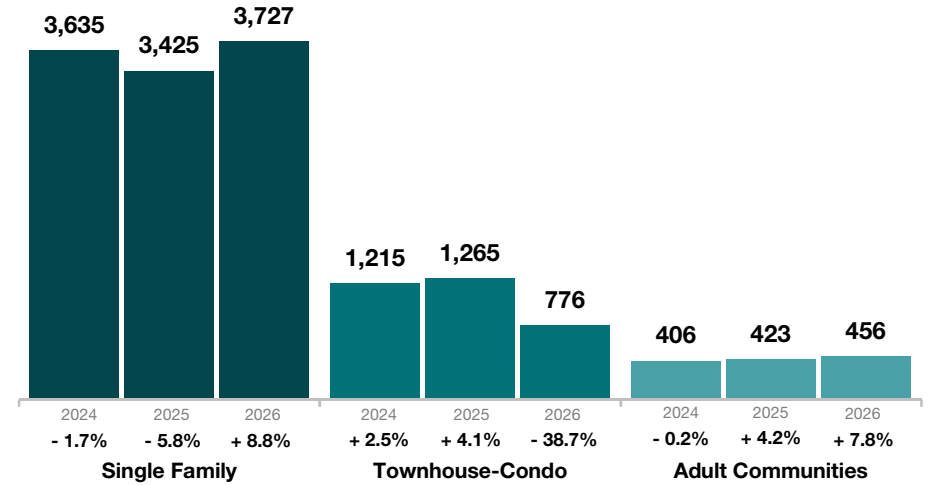
# Pending Sales

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

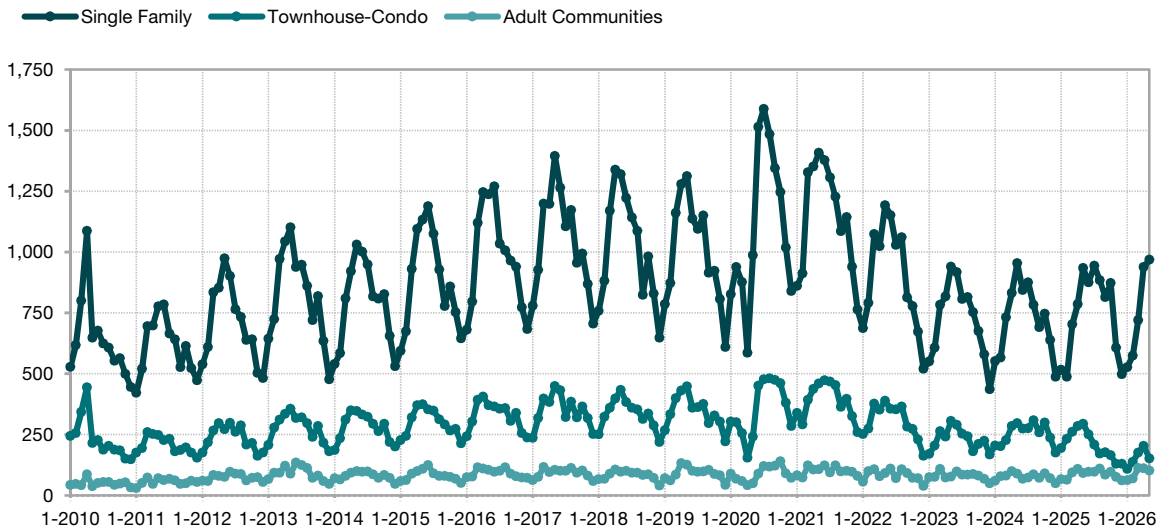
## May



## Year to Date



## Historical Pending Sales by Month



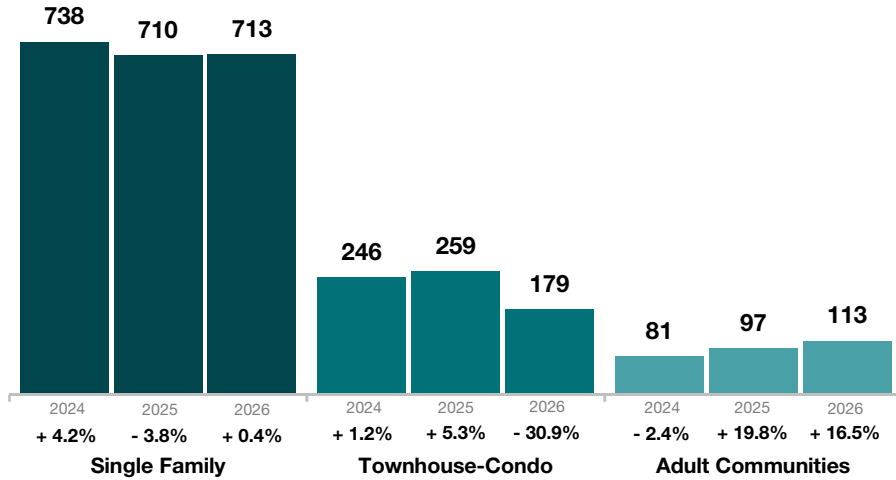
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

|                 | Single Family | Townhouse-Condo | Adult Communities |
|-----------------|---------------|-----------------|-------------------|
| June 2025       | 875           | 250             | 96                |
| July 2025       | 944           | 208             | 96                |
| August 2025     | 884           | 172             | 110               |
| September 2025  | 814           | 177             | 85                |
| October 2025    | 872           | 165             | 97                |
| November 2025   | 607           | 130             | 76                |
| December 2025   | 498           | 130             | 61                |
| January 2026    | 526           | 109             | 62                |
| February 2026   | 574           | 137             | 69                |
| March 2026      | 720           | 175             | 112               |
| April 2026      | 938           | 203             | 111               |
| <b>May 2026</b> | <b>969</b>    | <b>152</b>      | <b>102</b>        |
| 12-Month Avg.   | 768           | 167             | 90                |

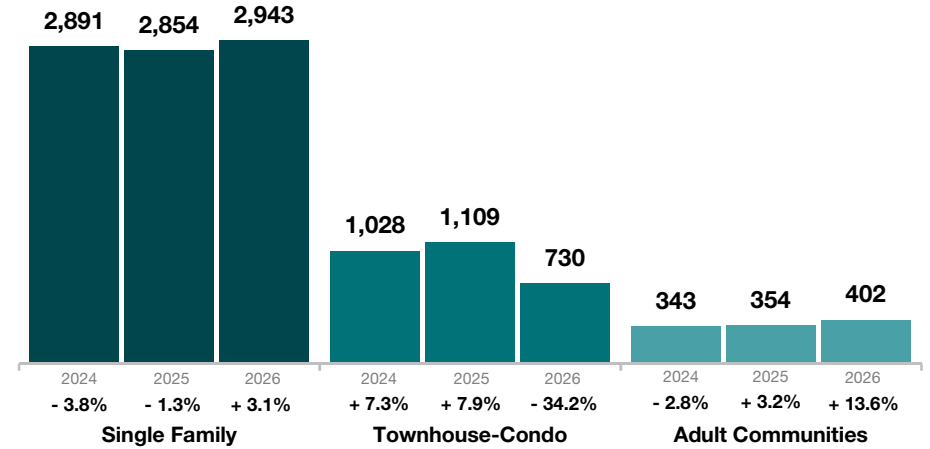
# Closed Sales

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

## May

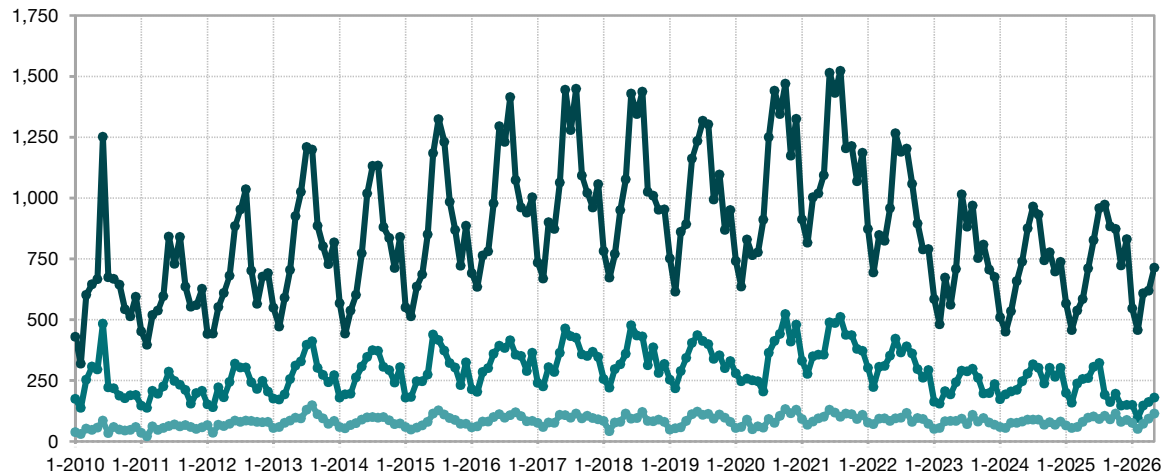


## Year to Date



## Historical Closed Sales by Month

— Single Family — Townhouse-Condo — Adult Communities



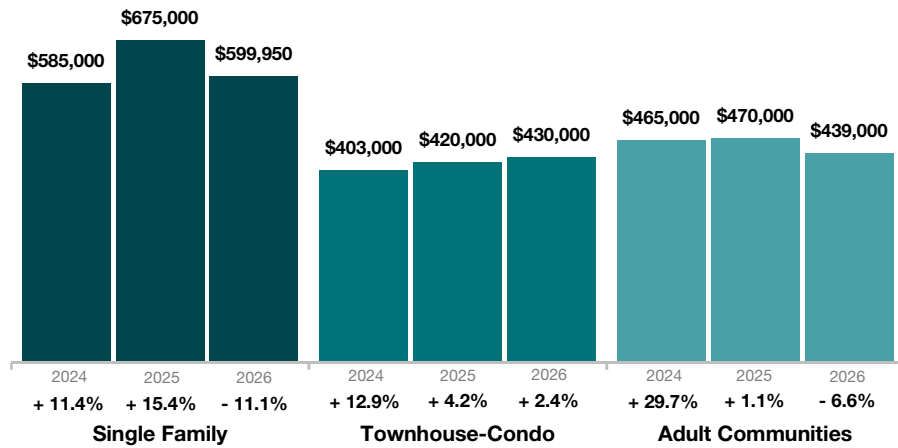
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

|                 | Single Family | Townhouse-Condo | Adult Communities |
|-----------------|---------------|-----------------|-------------------|
| June 2025       | 826           | 305             | 102               |
| July 2025       | 958           | 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    | 546           | 149             | 75                |
| February 2026   | 457           | 95              | 50                |
| March 2026      | 608           | 146             | 71                |
| April 2026      | 619           | 161             | 93                |
| <b>May 2026</b> | <b>713</b>    | <b>179</b>      | <b>113</b>        |
| 12-Month Avg.   | 751           | 183             | 89                |

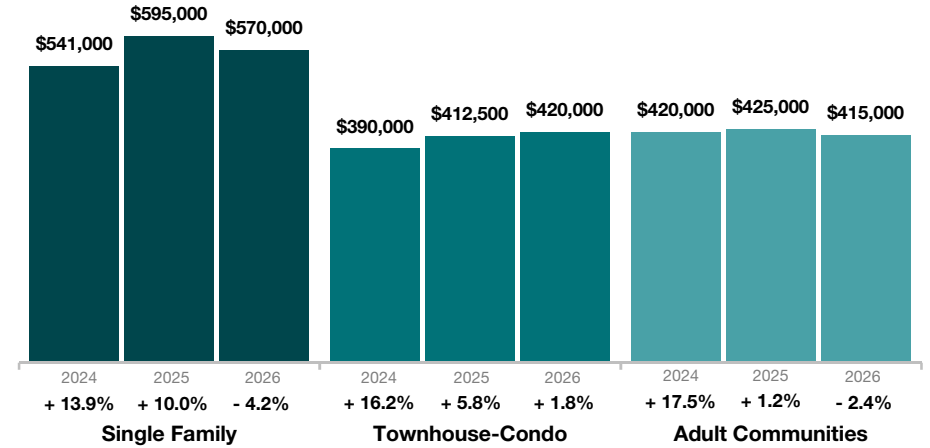
# Median Sales Price

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

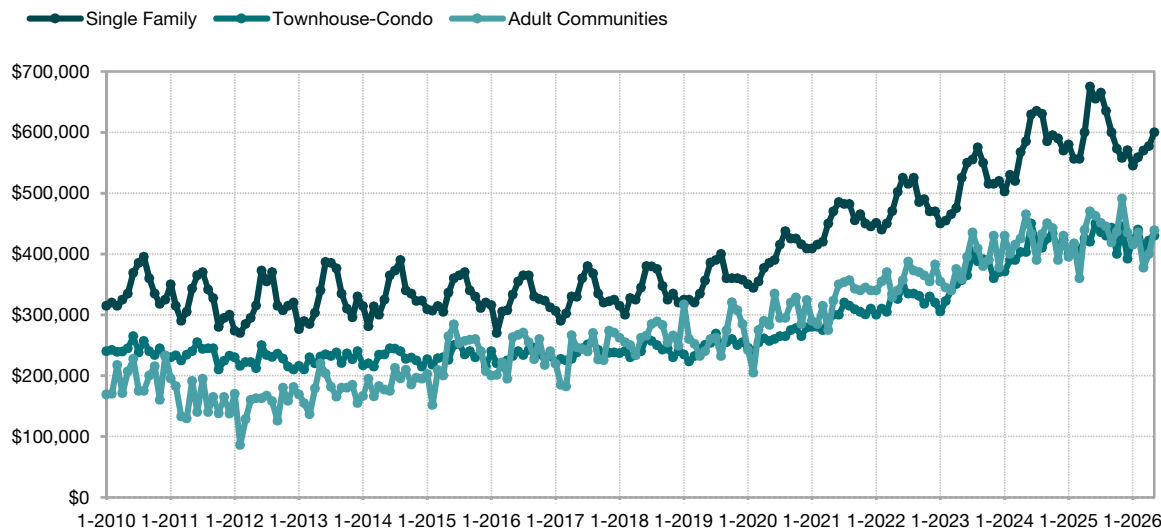
## May



## 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.

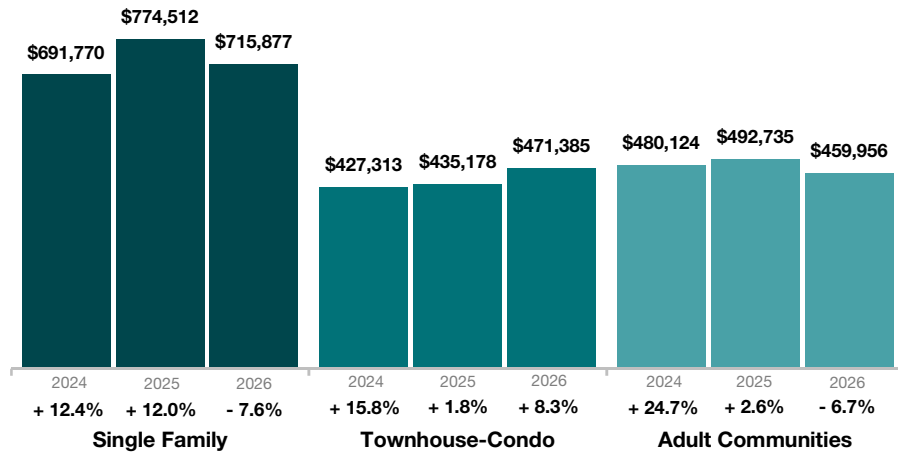
|                 | Single Family    | Townhouse-Condo  | Adult Communities |
|-----------------|------------------|------------------|-------------------|
| June 2025       | \$655,000        | \$450,000        | \$462,500         |
| July 2025       | \$665,000        | \$436,000        | \$451,000         |
| 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        | \$377,500         |
| April 2026      | \$577,500        | \$422,150        | \$400,000         |
| <b>May 2026</b> | <b>\$599,950</b> | <b>\$430,000</b> | <b>\$439,000</b>  |
| 12-Month Med.*  | \$595,000        | \$426,000        | \$430,750         |

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

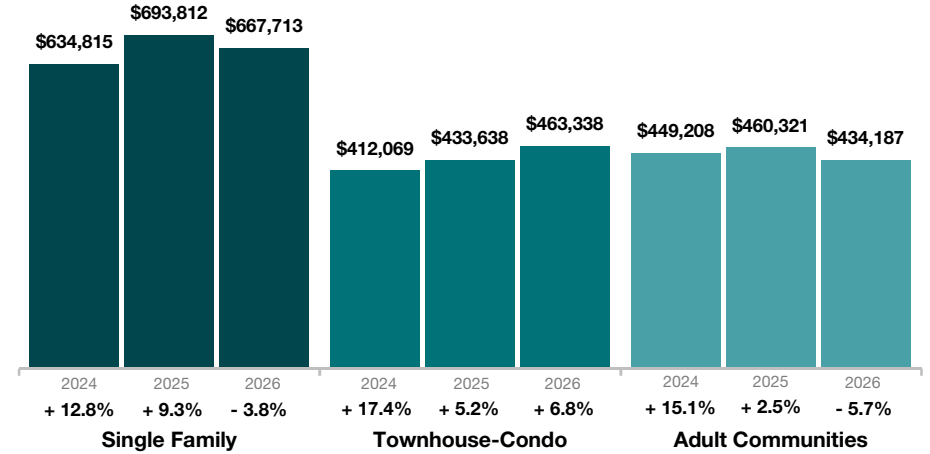
# Average Sales Price

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

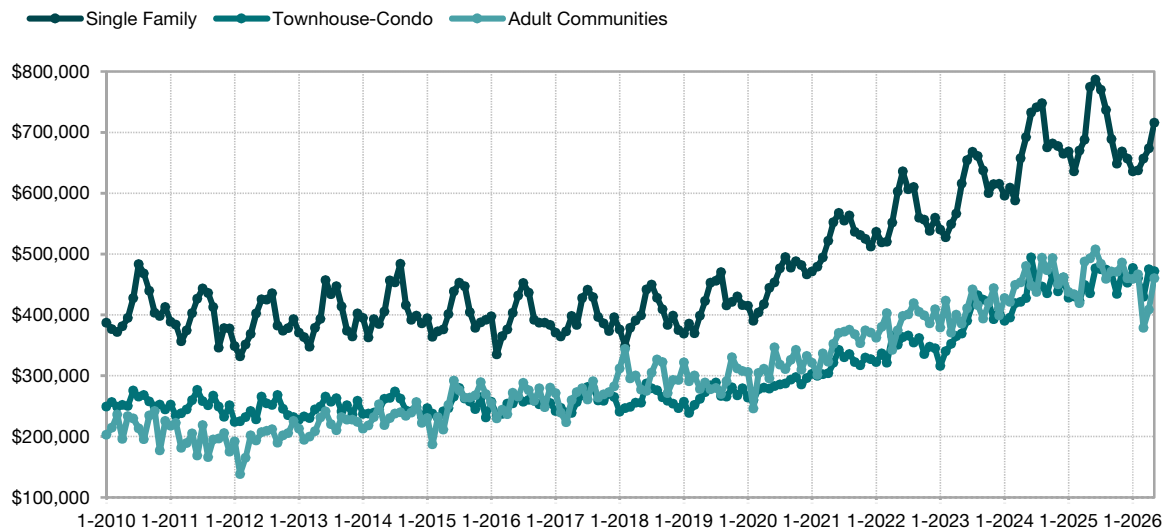
## May



## 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.

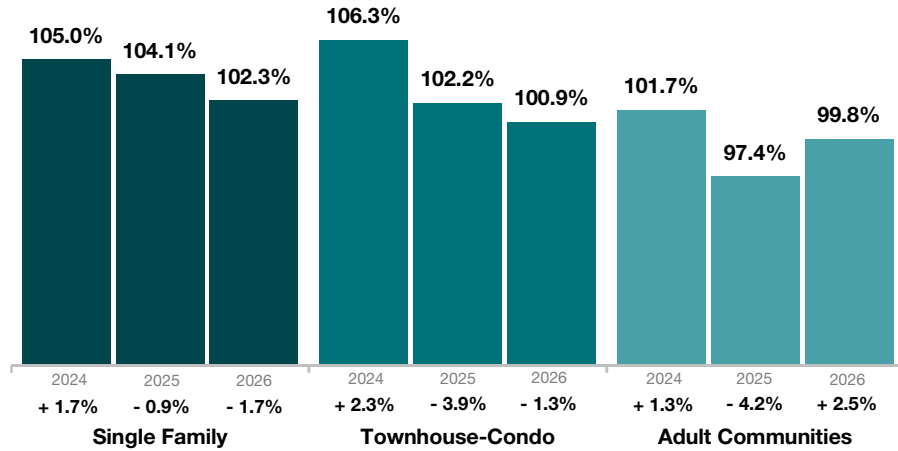
|                 | Single Family    | Townhouse-Condo  | Adult Communities |
|-----------------|------------------|------------------|-------------------|
| June 2025       | \$786,828        | \$476,233        | \$507,570         |
| July 2025       | \$769,615        | \$474,624        | \$483,835         |
| 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    | \$635,636        | \$476,709        | \$458,852         |
| February 2026   | \$637,199        | \$460,126        | \$466,315         |
| March 2026      | \$656,809        | \$429,253        | \$378,461         |
| April 2026      | \$673,805        | \$474,822        | \$408,254         |
| <b>May 2026</b> | <b>\$715,877</b> | <b>\$471,385</b> | <b>\$459,956</b>  |
| 12-Month Avg.*  | \$696,168        | \$465,131        | \$460,805         |

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

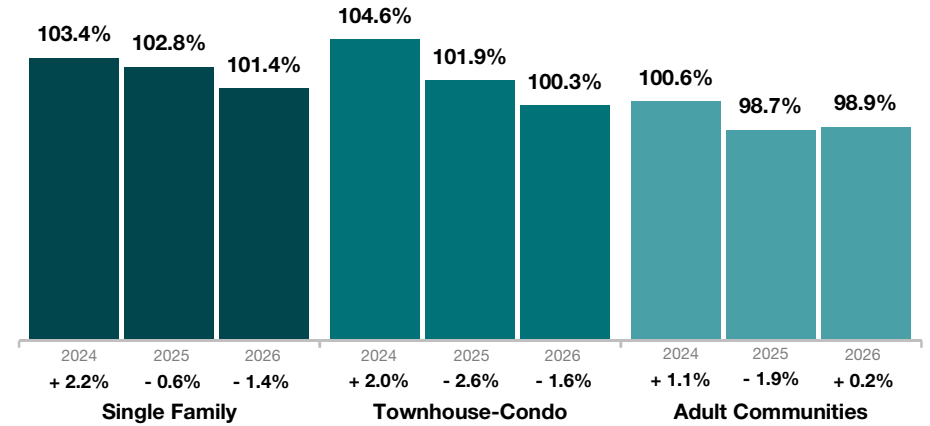
# Percent of List Price Received

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.

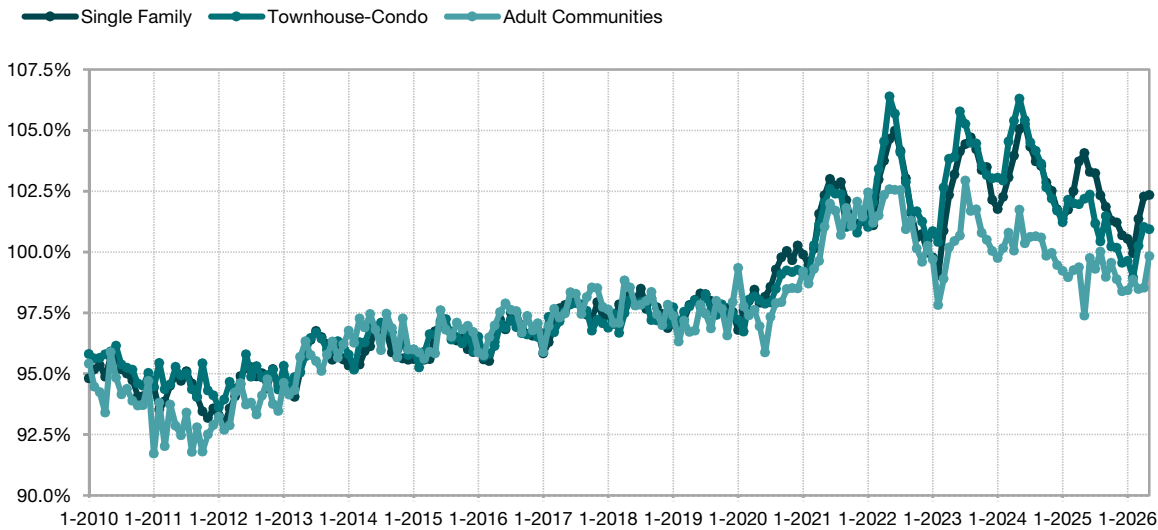
## May



## Year to Date



## Historical Percent of List Price Received by Month



|                 | Single Family | Townhouse-Condo | Adult Communities |
|-----------------|---------------|-----------------|-------------------|
| June 2025       | 103.3%        | 102.3%          | 99.7%             |
| 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%           | 98.9%             |
| March 2026      | 101.3%        | 100.2%          | 98.5%             |
| April 2026      | 102.3%        | 101.0%          | 98.5%             |
| <b>May 2026</b> | <b>102.3%</b> | <b>100.9%</b>   | <b>99.8%</b>      |
| 12-Month Avg.*  | 101.8%        | 100.7%          | 99.2%             |

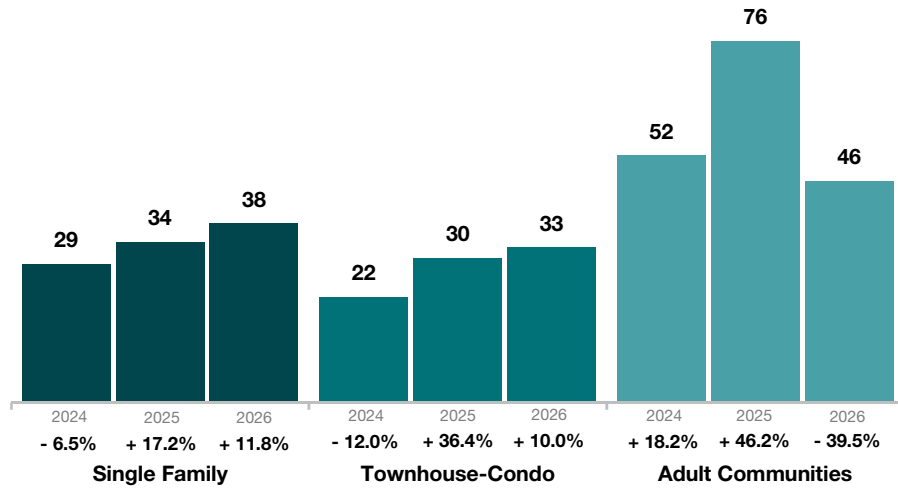
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

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

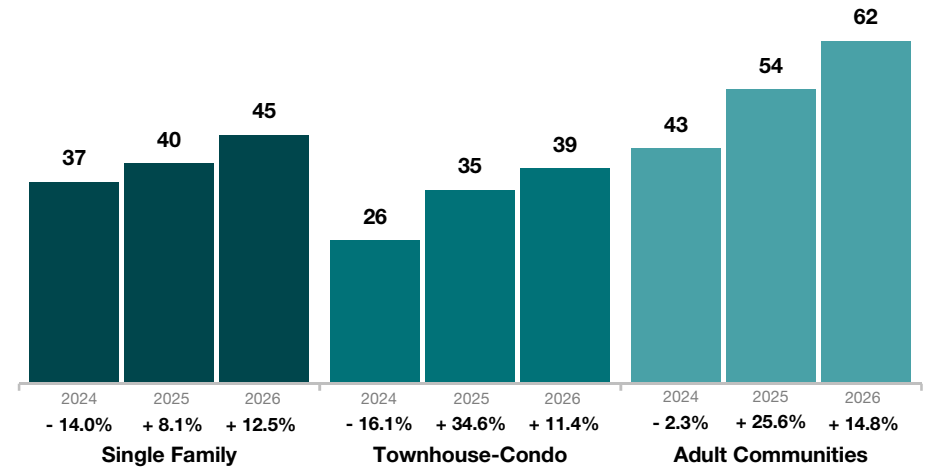
# Days on Market Until Sale

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

## May

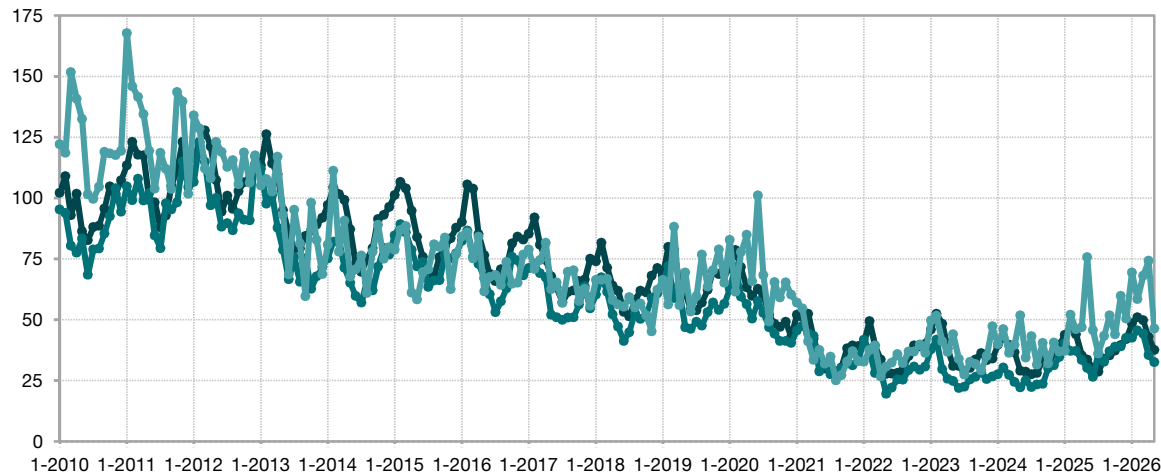


## Year to Date



## 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.

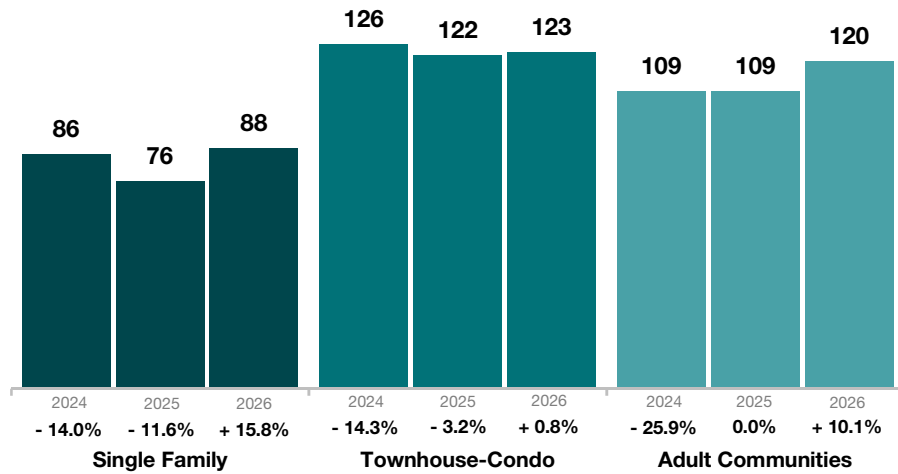
|                 | Single Family | Townhouse-Condo | Adult Communities |
|-----------------|---------------|-----------------|-------------------|
| June 2025       | 30            | 27              | 46                |
| July 2025       | 29            | 36              | 36                |
| August 2025     | 34            | 33              | 43                |
| September 2025  | 35            | 37              | 52                |
| October 2025    | 37            | 39              | 44                |
| November 2025   | 39            | 39              | 60                |
| December 2025   | 42            | 43              | 50                |
| January 2026    | 48            | 43              | 69                |
| February 2026   | 51            | 46              | 58                |
| March 2026      | 50            | 44              | 68                |
| April 2026      | 43            | 35              | 74                |
| <b>May 2026</b> | <b>38</b>     | <b>33</b>       | <b>46</b>         |
| 12-Month Avg.*  | 38            | 36              | 53                |

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

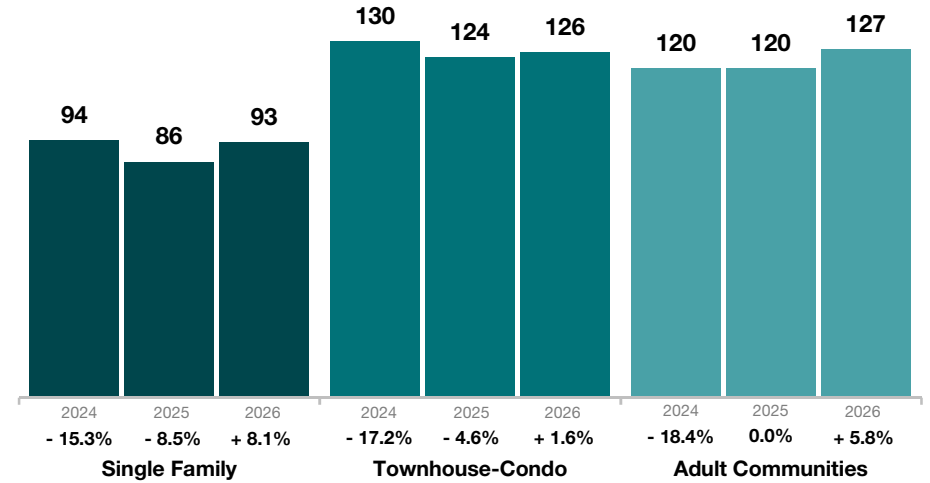
# Housing Affordability Index

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.

## May

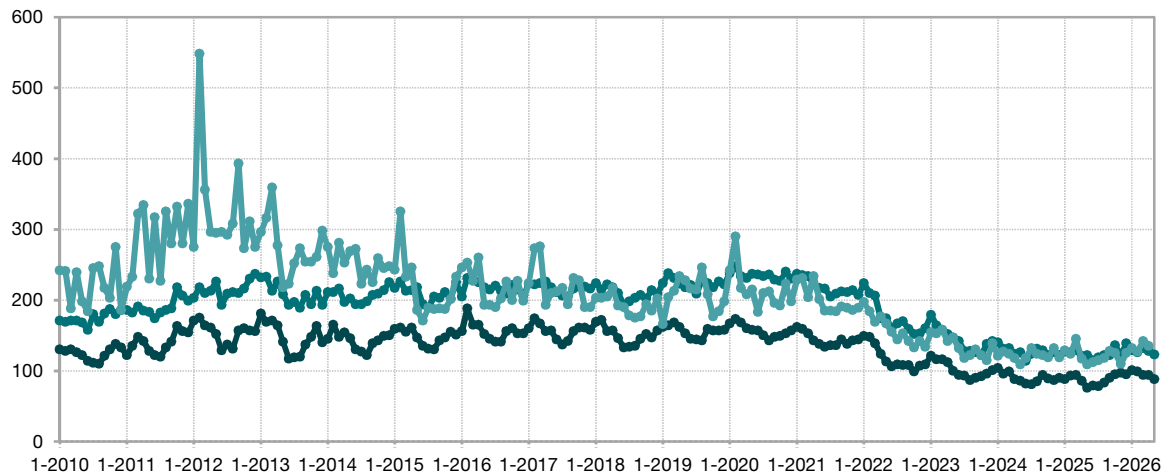


## Year to Date



## 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.

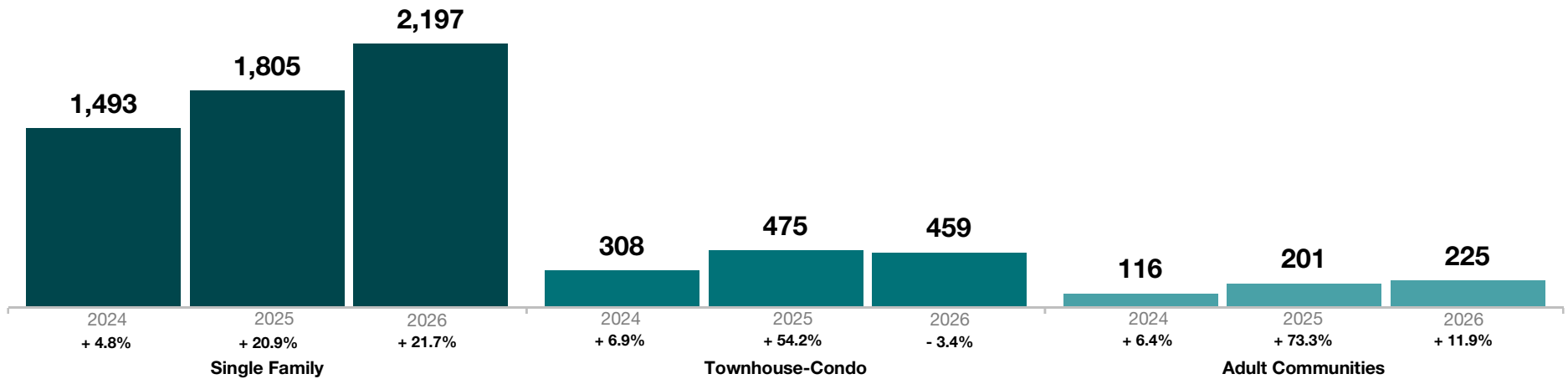
|                 | Single Family | Townhouse-Condo | Adult Communities |
|-----------------|---------------|-----------------|-------------------|
| June 2025       | 79            | 115             | 112               |
| July 2025       | 78            | 119             | 115               |
| August 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             | 142               |
| April 2026      | 94            | 128             | 135               |
| <b>May 2026</b> | <b>88</b>     | <b>123</b>      | <b>120</b>        |
| 12-Month Avg.*  | 91            | 126             | 124               |

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

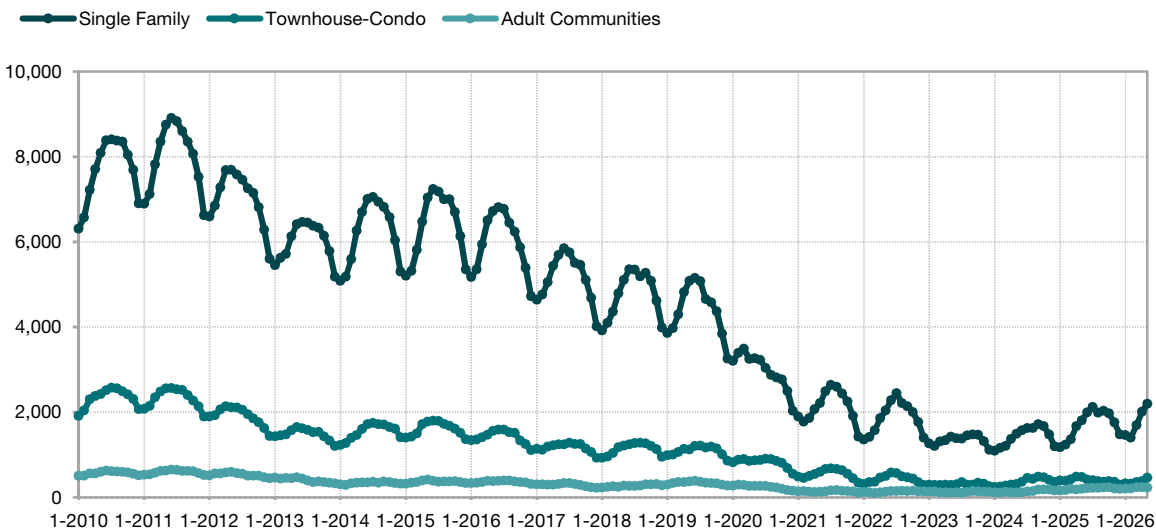
# Inventory of Homes for Sale

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

## May



## Historical Inventory of Homes for Sale by Month



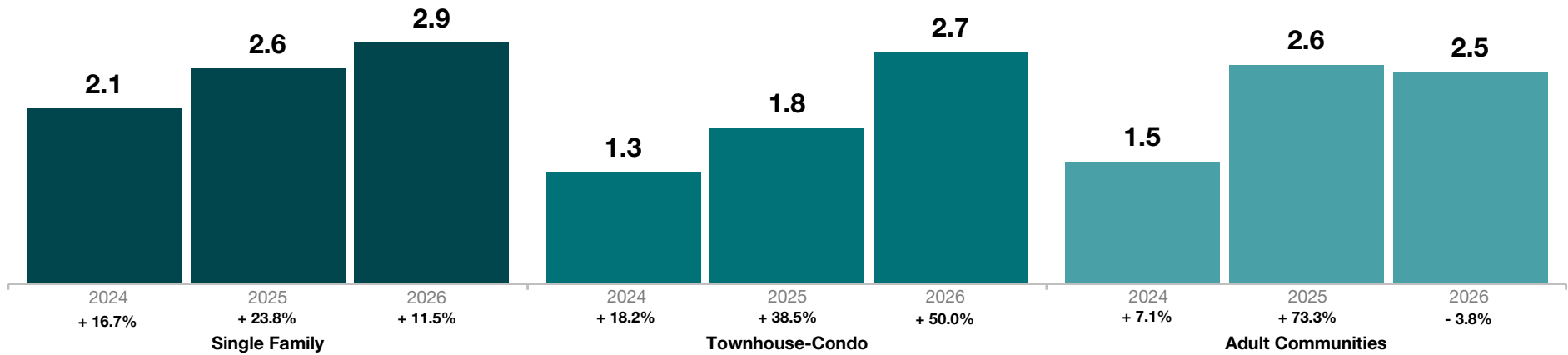
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

|                 | Single Family | Townhouse-Condo | Adult Communities |
|-----------------|---------------|-----------------|-------------------|
| June 2025       | 1,992         | 416             | 213               |
| July 2025       | 2,119         | 401             | 223               |
| August 2025     | 1,986         | 377             | 220               |
| September 2025  | 2,033         | 363             | 225               |
| October 2025    | 1,971         | 376             | 234               |
| November 2025   | 1,764         | 363             | 205               |
| December 2025   | 1,477         | 298             | 195               |
| January 2026    | 1,460         | 327             | 206               |
| February 2026   | 1,399         | 321             | 204               |
| March 2026      | 1,694         | 357             | 236               |
| April 2026      | 2,013         | 380             | 235               |
| <b>May 2026</b> | <b>2,197</b>  | <b>459</b>      | <b>225</b>        |
| 12-Month Avg.   | 1,842         | 370             | 218               |

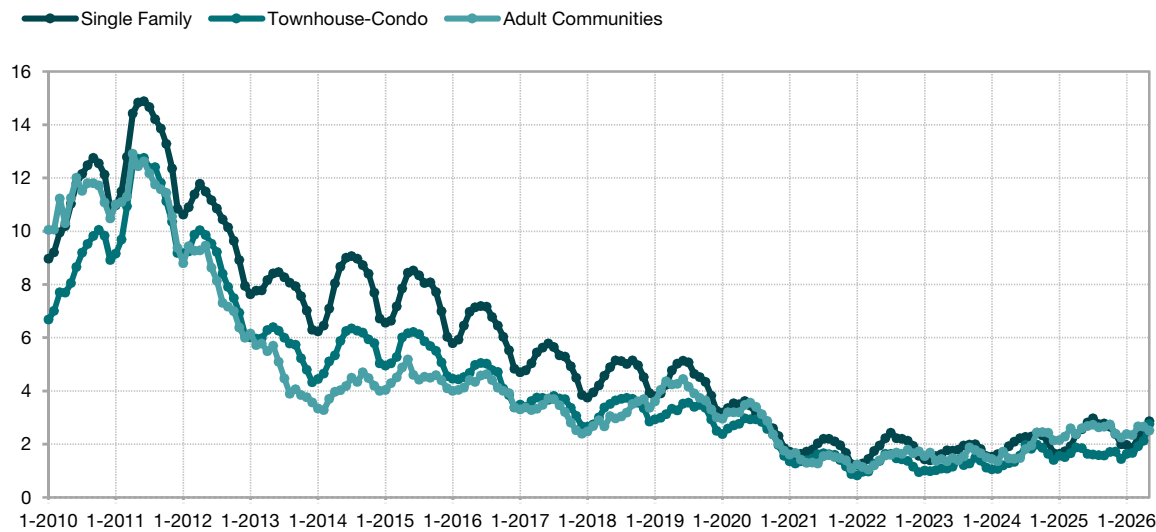
# Months Supply of Inventory

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.

## May



## 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 |
|-----------------|---------------|-----------------|-------------------|
| June 2025       | 2.8           | 1.6             | 2.7               |
| 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   | 2.4           | 1.7             | 2.4               |
| December 2025   | 2.0           | 1.4             | 2.2               |
| January 2026    | 2.0           | 1.6             | 2.4               |
| February 2026   | 1.9           | 1.7             | 2.3               |
| March 2026      | 2.3           | 1.9             | 2.7               |
| April 2026      | 2.6           | 2.1             | 2.6               |
| <b>May 2026</b> | <b>2.9</b>    | <b>2.7</b>      | <b>2.5</b>        |
| 12-Month Avg.*  | 2.5           | 1.8             | 2.5               |

\* Months Supply for all properties from June 2025 through May 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 | 5-2025    | 5-2026           | Percent Change | YTD 2025  | YTD 2026         | Percent Change |
|------------------------------------|-----------------------|-----------|------------------|----------------|-----------|------------------|----------------|
| <b>New Listings</b>                |                       | 1,719     | <b>1,877</b>     | + 9.2%         | 6,983     | <b>7,435</b>     | + 6.5%         |
| <b>Pending Sales</b>               |                       | 1,326     | <b>1,225</b>     | - 7.6%         | 5,137     | <b>4,968</b>     | - 3.3%         |
| <b>Closed Sales</b>                |                       | 1,069     | <b>1,006</b>     | - 5.9%         | 4,334     | <b>4,080</b>     | - 5.9%         |
| <b>Median Sales Price</b>          |                       | \$551,000 | <b>\$553,000</b> | + 0.4%         | \$525,000 | <b>\$525,000</b> | 0.0%           |
| <b>Avg. Sales Price</b>            |                       | \$665,072 | <b>\$643,067</b> | - 3.3%         | \$606,703 | <b>\$607,895</b> | + 0.2%         |
| <b>Pct. of List Price Received</b> |                       | 103.0%    | <b>101.8%</b>    | - 1.2%         | 102.2%    | <b>101.0%</b>    | - 1.2%         |
| <b>Days on Market</b>              |                       | 37        | <b>38</b>        | + 2.7%         | 40        | <b>46</b>        | + 15.0%        |
| <b>Affordability Index</b>         |                       | 93        | <b>95</b>        | + 2.2%         | 98        | <b>101</b>       | + 3.1%         |
| <b>Homes for Sale</b>              |                       | 2,495     | <b>2,893</b>     | + 16.0%        | --        | --               | --             |
| <b>Months Supply</b>               |                       | 2.4       | <b>2.8</b>       | + 16.7%        | --        | --               | --             |