Monthly Indicators

Mid Jersey Association of REALTORS®

MID JERSEY ASSOCIATION OF REALTORS®

November 2025

U.S. sales of existing homes rose 1.2% from the previous month to a seasonally adjusted annual rate of 4.10 million, according to the National Association of REALTORS® (NAR), as buyers took advantage of lower mortgage rates this fall. Sales increased in the Midwest and South, held steady in the Northeast, and edged down in the West. Year-over-year, sales were up 1.7%, with gains in the Northeast, Midwest, and South, while the West posted a decline.

- Single Family Closed Sales were up 2.0 percent to 714.
- Townhouse-Condo Closed Sales were down 46.6 percent to 142.
- Adult Communities Closed Sales were up 14.9 percent to 77.

- Single Family Median Sales Price decreased 5.1 percent to $560,000.
- Townhouse-Condo Median Sales Price increased 9.1 percent to $447,500.
- Adult Communities Median Sales Price increased 28.2 percent to $500,000.

Nationally, inventory dipped 0.7% month-over-month but rose 10.9% year-over-year, totaling 1.52 million units, according to NAR. At the current sales pace, supply stands at 4.4 months, slightly below last month's level but higher than the 4.1 months recorded a year ago. Supported by modest inventory levels, prices continue to rise, with the national median existing-home price increasing 2.1% year-over-year to $415,200, marking 28 consecutive months of annual gains.

Monthly Snapshot

- 9.7%	+ 7.4%	+ 3.8%
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.

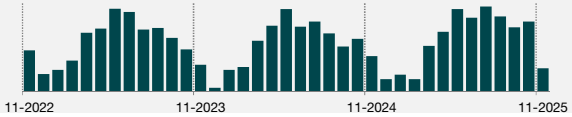
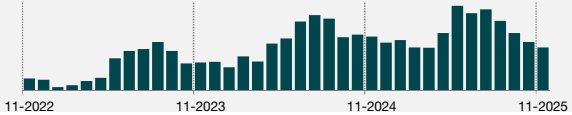
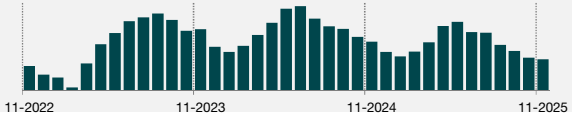
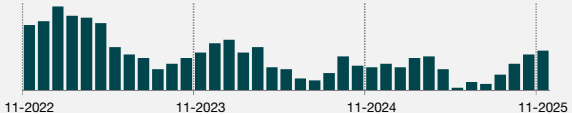
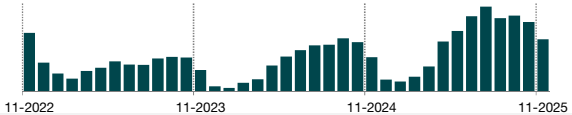
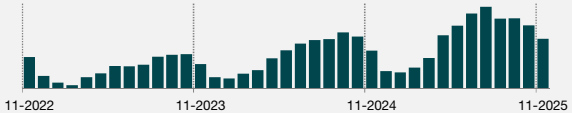
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Data as of December 9, 2025. All data from Mid Jersey Association of Realtors®, Inc. Margin of error for reported statewide numbers is +/- 4% at a 95% confidence level. Provided by New Jersey REALTORS®. Report © 2025 ShowingTime Plus, LLC.

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.

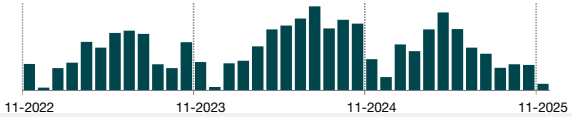
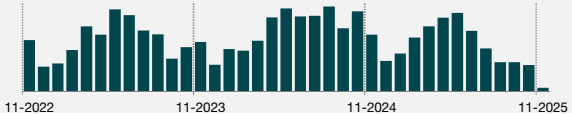
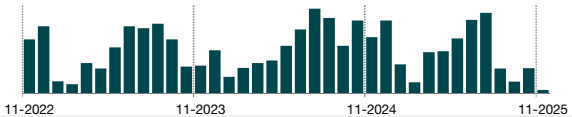
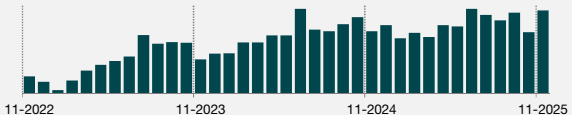
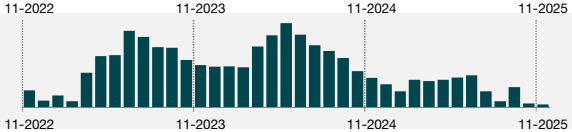
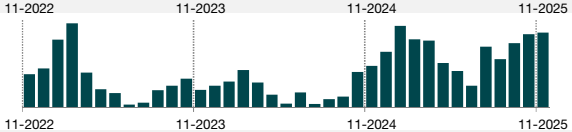
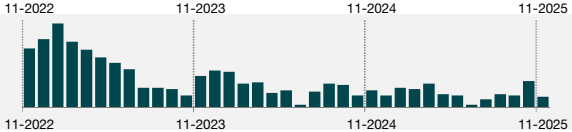
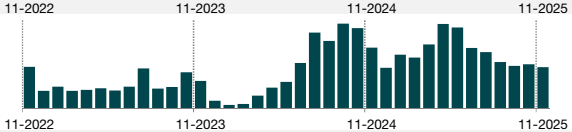
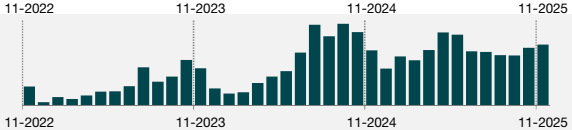
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Key Metrics	Historical Sparklines	11-2024	11-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		658	**628**	- 4.6%	10,342	**11,231**	+ 8.6%
Pending Sales		633	**556**	- 12.2%	8,118	**8,352**	+ 2.9%
Closed Sales		700	**714**	+ 2.0%	7,792	**8,007**	+ 2.8%
Median Sales Price		$590,000	**$560,000**	- 5.1%	$590,000	**$606,704**	+ 2.8%
Avg. Sales Price		$677,398	**$668,871**	- 1.3%	$688,147	**$711,284**	+ 3.4%
Pct. of List Price Received		102.5%	**101.2%**	- 1.3%	103.7%	**102.4%**	- 1.3%
Days on Market		36	**40**	+ 11.1%	33	**36**	+ 9.1%
Affordability Index		84	**93**	+ 10.7%	84	**86**	+ 2.4%
Homes for Sale		1,463	**1,684**	+ 15.1%	--	**--**	--
Months Supply		2.1	**2.3**	+ 9.5%	--	**--**	--

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.

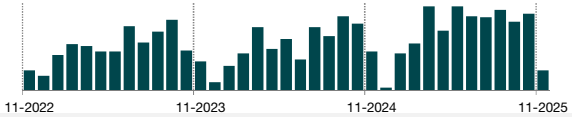
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Key Metrics	Historical Sparklines	11-2024	11-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		242	**159**	- 34.3%	3,557	**3,000**	- 15.7%
Pending Sales		242	**109**	- 55.0%	2,921	**2,356**	- 19.3%
Closed Sales		266	**142**	- 46.6%	2,774	**2,407**	- 13.2%
Median Sales Price		$410,000	**$447,500**	+ 9.1%	$410,000	**$425,000**	+ 3.7%
Avg. Sales Price		$437,218	**$475,675**	+ 8.8%	$438,530	**$451,416**	+ 2.9%
Pct. of List Price Received		102.2%	**100.2%**	- 2.0%	104.1%	**101.5%**	- 2.5%
Days on Market		31	**40**	+ 29.0%	26	**35**	+ 34.6%
Affordability Index		121	**116**	- 4.1%	121	**122**	+ 0.8%
Homes for Sale		417	**358**	- 14.1%	--	**--**	--
Months Supply		1.6	**1.7**	+ 6.3%	--	**--**	--

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.

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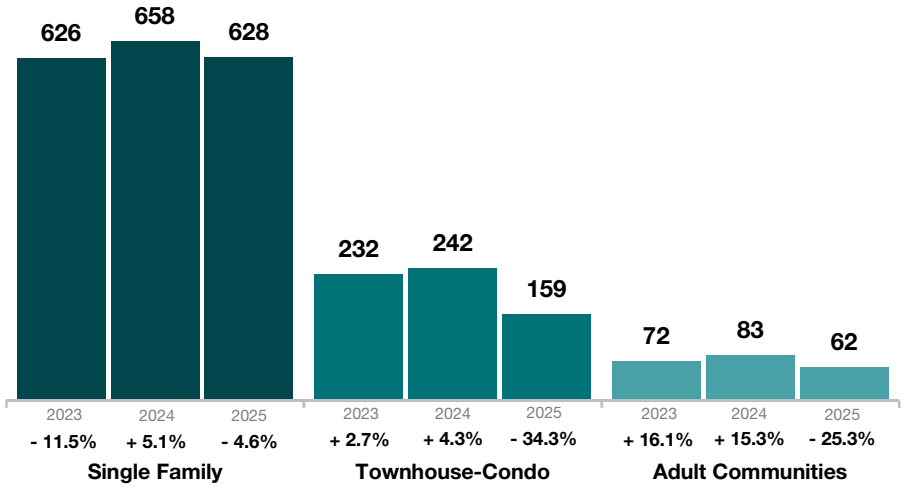
Key Metrics	Historical Sparklines	11-2024	11-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		83	**62**	- 25.3%	1,044	**1,220**	+ 16.9%
Pending Sales		70	**71**	+ 1.4%	854	**985**	+ 15.3%
Closed Sales		67	**77**	+ 14.9%	810	**922**	+ 13.8%
Median Sales Price		$390,000	**$500,000**	+ 28.2%	$424,950	**$439,000**	+ 3.3%
Avg. Sales Price		$450,055	**$492,890**	+ 9.5%	$458,585	**$473,896**	+ 3.3%
Pct. of List Price Received		100.0%	**98.9%**	- 1.1%	100.4%	**99.2%**	- 1.2%
Days on Market		41	**61**	+ 48.8%	40	**49**	+ 22.5%
Affordability Index		127	**104**	- 18.1%	117	**119**	+ 1.7%
Homes for Sale		183	**193**	+ 5.5%	--	**--**	--
Months Supply		2.4	**2.2**	- 8.3%	--	**--**	--

New Listings

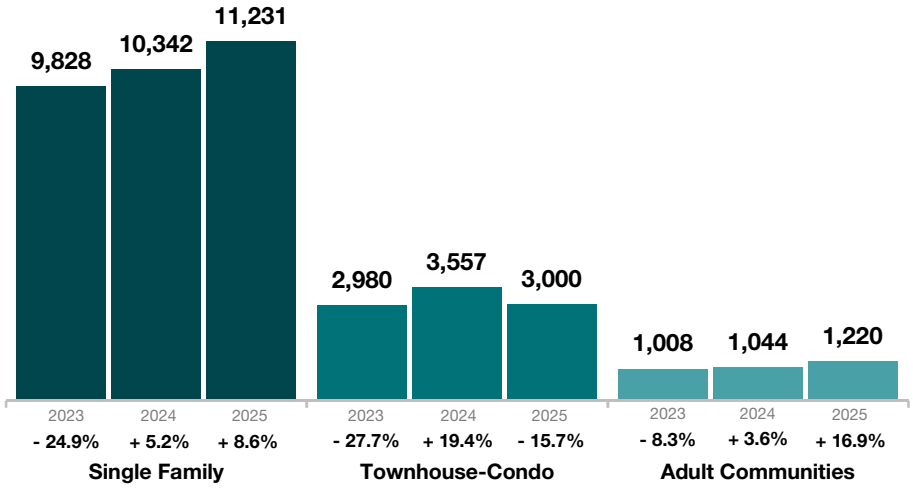
A count of the properties that have been newly listed on the market in a given month.

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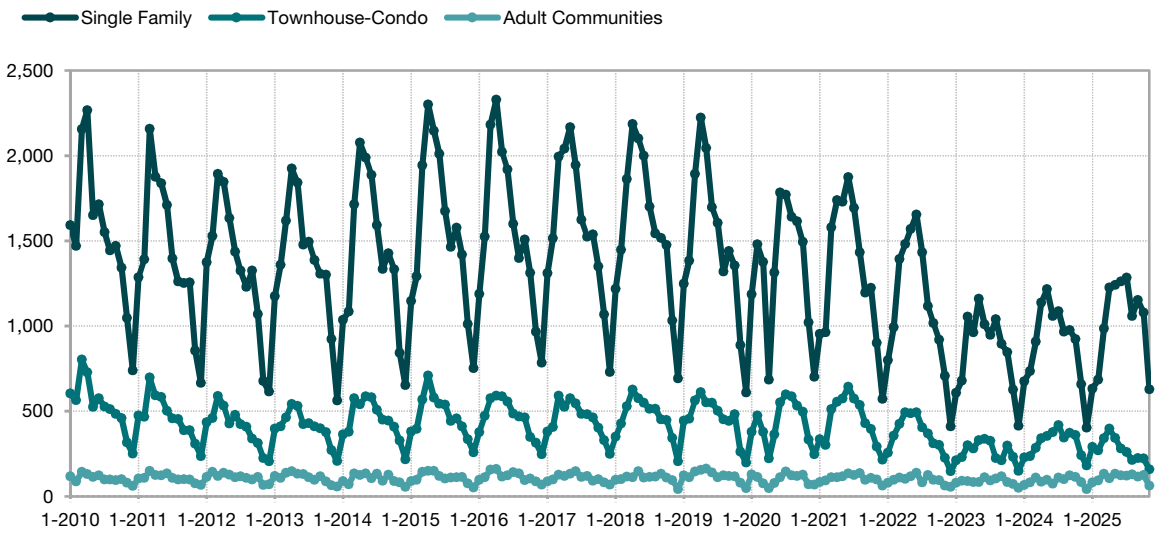
November



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.

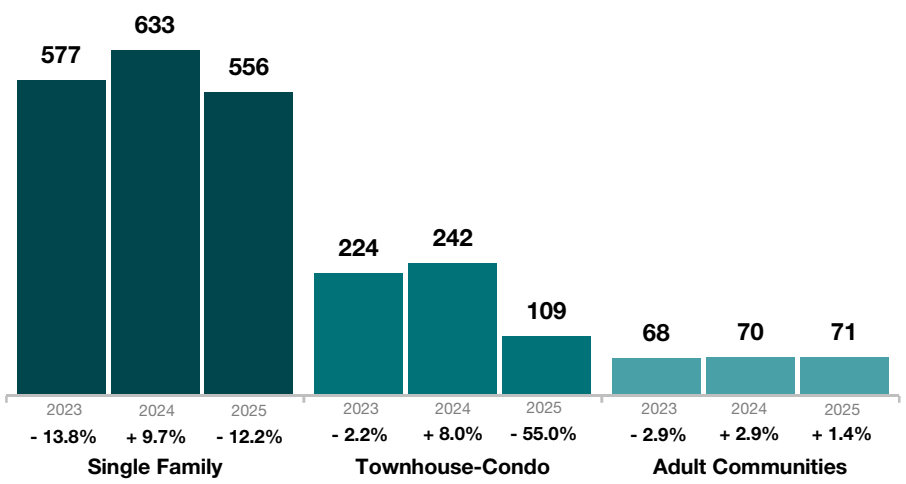
	Single Family	Townhouse-Condo	Adult Communities
December 2024	402	182	43
January 2025	632	291	81
February 2025	684	269	92
March 2025	985	341	133
April 2025	1,226	398	106
May 2025	1,241	342	133
June 2025	1,261	280	122
July 2025	1,284	260	121
August 2025	1,058	213	129
September 2025	1,153	225	116
October 2025	1,079	222	125
November 2025	**628**	**159**	**62**
12-Month Avg.	969	265	105

Pending Sales

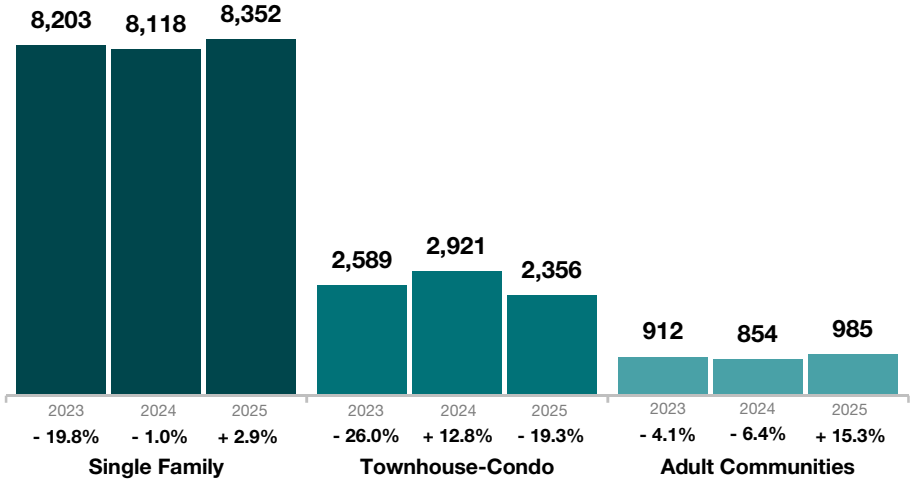
A count of the properties on which offers have been accepted in a given month.

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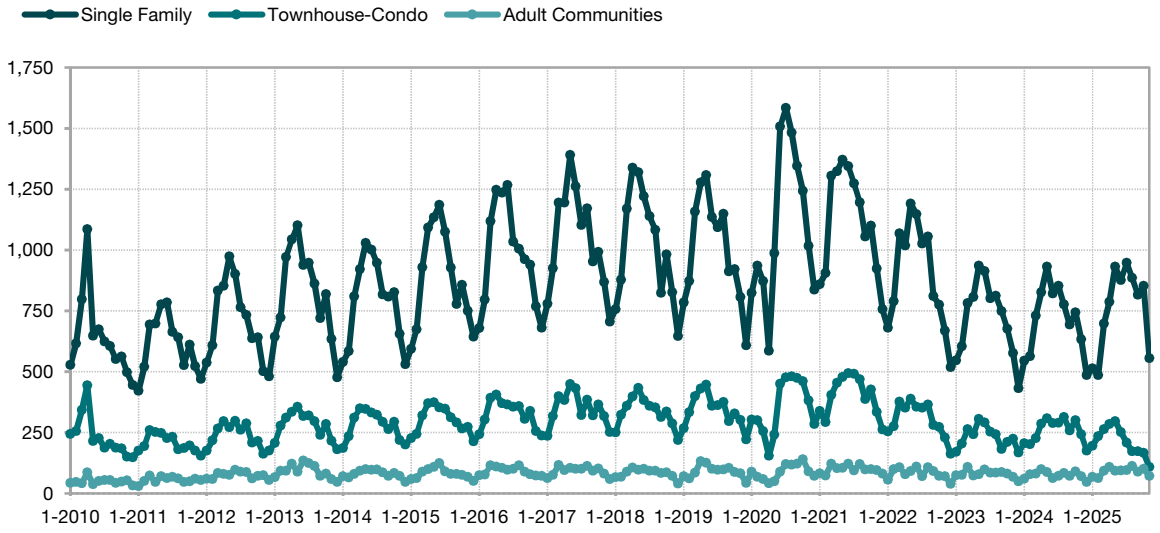
November



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.

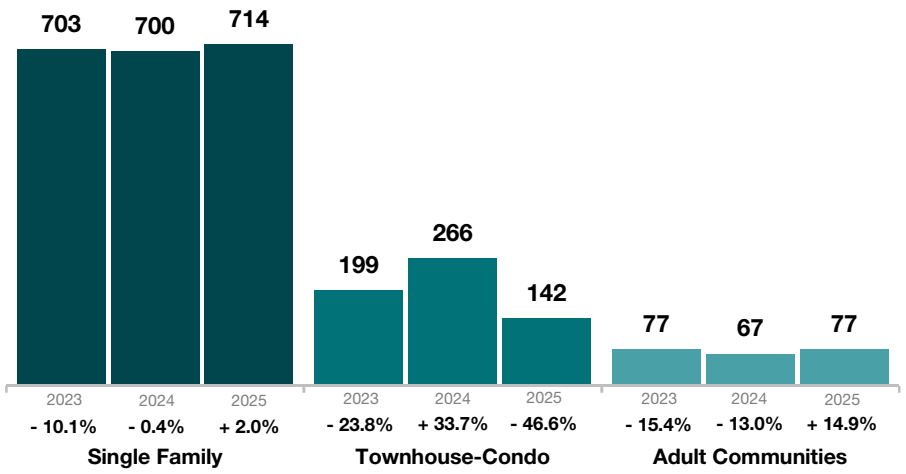
	Single Family	Townhouse-Condo	Adult Communities
December 2024	486	176	47
January 2025	514	195	68
February 2025	486	235	63
March 2025	698	263	93
April 2025	787	285	108
May 2025	932	297	93
June 2025	877	252	94
July 2025	948	208	95
August 2025	885	173	112
September 2025	816	173	88
October 2025	853	166	100
November 2025	**556**	**109**	**71**
12-Month Avg.	737	211	86

Closed Sales

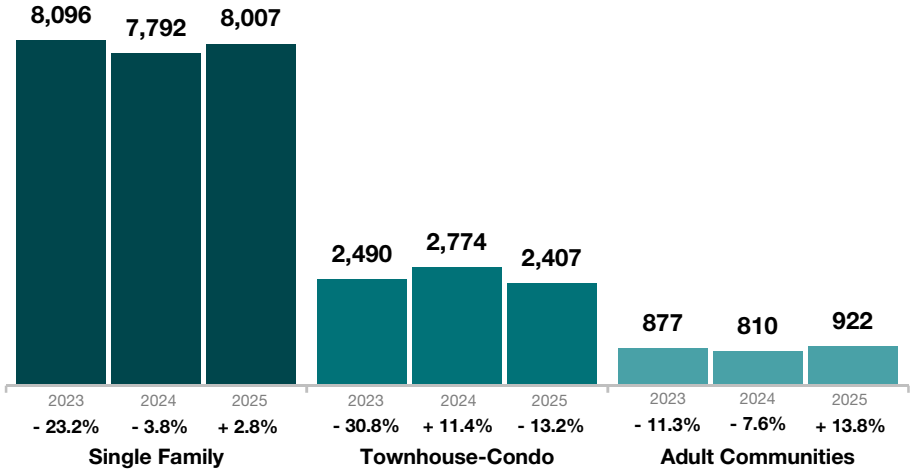
A count of the actual sales that closed in a given month.

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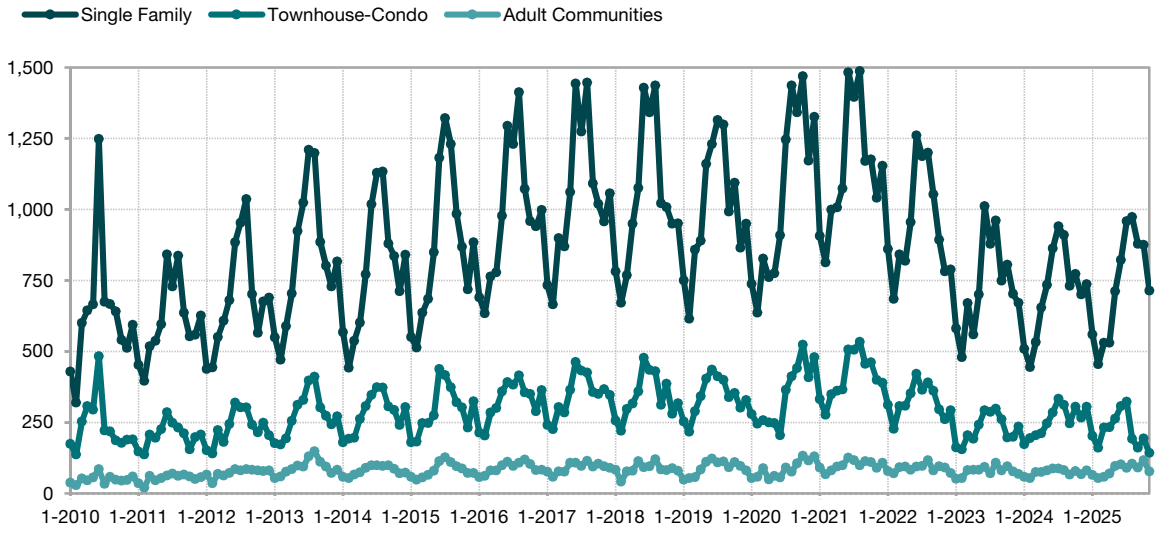
November



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.

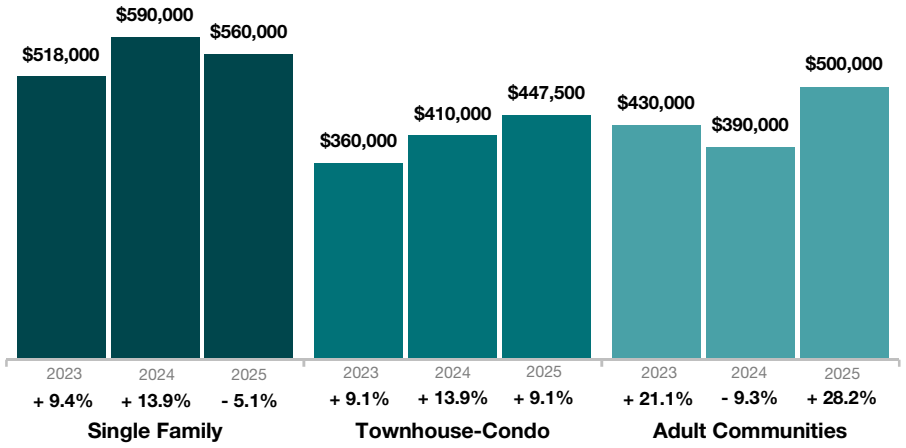
	Single Family	Townhouse-Condo	Adult Communities
December 2024	736	305	80
January 2025	560	202	65
February 2025	455	160	54
March 2025	530	231	58
April 2025	530	233	69
May 2025	712	263	96
June 2025	822	307	102
July 2025	958	323	90
August 2025	973	192	104
September 2025	878	161	91
October 2025	875	193	116
November 2025	**714**	**142**	**77**
12-Month Avg.	729	226	84

Median Sales Price

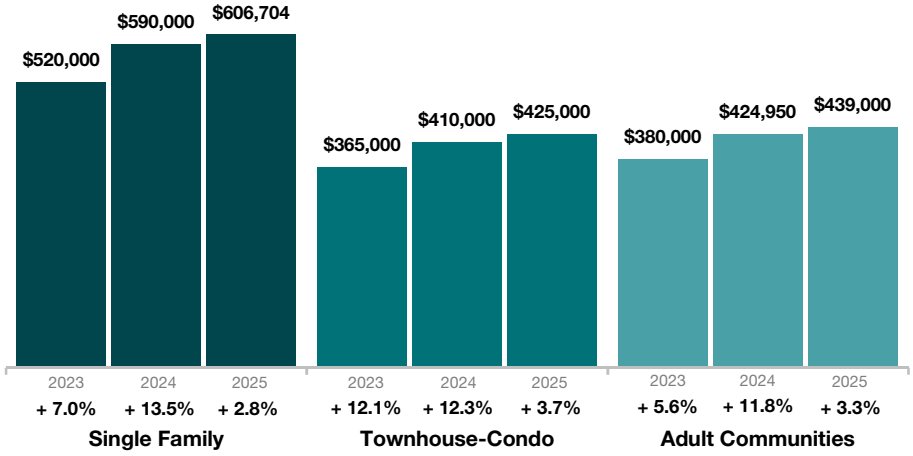
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

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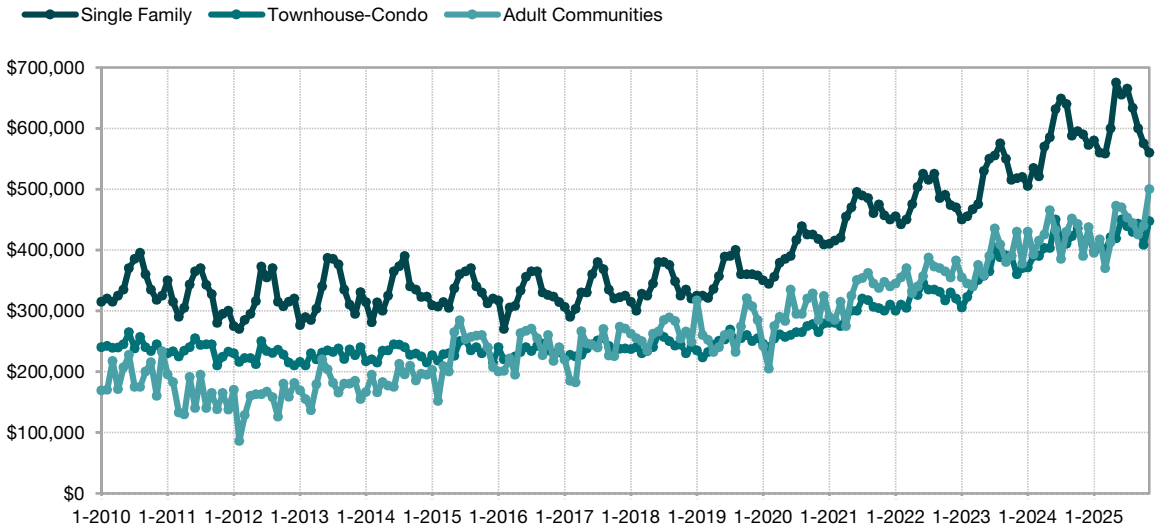
November



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
December 2024	$572,648	$421,000	$437,500
January 2025	$580,000	$397,500	$395,500
February 2025	$560,000	$407,500	$417,500
March 2025	$558,500	$400,000	$370,000
April 2025	$600,000	$421,000	$412,500
May 2025	$675,000	$419,000	$472,500
June 2025	$655,000	$450,000	$470,000
July 2025	$665,000	$439,000	$453,000
August 2025	$633,500	$429,500	$444,000
September 2025	$600,000	$443,000	$425,000
October 2025	$575,000	$408,304	$439,450
November 2025	**$560,000**	**$447,500**	**$500,000**
12-Month Med.*	$603,000	$425,000	$439,000

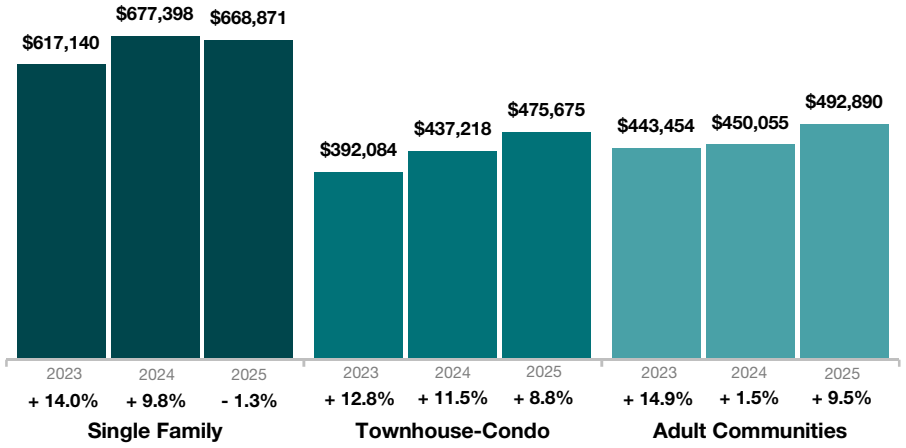
* Median Sales Price for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

Average Sales Price

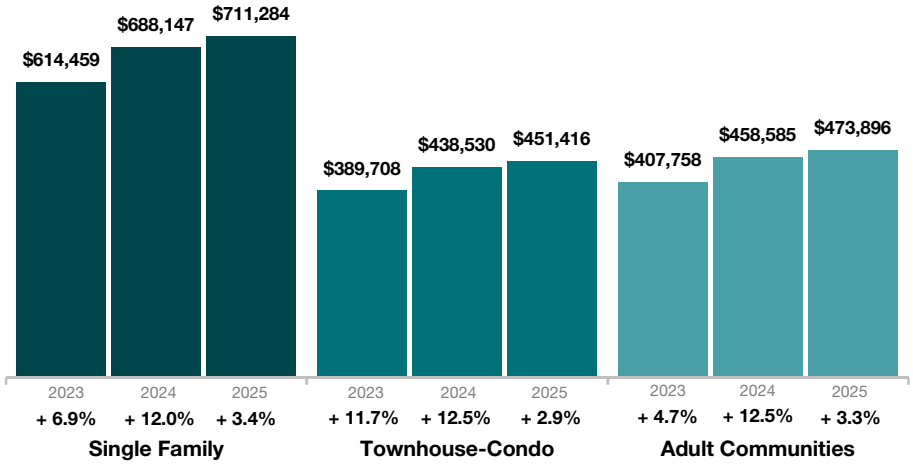
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

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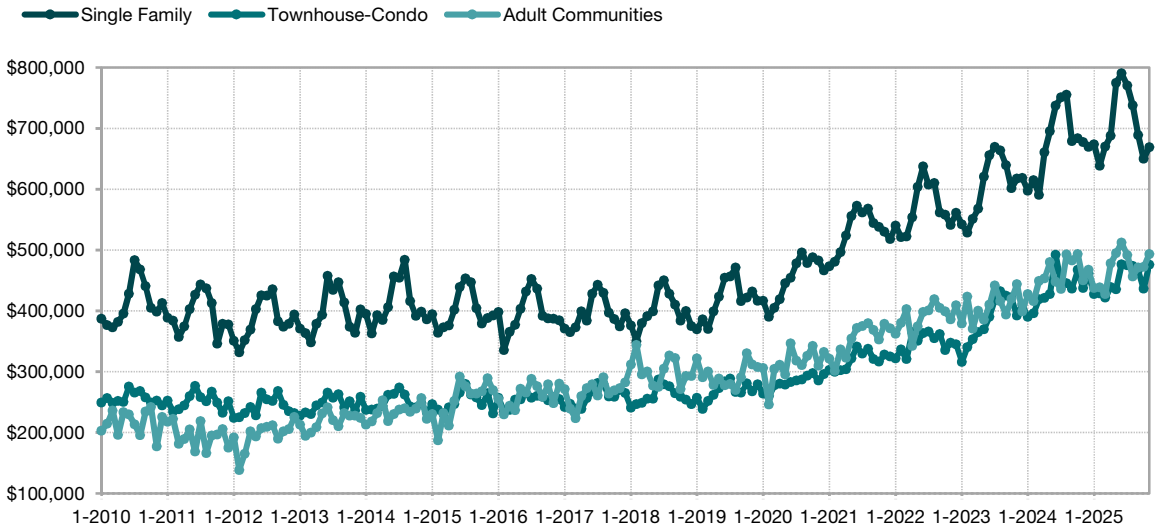
November



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
December 2024	$669,235	$461,147	$467,275
January 2025	$673,434	$427,580	$437,576
February 2025	$638,529	$428,420	$438,408
March 2025	$669,810	$421,553	$427,384
April 2025	$687,755	$438,820	$477,751
May 2025	$774,823	$435,338	$494,795
June 2025	$790,122	$476,063	$512,101
July 2025	$770,561	$474,986	$491,705
August 2025	$737,592	$473,639	$456,489
September 2025	$688,944	$467,456	$471,241
October 2025	$649,940	$436,300	$472,102
November 2025	**$668,871**	**$475,675**	**$492,890**
12-Month Avg.*	$707,742	$452,511	$473,367

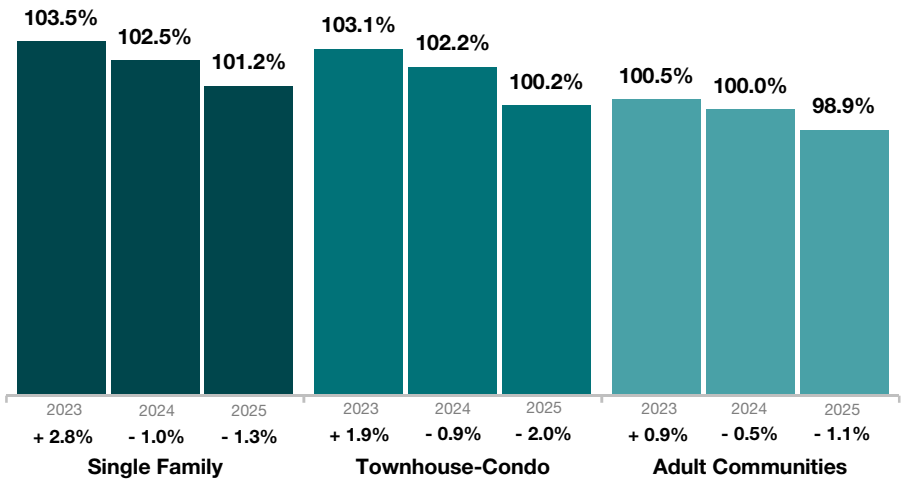
* Avg. Sales Price for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

Percent of List Price Received

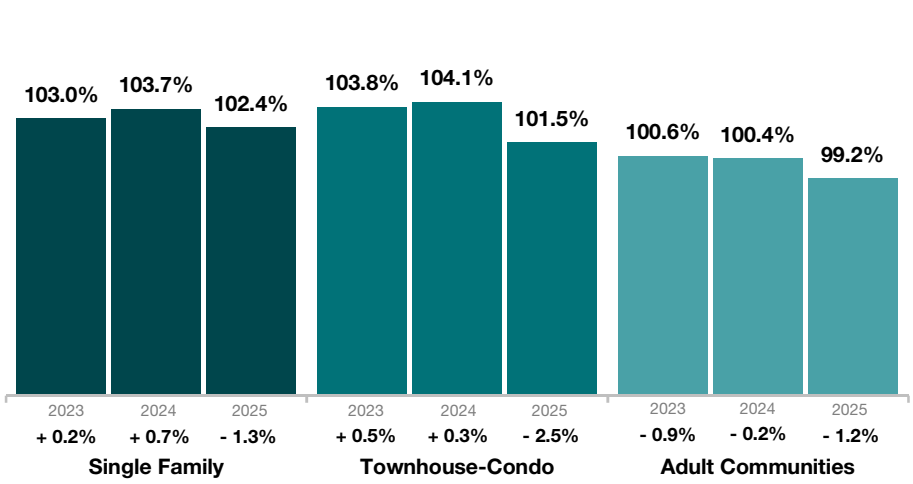
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

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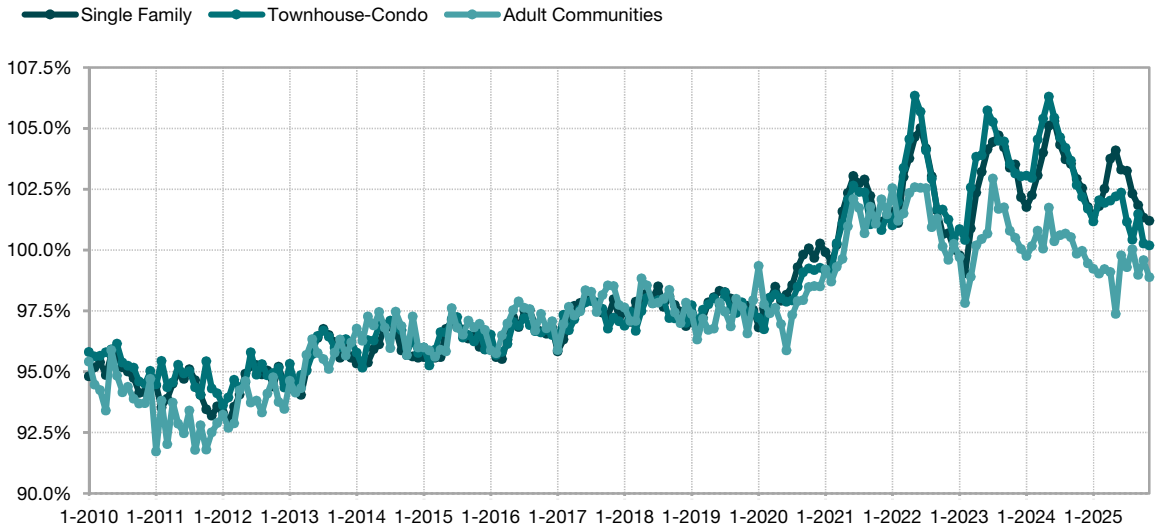
November



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
December 2024	101.8%	101.7%	99.4%
January 2025	101.4%	101.2%	99.2%
February 2025	101.8%	102.0%	99.0%
March 2025	102.5%	101.9%	99.2%
April 2025	103.8%	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	101.8%	101.5%	99.0%
October 2025	101.3%	100.3%	99.6%
November 2025	**101.2%**	**100.2%**	**98.9%**
12-Month Avg.*	102.4%	101.5%	99.2%

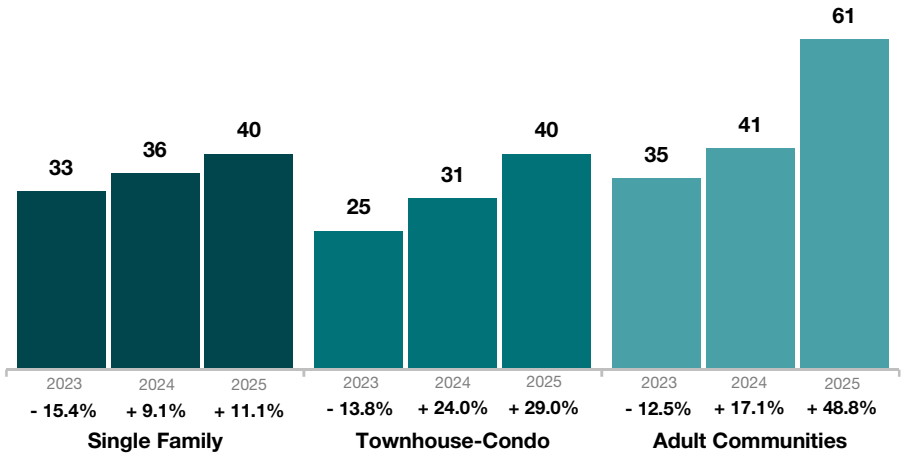
* Pct. of List Price Received for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

Days on Market Until Sale

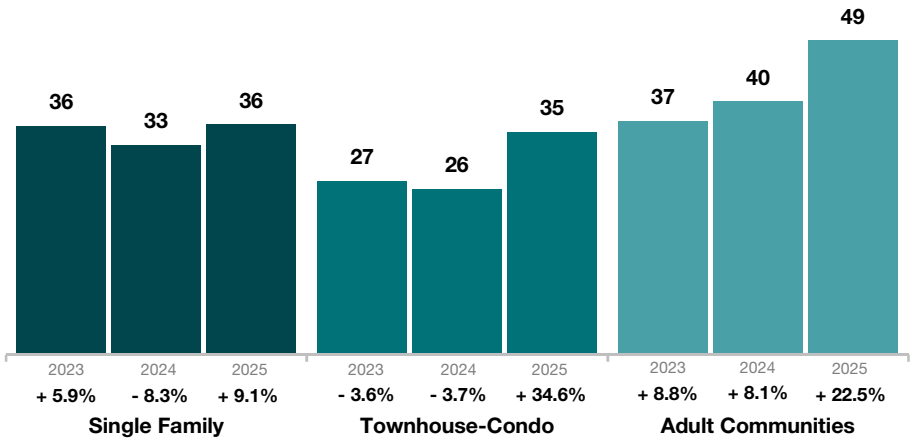
Average number of days between when a property is listed and when an offer is accepted in a given month.

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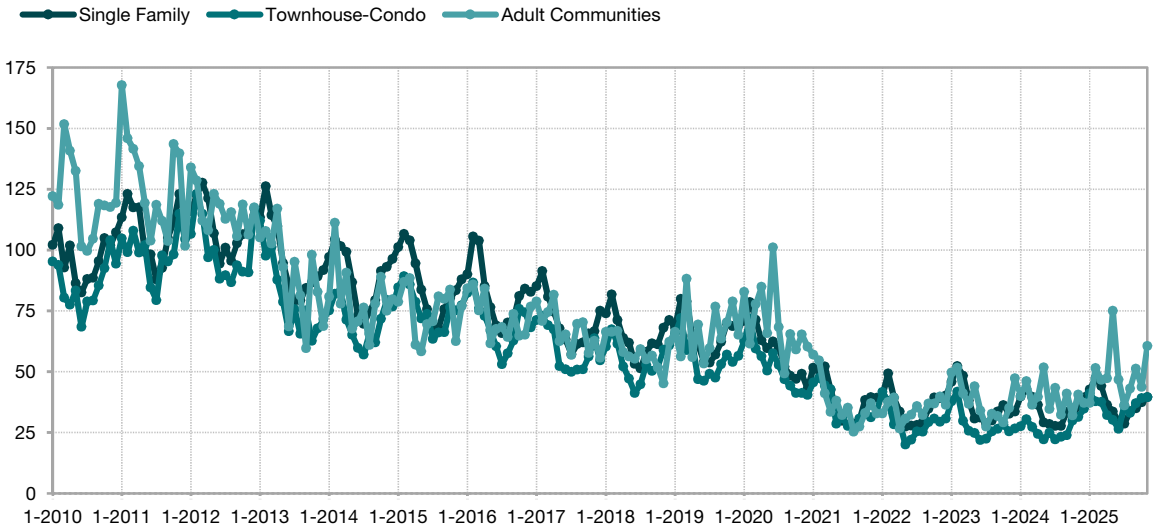
November



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
December 2024	39	35	37
January 2025	43	41	37
February 2025	47	38	51
March 2025	44	38	47
April 2025	36	32	47
May 2025	34	30	75
June 2025	30	27	47
July 2025	29	36	36
August 2025	34	33	43
September 2025	35	37	51
October 2025	37	39	44
November 2025	**40**	**40**	**61**
12-Month Avg.*	36	35	48

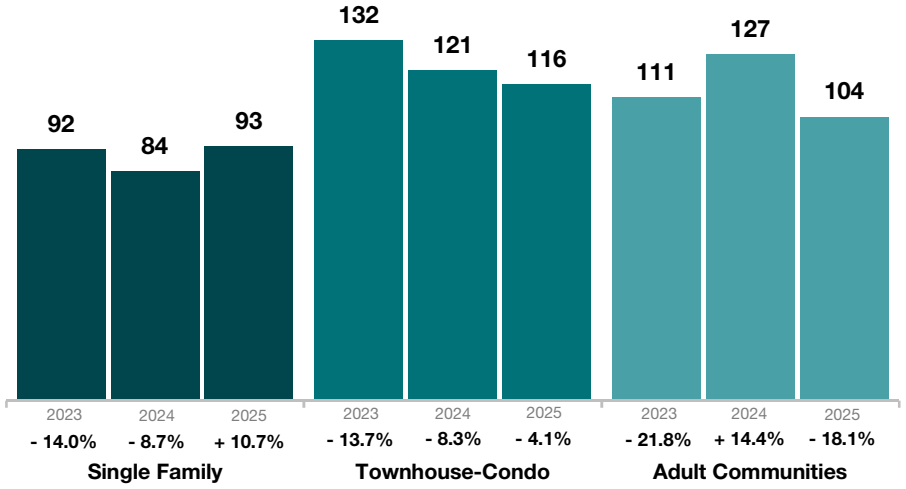
* Days on Market for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

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.

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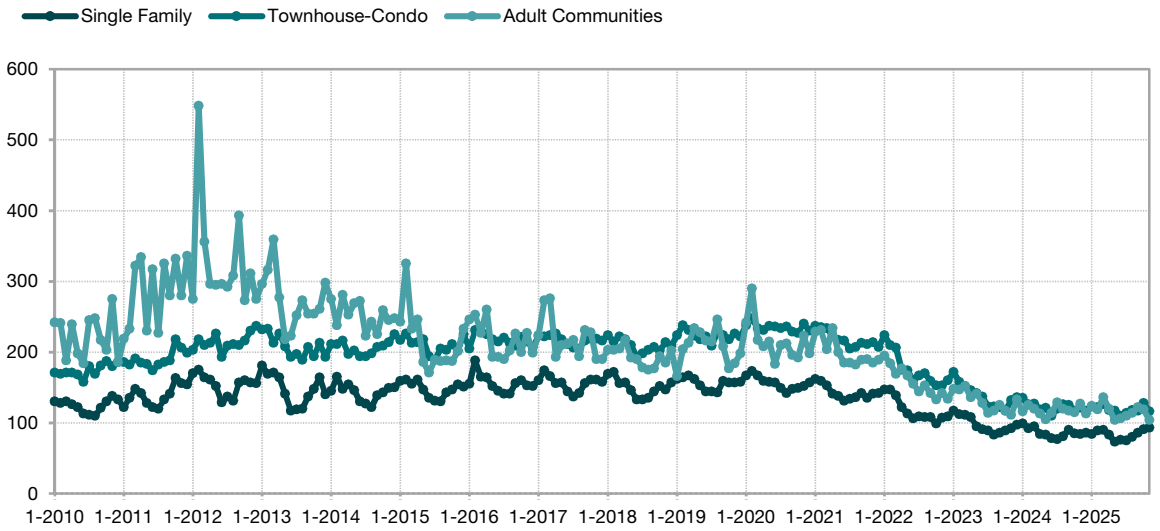
November



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
December 2024	86	117	113
January 2025	84	123	124
February 2025	89	122	119
March 2025	90	126	136
April 2025	83	118	120
May 2025	73	117	104
June 2025	76	110	106
July 2025	75	114	110
August 2025	80	118	114
September 2025	86	117	122
October 2025	91	128	119
November 2025	**93**	**116**	**104**
12-Month Avg.*	84	119	116

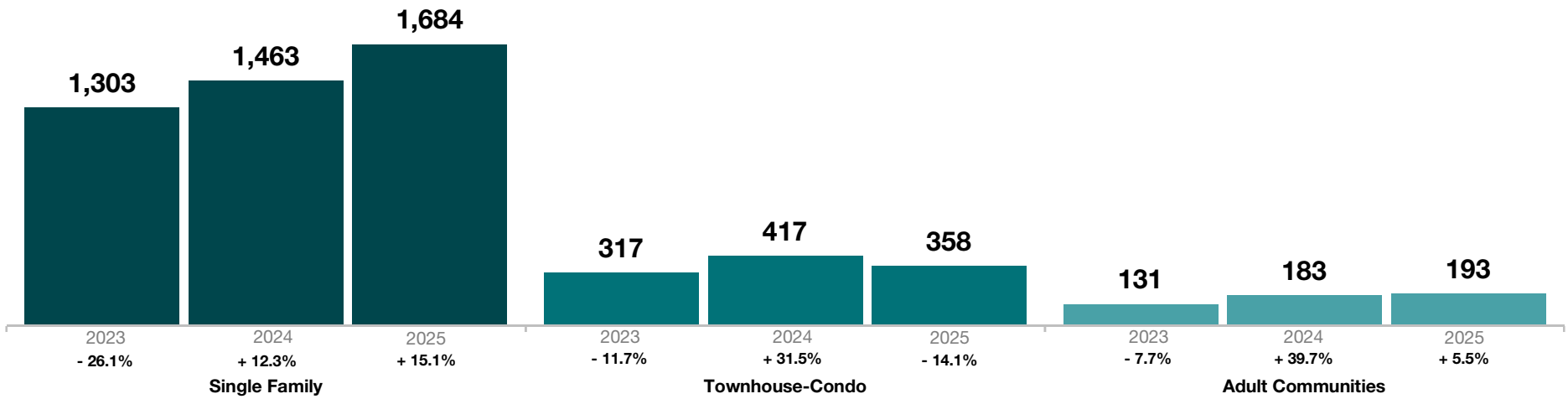
* Affordability Index for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

Inventory of Homes for Sale

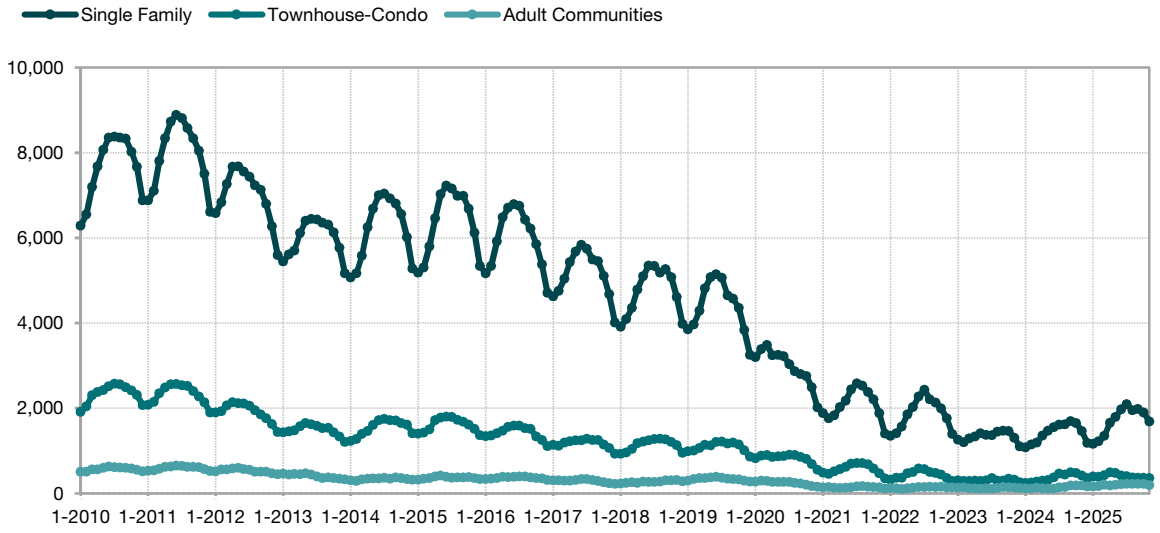
The number of properties available for sale in active status at the end of a given month.

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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.

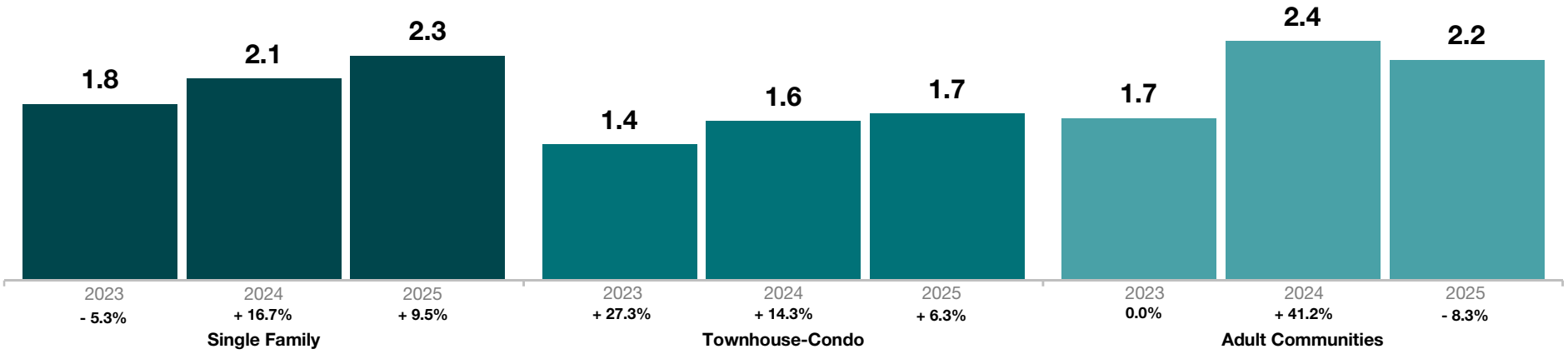
	Single Family	Townhouse-Condo	Adult Communities
December 2024	1,184	356	163
January 2025	1,160	396	163
February 2025	1,218	387	172
March 2025	1,347	427	199
April 2025	1,656	488	183
May 2025	1,789	478	201
June 2025	1,969	416	213
July 2025	2,089	403	223
August 2025	1,946	374	222
September 2025	1,977	362	222
October 2025	1,898	367	223
November 2025	**1,684**	**358**	**193**
12-Month Avg.	1,660	401	198

Months Supply of Inventory

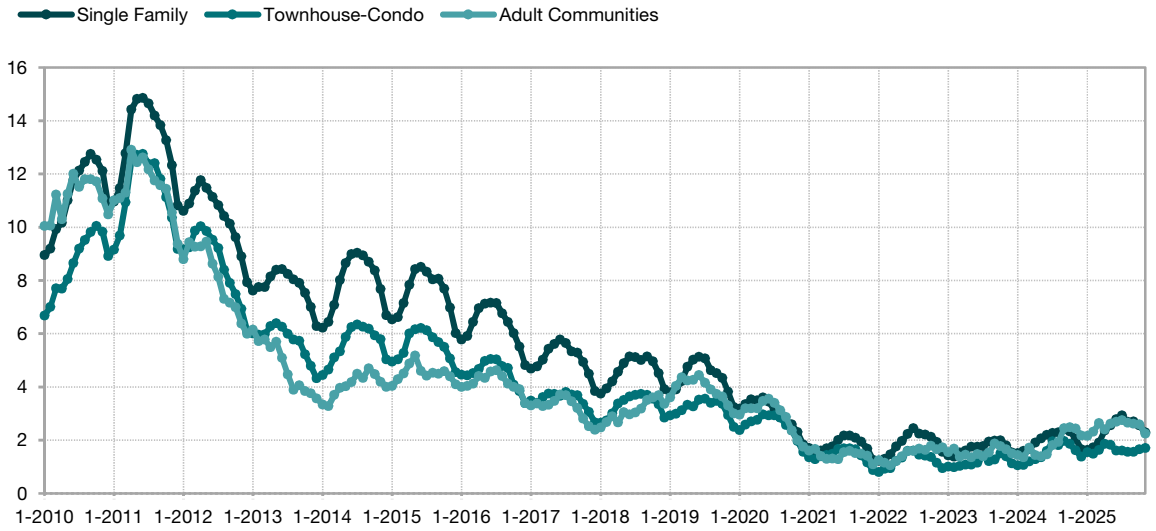
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

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November



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.

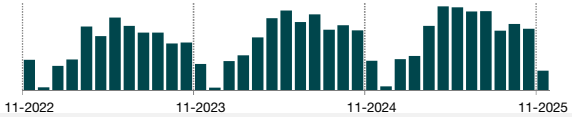
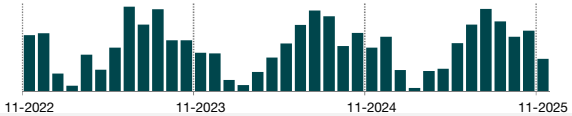
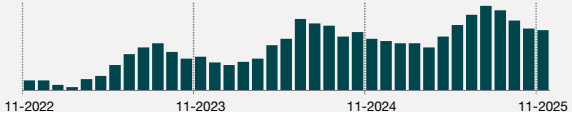
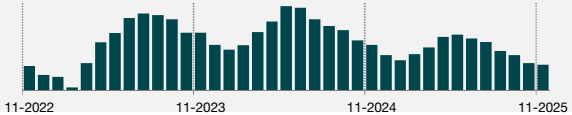
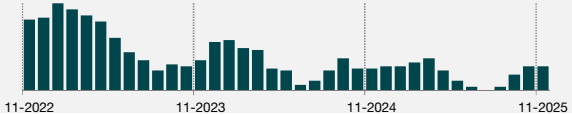
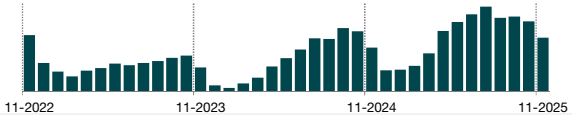
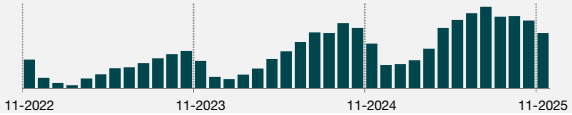
	Single Family	Townhouse-Condo	Adult Communities
December 2024	1.7	1.4	2.2
January 2025	1.6	1.5	2.2
February 2025	1.7	1.5	2.3
March 2025	1.9	1.6	2.6
April 2025	2.4	1.9	2.4
May 2025	2.5	1.8	2.6
June 2025	2.8	1.6	2.7
July 2025	2.9	1.6	2.7
August 2025	2.7	1.6	2.7
September 2025	2.7	1.6	2.6
October 2025	2.6	1.7	2.6
November 2025	**2.3**	**1.7**	**2.2**
12-Month Avg.*	2.3	1.6	2.5

* Months Supply for all properties from December 2024 through November 2025. 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.

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Key Metrics	Historical Sparklines	11-2024	11-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		991	**851**	- 14.1%	15,062	**15,516**	+ 3.0%
Pending Sales		955	**737**	- 22.8%	11,979	**11,750**	- 1.9%
Closed Sales		1,034	**934**	- 9.7%	11,454	**11,399**	- 0.5%
Median Sales Price		$520,000	**$540,000**	+ 3.8%	$520,000	**$550,000**	+ 5.8%
Avg. Sales Price		$600,471	**$624,634**	+ 4.0%	$608,617	**$635,007**	+ 4.3%
Pct. of List Price Received		102.3%	**100.8%**	- 1.5%	103.5%	**102.0%**	- 1.4%
Days on Market		35	**41**	+ 17.1%	32	**37**	+ 15.6%
Affordability Index		95	**96**	+ 1.1%	95	**95**	0.0%
Homes for Sale		2,088	**2,242**	+ 7.4%	--	**--**	--
Months Supply		2.0	**2.2**	+ 10.0%	--	**--**	--