Monthly Indicators

Mid Jersey Association of REALTORS®

MID JERSEY ASSOCIATION OF REALTORS®

October 2025

U.S. existing-home sales climbed 1.5% month-over-month and 4.1% year-over-year, reaching a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). The increase was partly driven by falling mortgage rates, which recently hit their lowest level in more than a year. Regionally, monthly sales advanced in the Northeast, South, and West, while the Midwest experienced a slight decline.

- Single Family Closed Sales were up 11.0 percent to 858.
- Townhouse-Condo Closed Sales were down 38.7 percent to 187.
- Adult Communities Closed Sales were up 50.7 percent to 113.

- Single Family Median Sales Price decreased 3.4 percent to $575,000.
- Townhouse-Condo Median Sales Price decreased 5.7 percent to $410,402.
- Adult Communities Median Sales Price decreased 1.1 percent to $439,900.

Housing inventory edged up 1.3% from the previous month to 1.55 million units, 14.0% higher than the same period last year. This represents a 4.6-month supply at the current sales pace, according to NAR. The median existing-home price grew 2.1% year-over-year to $415,200, continuing the trend of annual price gains. The Midwest saw the largest year-over-year increase in median sales price, followed by the Northeast and South, while prices remained mostly flat in the West.

Monthly Snapshot

- 0.3%	+ 8.1%	+ 2.4%
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.

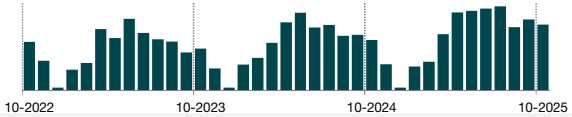
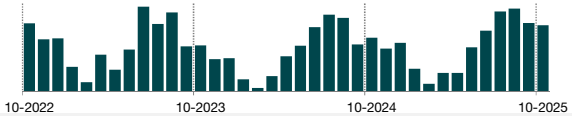
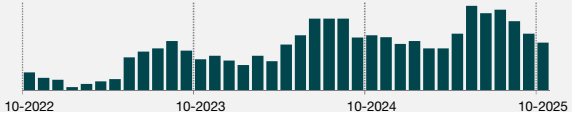
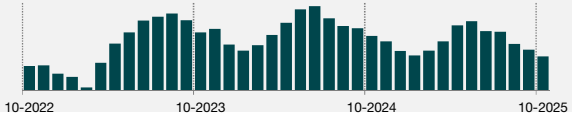
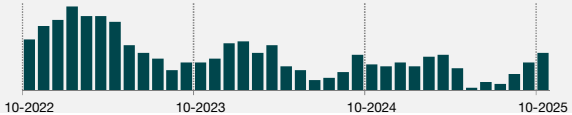
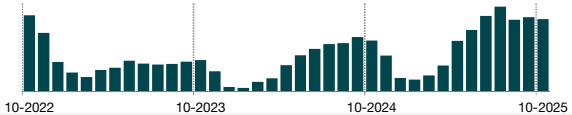
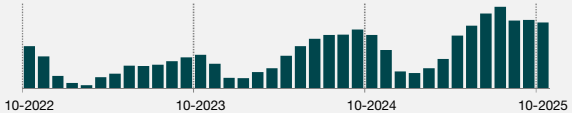
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Data as of November 9, 2025. All data from Mid Jersey Association of Realtors®, Inc. Margin of error for reported statewide numbers is +/- 4% at a 95% confidence level. Provided by New Jersey REALTORS®. Report © 2025 ShowingTime Plus, LLC.

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.

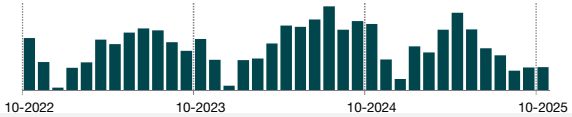
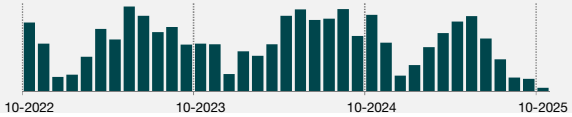
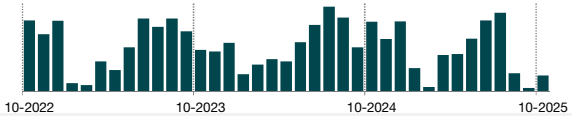
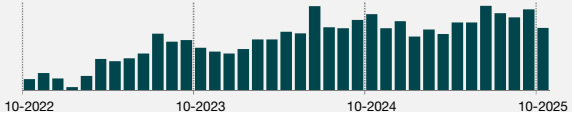
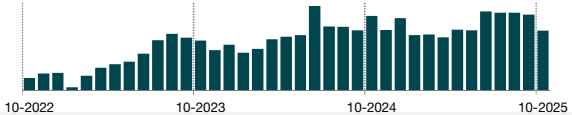
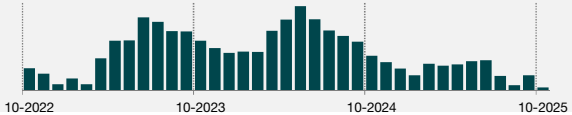
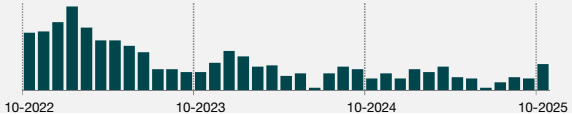
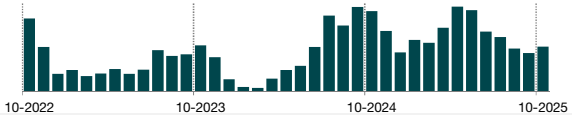
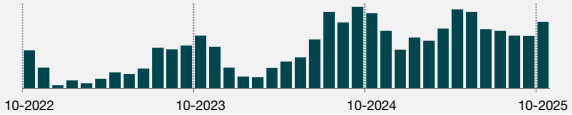
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Key Metrics	Historical Sparklines	10-2024	10-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		920	**1,085**	+ 17.9%	9,578	**10,579**	+ 10.5%
Pending Sales		742	**794**	+ 7.0%	7,384	**7,713**	+ 4.5%
Closed Sales		773	**858**	+ 11.0%	6,962	**7,254**	+ 4.2%
Median Sales Price		$595,000	**$575,000**	- 3.4%	$595,000	**$614,440**	+ 3.3%
Avg. Sales Price		$684,062	**$652,609**	- 4.6%	$693,033	**$716,394**	+ 3.4%
Pct. of List Price Received		102.9%	**101.3%**	- 1.6%	103.8%	**102.6%**	- 1.2%
Days on Market		31	**37**	+ 19.4%	32	**36**	+ 12.5%
Affordability Index		85	**91**	+ 7.1%	85	**85**	0.0%
Homes for Sale		1,641	**1,910**	+ 16.4%	--	**--**	--
Months Supply		2.4	**2.6**	+ 8.3%	--	**--**	--

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.

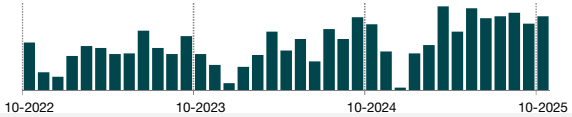
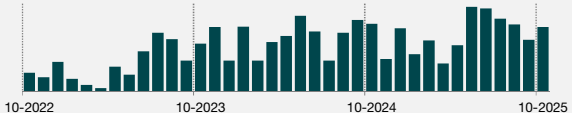
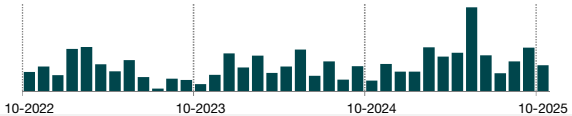
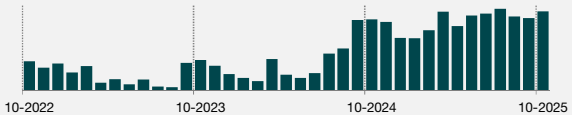
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Key Metrics	Historical Sparklines	10-2024	10-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		364	**222**	- 39.0%	3,393	**2,852**	- 15.9%
Pending Sales		302	**151**	- 50.0%	2,756	**2,239**	- 18.8%
Closed Sales		305	**187**	- 38.7%	2,606	**2,271**	- 12.9%
Median Sales Price		$435,000	**$410,402**	- 5.7%	$410,000	**$425,000**	+ 3.7%
Avg. Sales Price		$467,116	**$436,016**	- 6.7%	$437,554	**$449,777**	+ 2.8%
Pct. of List Price Received		102.7%	**100.3%**	- 2.3%	104.3%	**101.5%**	- 2.7%
Days on Market		30	**39**	+ 30.0%	26	**34**	+ 30.8%
Affordability Index		117	**128**	+ 9.4%	124	**123**	- 0.8%
Homes for Sale		483	**381**	- 21.1%	--	**--**	--
Months Supply		1.8	**1.7**	- 5.6%	--	**--**	--

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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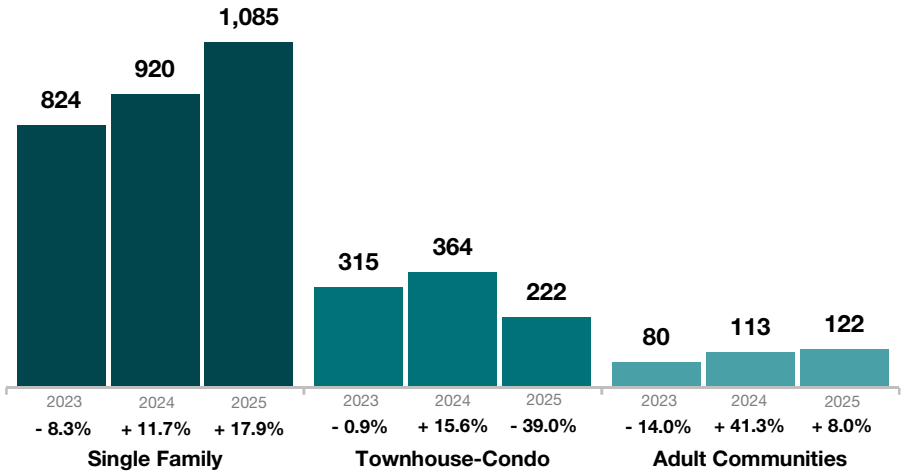
Key Metrics	Historical Sparklines	10-2024	10-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		113	**122**	+ 8.0%	942	**1,144**	+ 21.4%
Pending Sales		88	**87**	- 1.1%	764	**893**	+ 16.9%
Closed Sales		75	**113**	+ 50.7%	722	**838**	+ 16.1%
Median Sales Price		$445,000	**$439,900**	- 1.1%	$425,000	**$435,000**	+ 2.4%
Avg. Sales Price		$506,540	**$473,046**	- 6.6%	$459,361	**$470,889**	+ 2.5%
Pct. of List Price Received		100.0%	**99.5%**	- 0.5%	100.5%	**99.2%**	- 1.3%
Days on Market		32	**41**	+ 28.1%	39	**48**	+ 23.1%
Affordability Index		114	**119**	+ 4.4%	119	**120**	+ 0.8%
Homes for Sale		184	**225**	+ 22.3%	--	**--**	--
Months Supply		2.5	**2.7**	+ 8.0%	--	**--**	--

New Listings

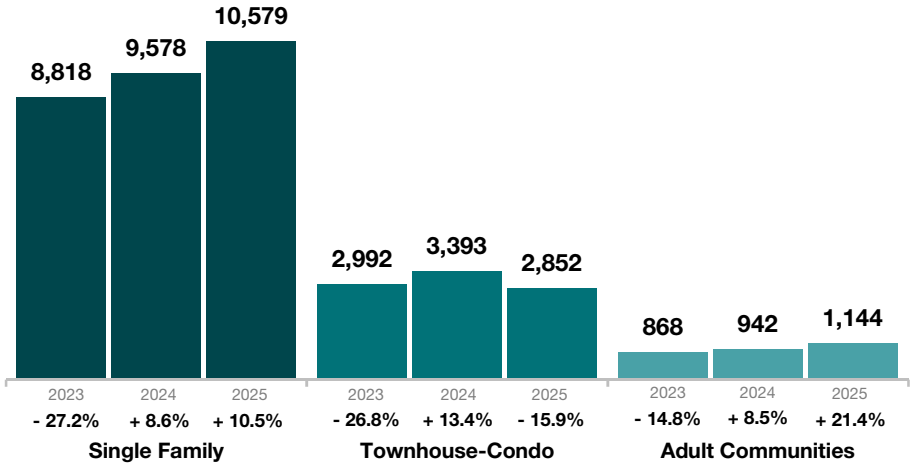
A count of the properties that have been newly listed on the market in a given month.

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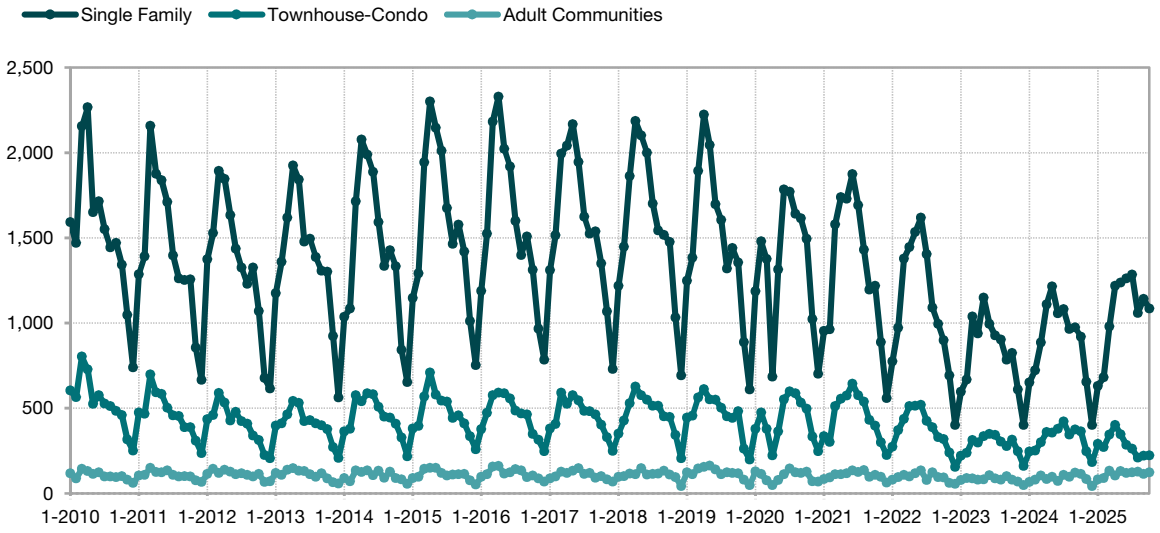
October



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.

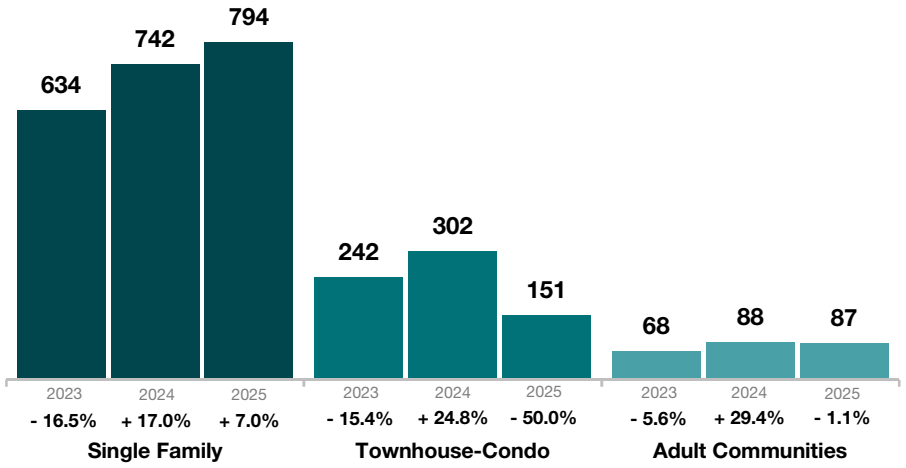
	Single Family	Townhouse-Condo	Adult Communities
November 2024	654	247	83
December 2024	401	183	43
January 2025	631	291	81
February 2025	681	271	90
March 2025	980	345	133
April 2025	1,219	401	105
May 2025	1,237	346	131
June 2025	1,261	284	120
July 2025	1,284	261	122
August 2025	1,059	210	126
September 2025	1,142	221	114
October 2025	**1,085**	**222**	**122**
12-Month Avg.	970	274	106

Pending Sales

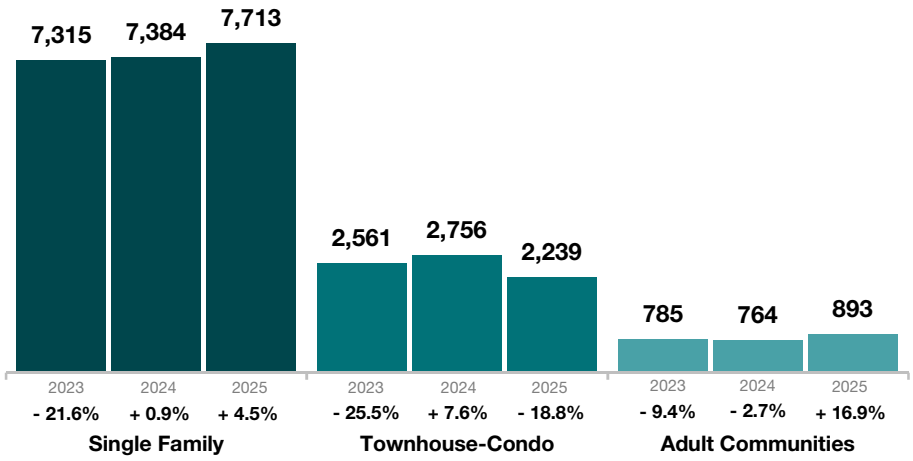
A count of the properties on which offers have been accepted in a given month.

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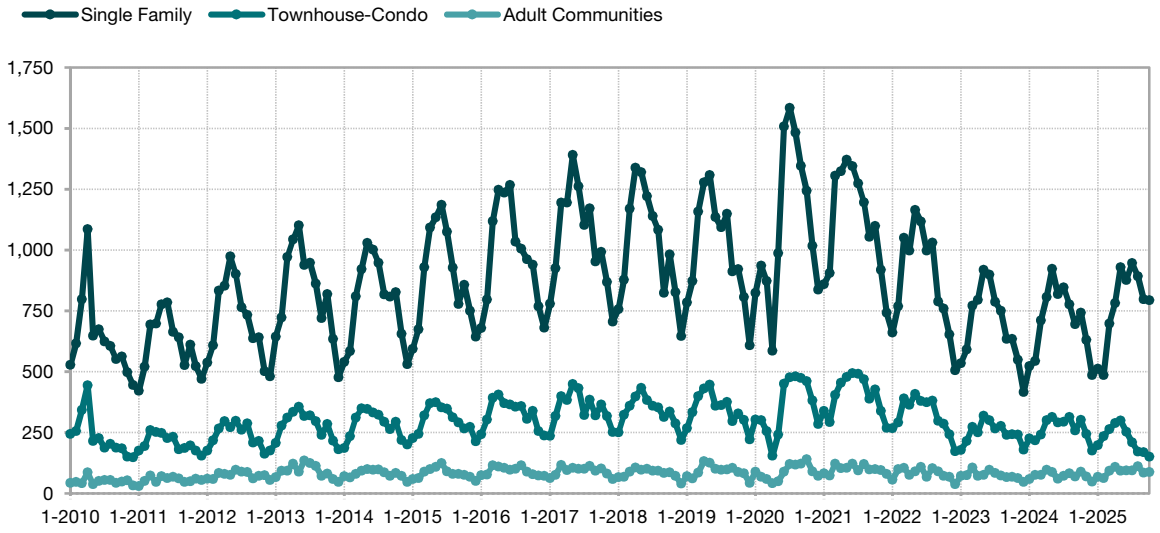
October



Year to Date



Historical Pending Sales by Month



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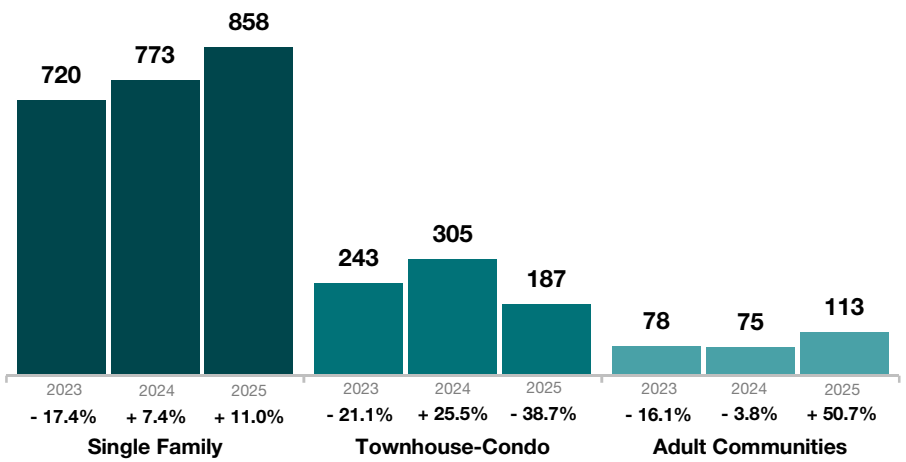
	Single Family	Townhouse-Condo	Adult Communities
November 2024	631	244	69
December 2024	486	176	48
January 2025	512	198	67
February 2025	486	235	62
March 2025	697	264	92
April 2025	782	288	108
May 2025	929	299	93
June 2025	877	253	94
July 2025	946	210	94
August 2025	892	172	111
September 2025	798	169	85
October 2025	**794**	**151**	**87**
12-Month Avg.	736	222	84

Closed Sales

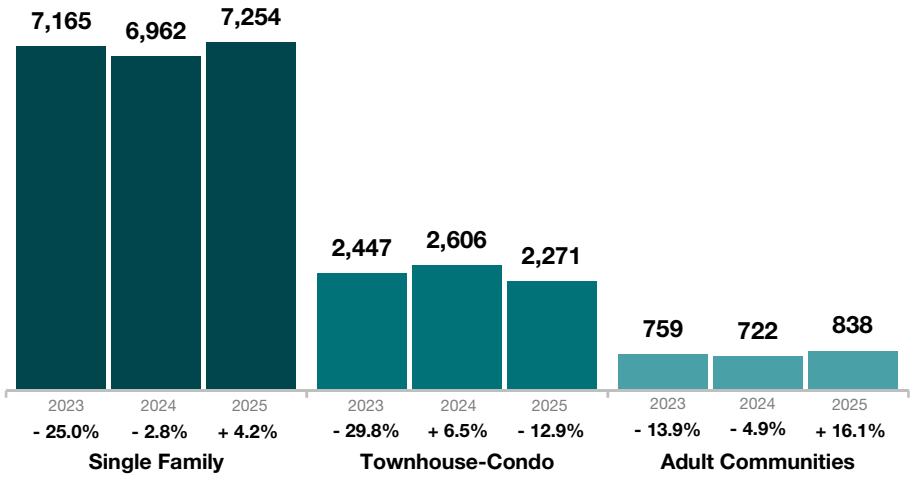
A count of the actual sales that closed in a given month.

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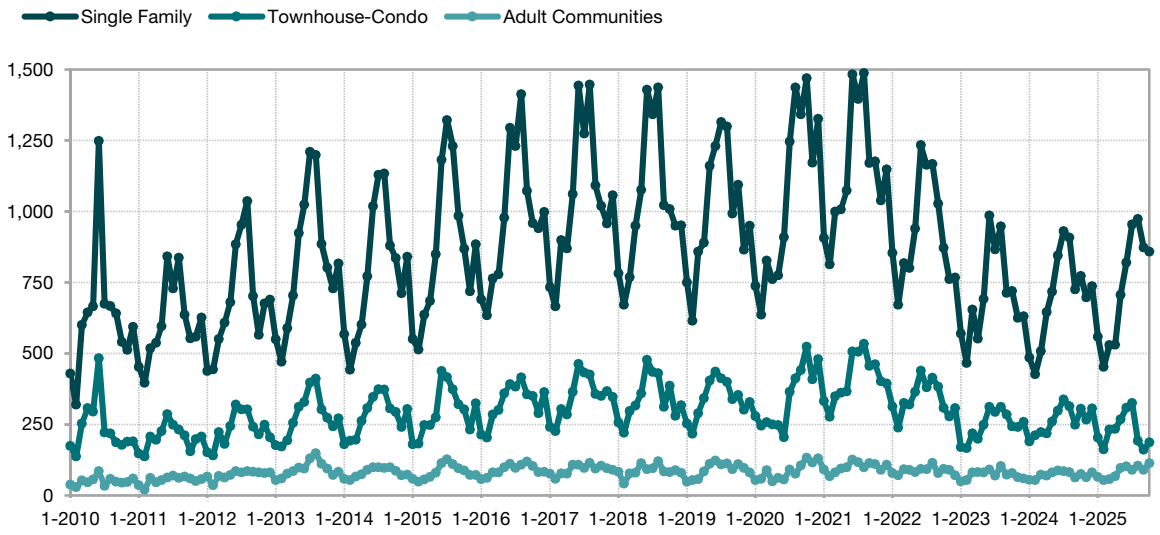
October



Year to Date



Historical Closed Sales by Month



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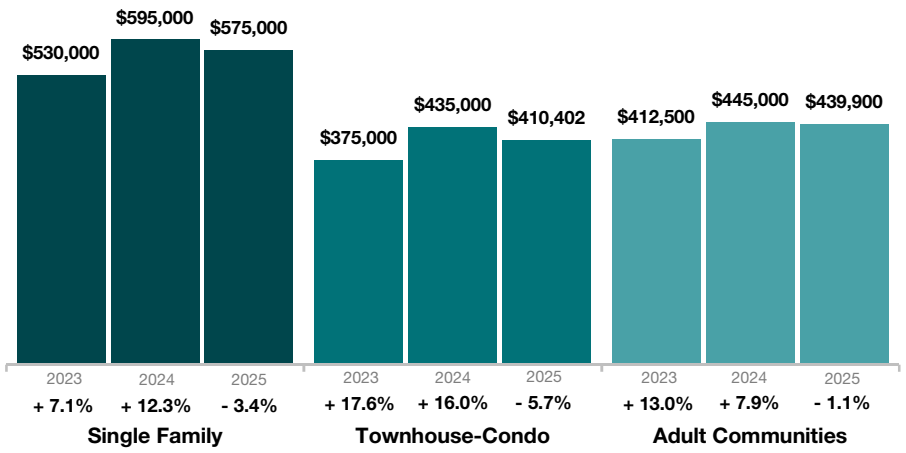
	Single Family	Townhouse-Condo	Adult Communities
November 2024	697	267	64
December 2024	737	306	80
January 2025	558	203	65
February 2025	453	162	54
March 2025	529	232	57
April 2025	530	234	67
May 2025	706	268	96
June 2025	820	308	102
July 2025	954	325	90
August 2025	973	192	104
September 2025	873	160	90
October 2025	**858**	**187**	**113**
12-Month Avg.	724	237	82

Median Sales Price

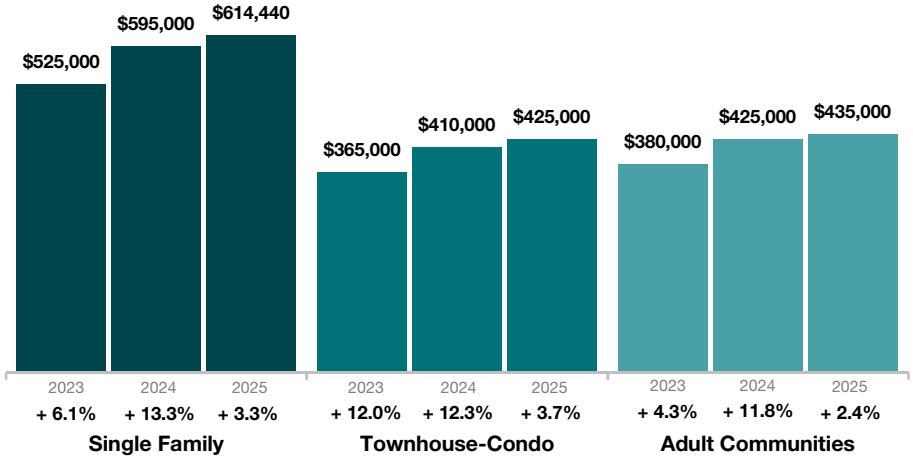
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

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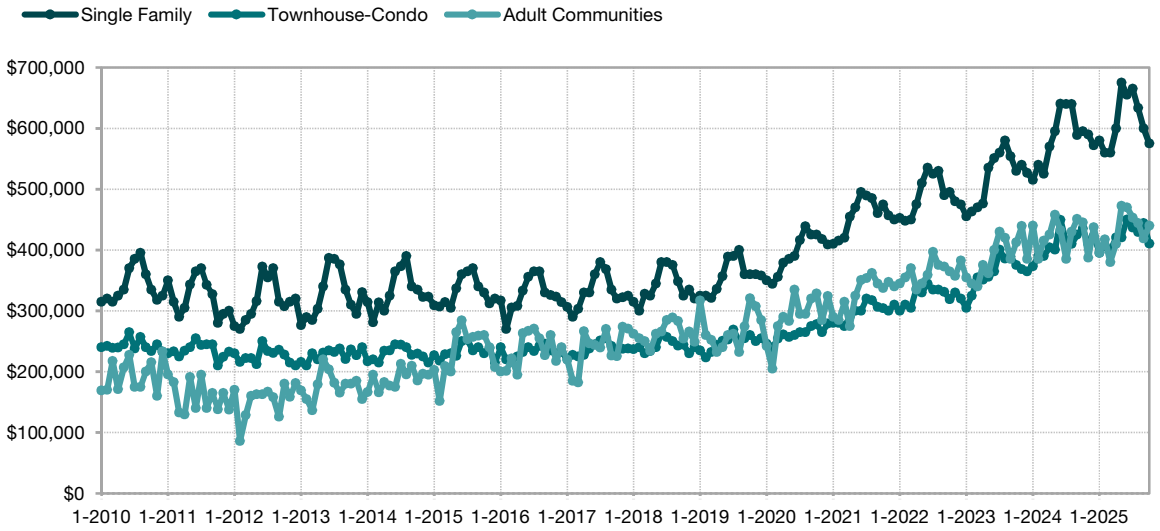
October



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
November 2024	$590,000	$410,000	$387,500
December 2024	$571,795	$422,500	$437,500
January 2025	$580,000	$395,000	$395,000
February 2025	$560,000	$407,500	$417,500
March 2025	$560,000	$400,000	$380,000
April 2025	$600,000	$420,500	$410,000
May 2025	$675,000	$420,458	$472,500
June 2025	$655,000	$450,000	$470,000
July 2025	$665,000	$437,000	$453,000
August 2025	$633,500	$429,500	$444,000
September 2025	$600,000	$444,000	$419,000
October 2025	**$575,000**	**$410,402**	**$439,900**
12-Month Med.*	$606,000	$421,300	$432,000

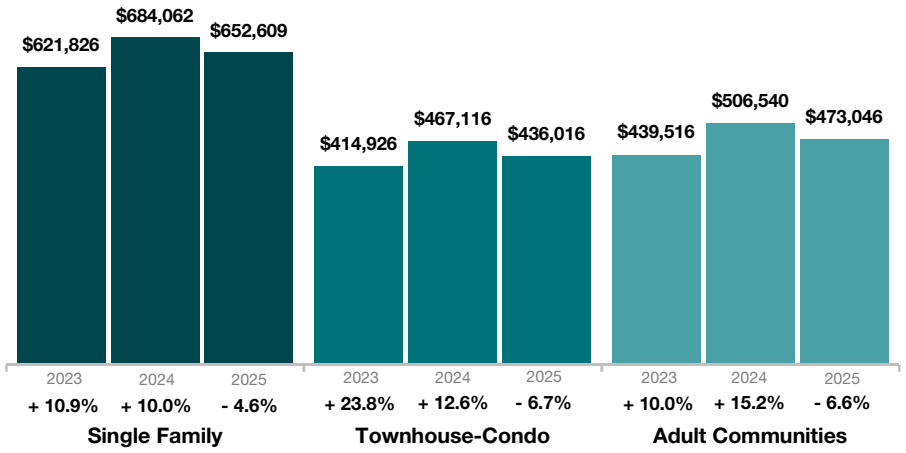
* Median Sales Price for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

Average Sales Price

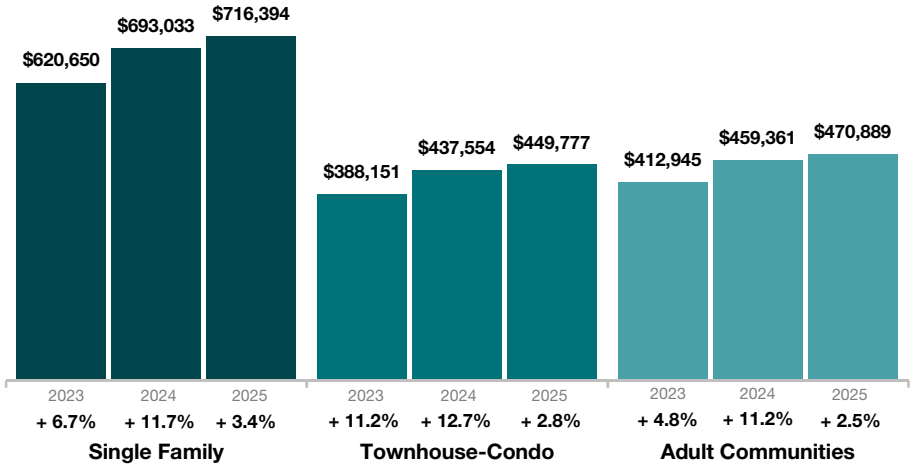
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

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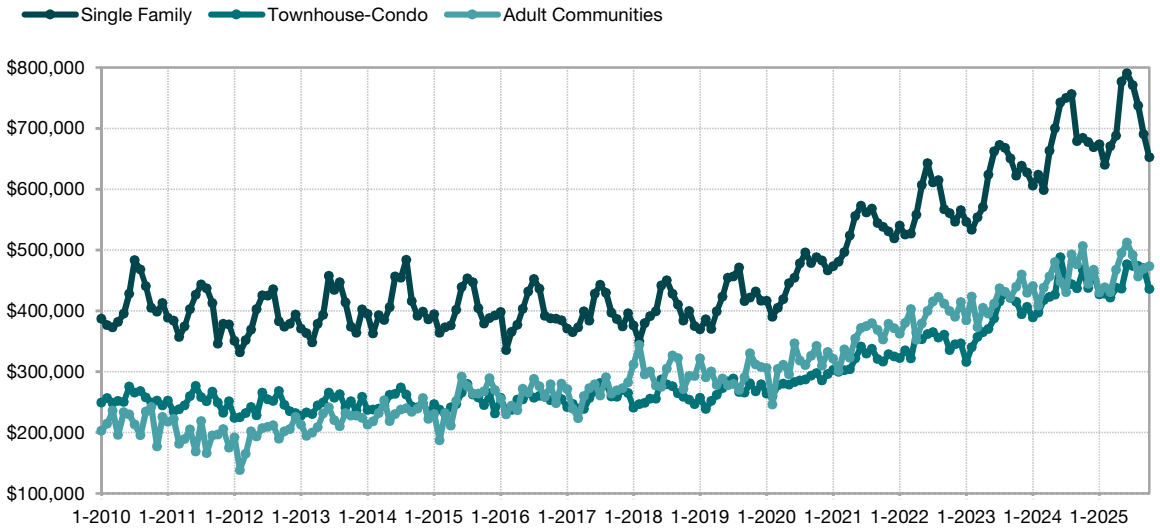
October



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
November 2024	$677,514	$437,176	$444,355
December 2024	$668,779	$462,206	$467,275
January 2025	$673,667	$426,656	$430,115
February 2025	$639,666	$427,834	$438,408
March 2025	$670,368	$421,352	$430,760
April 2025	$687,755	$438,013	$467,163
May 2025	$776,795	$436,347	$494,795
June 2025	$790,395	$476,384	$512,101
July 2025	$770,904	$473,694	$491,705
August 2025	$737,432	$473,639	$456,489
September 2025	$690,266	$469,815	$468,921
October 2025	**$652,609**	**$436,016**	**$473,046**
12-Month Avg.*	$709,233	$449,932	$468,865

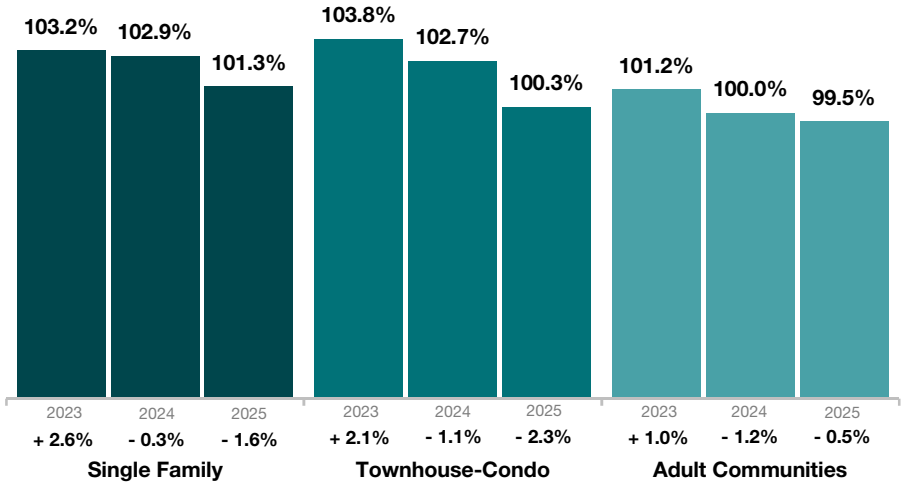
* Avg. Sales Price for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

Percent of List Price Received

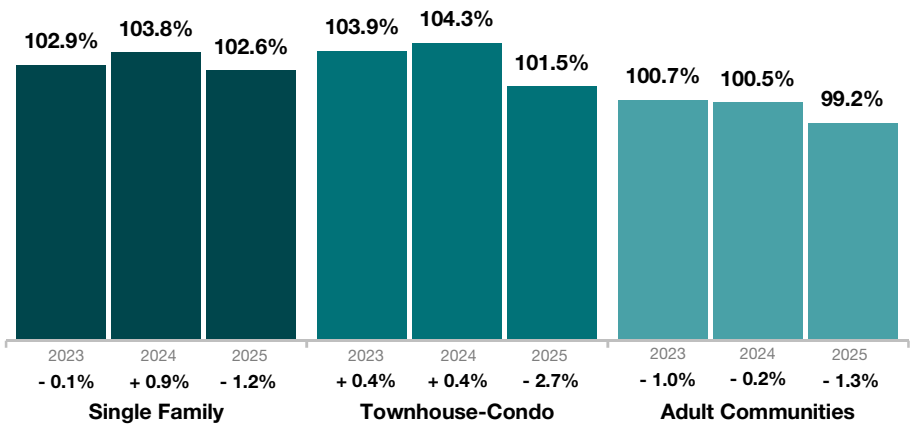
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

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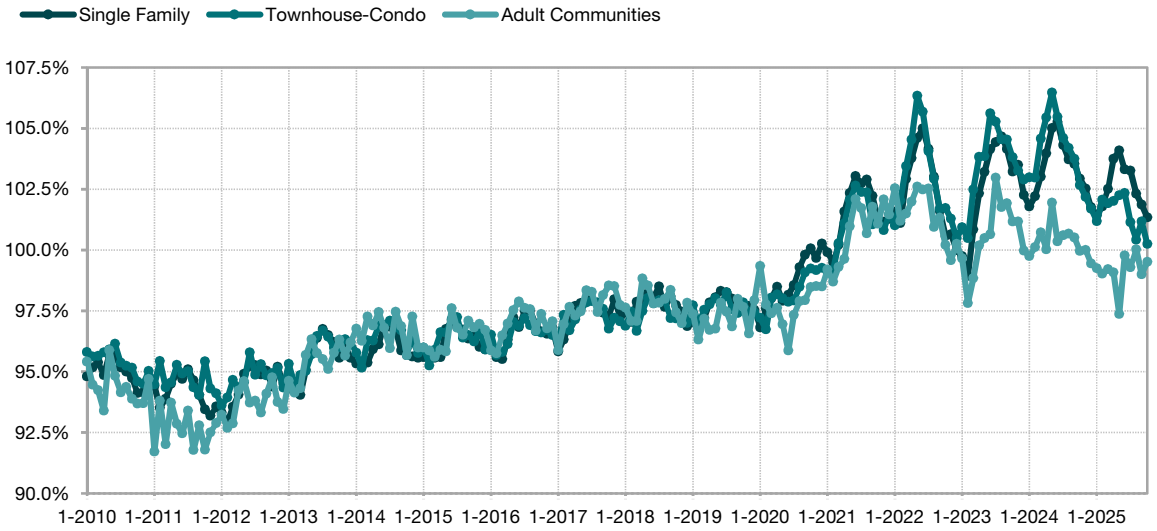
October



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
November 2024	102.5%	102.2%	100.0%
December 2024	101.8%	101.7%	99.4%
January 2025	101.4%	101.2%	99.3%
February 2025	101.8%	102.1%	99.0%
March 2025	102.5%	101.9%	99.2%
April 2025	103.8%	102.0%	99.1%
May 2025	104.1%	102.3%	97.4%
June 2025	103.3%	102.3%	99.8%
July 2025	103.3%	101.1%	99.3%
August 2025	102.3%	100.4%	100.0%
September 2025	101.9%	101.2%	99.0%
October 2025	**101.3%**	**100.3%**	**99.5%**
12-Month Avg.*	102.5%	101.6%	99.3%

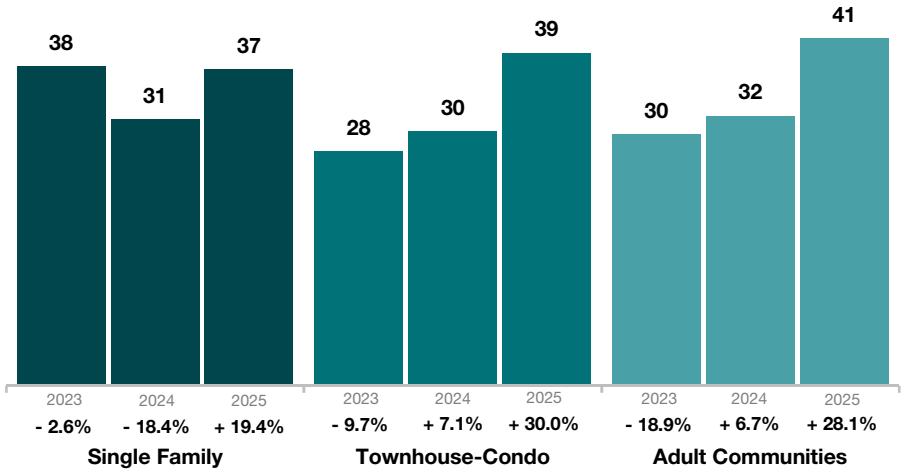
* Pct. of List Price Received for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

Days on Market Until Sale

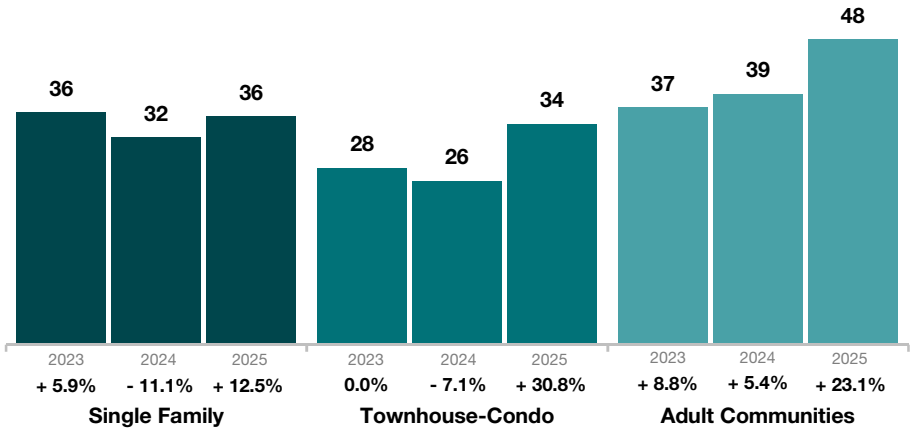
Average number of days between when a property is listed and when an offer is accepted in a given month.

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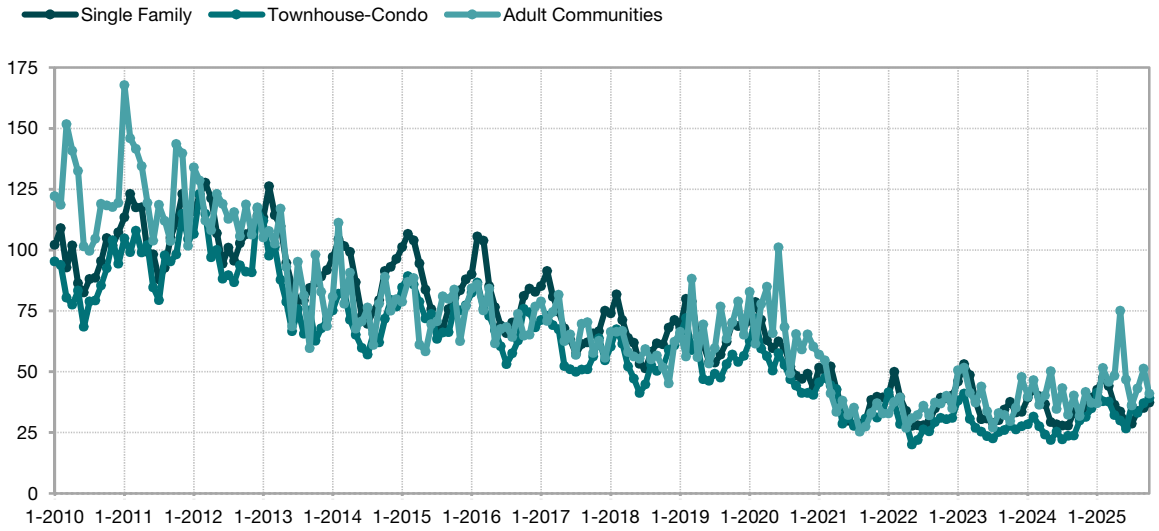
October



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
November 2024	36	31	42
December 2024	39	35	37
January 2025	43	41	37
February 2025	47	38	51
March 2025	44	38	46
April 2025	36	32	48
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**	**41**
12-Month Avg.*	36	34	46

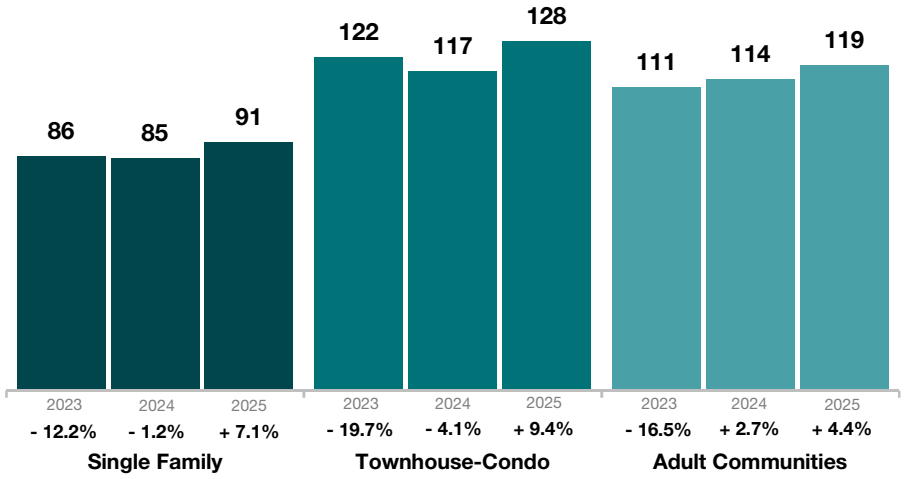
* Days on Market for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

Housing Affordability Index

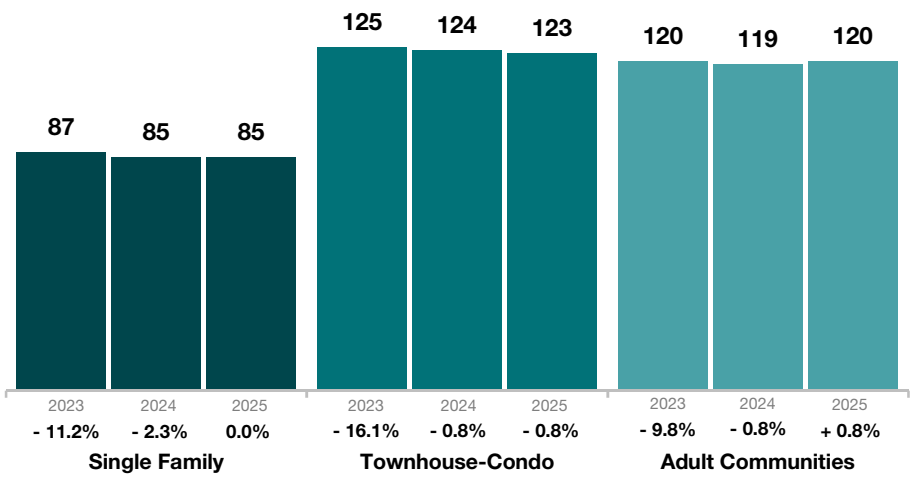
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

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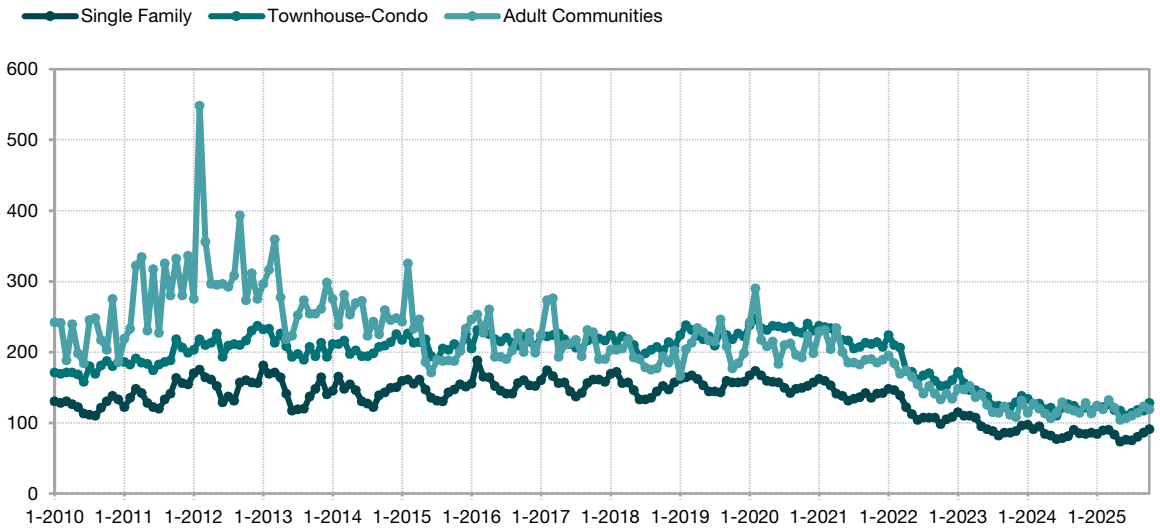
October



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
November 2024	84	121	128
December 2024	86	117	113
January 2025	84	124	124
February 2025	89	122	119
March 2025	90	126	132
April 2025	83	118	121
May 2025	73	117	104
June 2025	76	110	106
July 2025	75	114	110
August 2025	80	118	114
September 2025	86	117	123
October 2025	**91**	**128**	**119**
12-Month Avg.*	83	119	118

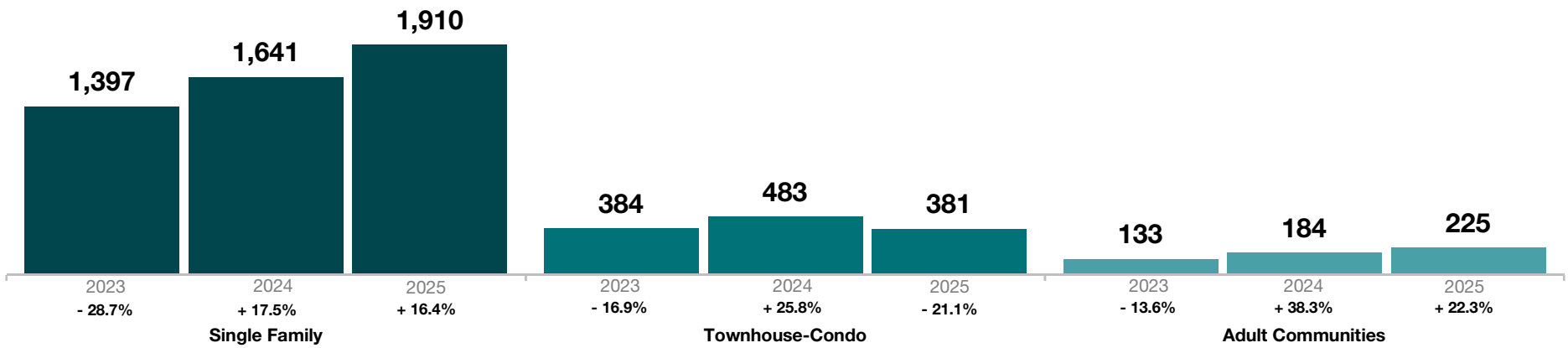
* Affordability Index for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

Inventory of Homes for Sale

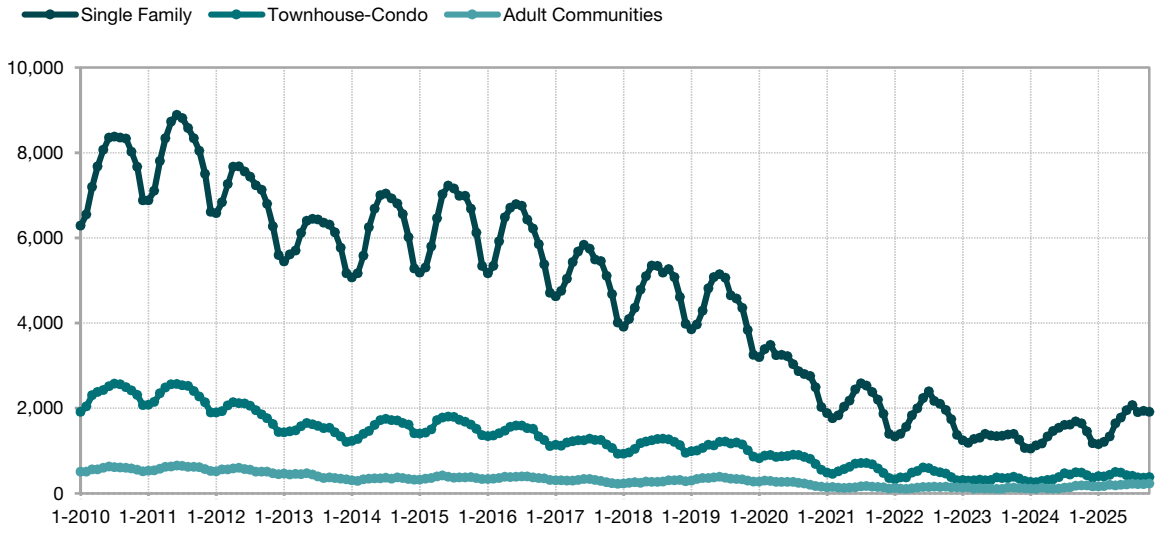
The number of properties available for sale in active status at the end of a given month.

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October



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.

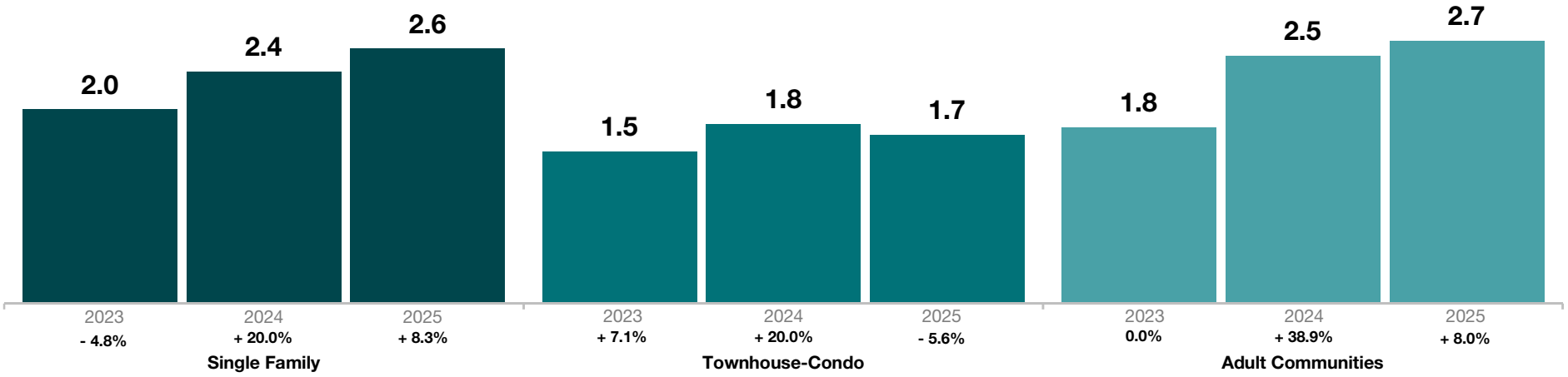
	Single Family	Townhouse-Condo	Adult Communities
November 2024	1,453	426	182
December 2024	1,174	364	161
January 2025	1,152	400	162
February 2025	1,207	392	170
March 2025	1,332	435	198
April 2025	1,639	496	181
May 2025	1,774	486	197
June 2025	1,950	424	207
July 2025	2,067	408	219
August 2025	1,904	375	214
September 2025	1,936	362	215
October 2025	**1,910**	**381**	**225**
12-Month Avg.	1,625	412	194

Months Supply of Inventory

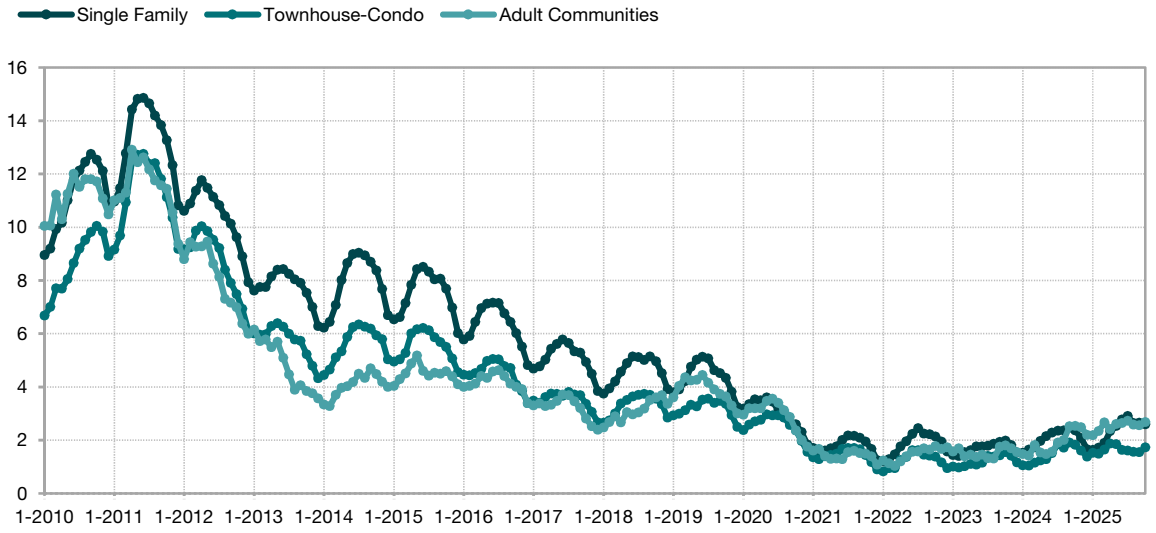
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

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October



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.

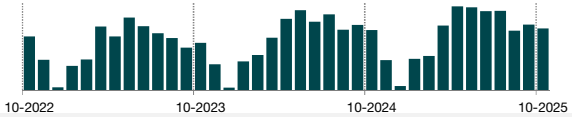
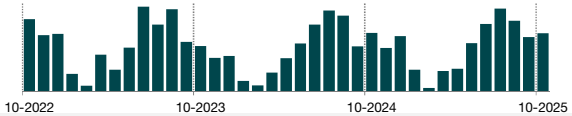
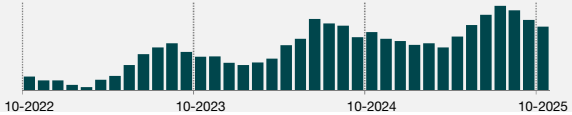
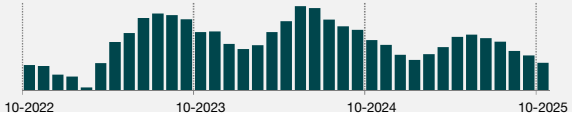
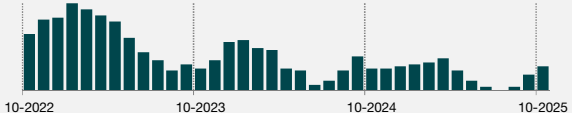
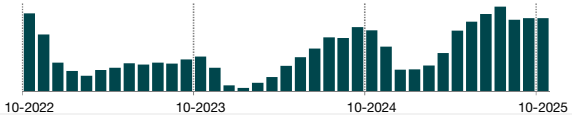
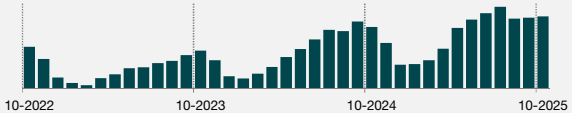
	Single Family	Townhouse-Condo	Adult Communities
November 2024	2.1	1.6	2.5
December 2024	1.7	1.4	2.2
January 2025	1.6	1.5	2.2
February 2025	1.7	1.5	2.3
March 2025	1.9	1.6	2.7
April 2025	2.3	1.9	2.4
May 2025	2.5	1.8	2.6
June 2025	2.8	1.6	2.6
July 2025	2.9	1.6	2.7
August 2025	2.6	1.6	2.6
September 2025	2.6	1.5	2.6
October 2025	**2.6**	**1.7**	**2.7**
12-Month Avg.*	2.3	1.6	2.5

* Months Supply for all properties from November 2024 through October 2025. 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	10-2024	10-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		1,408	**1,431**	+ 1.6%	14,033	**14,639**	+ 4.3%
Pending Sales		1,139	**1,034**	- 9.2%	10,987	**10,899**	- 0.8%
Closed Sales		1,164	**1,161**	- 0.3%	10,373	**10,425**	+ 0.5%
Median Sales Price		$535,000	**$547,950**	+ 2.4%	$520,000	**$550,000**	+ 5.8%
Avg. Sales Price		$611,763	**$599,602**	- 2.0%	$609,138	**$636,196**	+ 4.4%
Pct. of List Price Received		102.6%	**101.0%**	- 1.6%	103.6%	**102.1%**	- 1.4%
Days on Market		31	**38**	+ 22.6%	31	**36**	+ 16.1%
Affordability Index		95	**96**	+ 1.1%	97	**95**	- 2.1%
Homes for Sale		2,338	**2,528**	+ 8.1%	--	**--**	--
Months Supply		2.2	**2.4**	+ 9.1%	--	**--**	--