

# Monthly Indicators

Mid Jersey Association of REALTORS®



## April 2026

U.S. existing-home sales fell 3.6% month-over-month and 1.0% year-over-year to a seasonally adjusted annual rate of 3.98 million, according to the National Association of REALTORS® (NAR), as tight supply and ongoing affordability challenges constrained activity. Sales declined month-over-month in all four regions. Year-over-year, sales increased in the South and West but fell in the Midwest and Northeast.

- Single Family Closed Sales were up 4.1 percent to 609.
- Townhouse-Condo Closed Sales were down 39.1 percent to 156.
- Adult Communities Closed Sales were up 15.2 percent to 91.
  
- Single Family Median Sales Price decreased 3.3 percent to \$580,000.
- Townhouse-Condo Median Sales Price decreased 0.3 percent to \$423,575.
- Adult Communities Median Sales Price decreased 8.0 percent to \$405,000.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

## Monthly Snapshot

<b>- 7.1%</b>	<b>+ 12.9%</b>	<b>- 0.6%</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	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		1,233	<b>1,461</b>	+ 18.5%	3,546	<b>4,126</b>	+ 16.4%
<b>Pending Sales</b>		785	<b>870</b>	+ 10.8%	2,493	<b>2,680</b>	+ 7.5%
<b>Closed Sales</b>		585	<b>609</b>	+ 4.1%	2,146	<b>2,216</b>	+ 3.3%
<b>Median Sales Price</b>		\$600,000	<b>\$580,000</b>	- 3.3%	\$575,000	<b>\$565,000</b>	- 1.7%
<b>Avg. Sales Price</b>		\$688,121	<b>\$676,697</b>	- 1.7%	\$667,056	<b>\$653,445</b>	- 2.0%
<b>Pct. of List Price Received</b>		103.7%	<b>102.3%</b>	- 1.4%	102.4%	<b>101.1%</b>	- 1.3%
<b>Days on Market</b>		35	<b>42</b>	+ 20.0%	42	<b>48</b>	+ 14.3%
<b>Affordability Index</b>		86	<b>93</b>	+ 8.1%	90	<b>96</b>	+ 6.7%
<b>Homes for Sale</b>		1,675	<b>2,020</b>	+ 20.6%	--	--	--
<b>Months Supply</b>		2.4	<b>2.7</b>	+ 12.5%	--	--	--

# 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	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		393	264	- 32.8%	1,286	880	- 31.6%
<b>Pending Sales</b>		284	188	- 33.8%	972	603	- 38.0%
<b>Closed Sales</b>		256	156	- 39.1%	850	544	- 36.0%
<b>Median Sales Price</b>		\$425,000	\$423,575	- 0.3%	\$410,000	\$415,000	+ 1.2%
<b>Avg. Sales Price</b>		\$448,952	\$474,822	+ 5.8%	\$433,169	\$460,597	+ 6.3%
<b>Pct. of List Price Received</b>		102.0%	101.1%	- 0.9%	101.8%	100.1%	- 1.7%
<b>Days on Market</b>		34	36	+ 5.9%	37	42	+ 13.5%
<b>Affordability Index</b>		121	128	+ 5.8%	126	131	+ 4.0%
<b>Homes for Sale</b>		481	383	- 20.4%	--	--	--
<b>Months Supply</b>		1.8	2.2	+ 22.2%	--	--	--

# Adult Community Market Overview

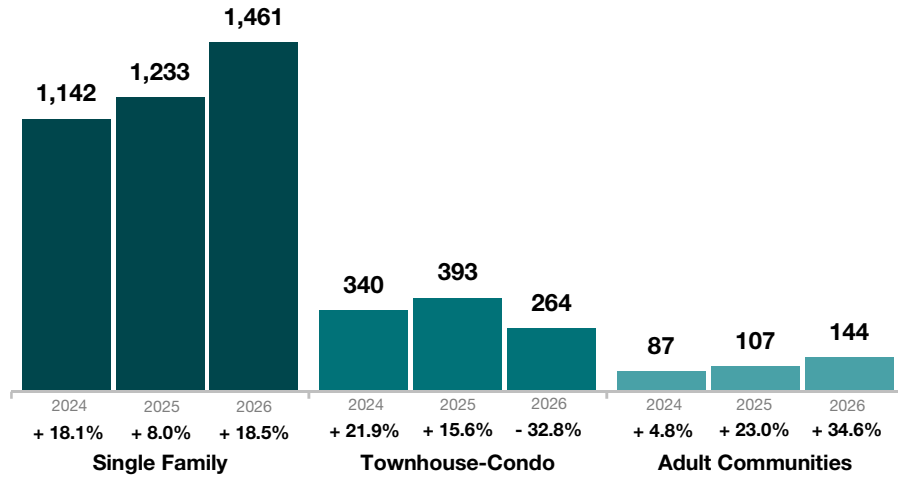
Key metrics for properties in **Adult Communities Only** for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		107	<b>144</b>	+ 34.6%	411	<b>496</b>	+ 20.7%
<b>Pending Sales</b>		107	<b>106</b>	- 0.9%	330	<b>353</b>	+ 7.0%
<b>Closed Sales</b>		79	<b>91</b>	+ 15.2%	254	<b>288</b>	+ 13.4%
<b>Median Sales Price</b>		\$440,000	<b>\$405,000</b>	- 8.0%	\$409,500	<b>\$408,000</b>	- 0.4%
<b>Avg. Sales Price</b>		\$493,655	<b>\$413,973</b>	- 16.1%	\$453,341	<b>\$425,888</b>	- 6.1%
<b>Pct. of List Price Received</b>		99.4%	<b>98.5%</b>	- 0.9%	99.2%	<b>98.5%</b>	- 0.7%
<b>Days on Market</b>		47	<b>73</b>	+ 55.3%	46	<b>68</b>	+ 47.8%
<b>Affordability Index</b>		117	<b>134</b>	+ 14.5%	126	<b>133</b>	+ 5.6%
<b>Homes for Sale</b>		183	<b>245</b>	+ 33.9%	--	--	--
<b>Months Supply</b>		2.4	<b>2.8</b>	+ 16.7%	--	--	--

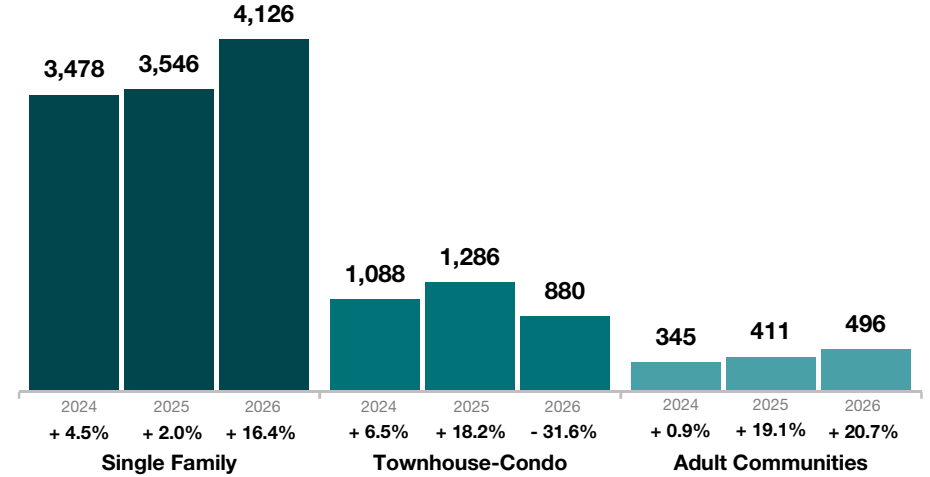
# New Listings

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

## April

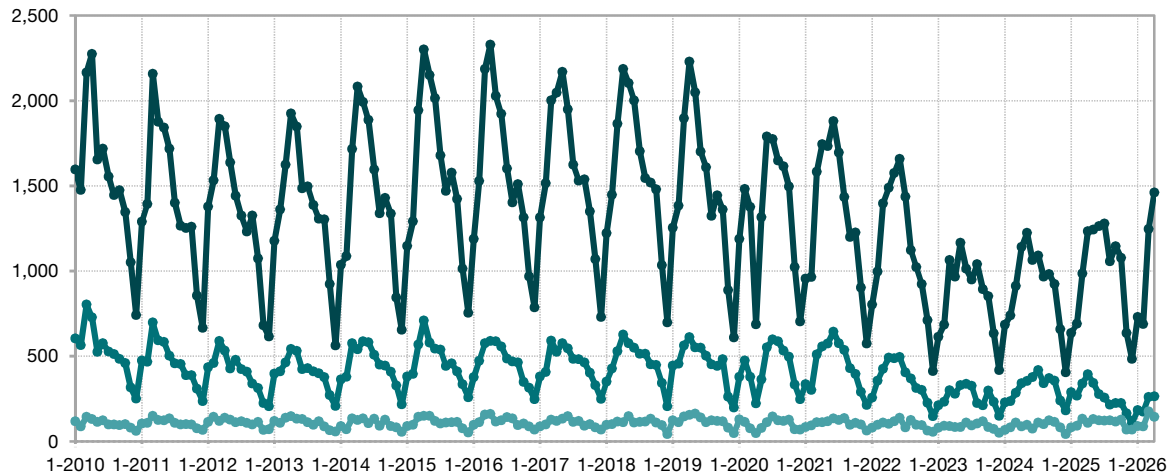


## Year to Date



## Historical New Listings by Month

Single Family    Townhouse-Condo    Adult Communities



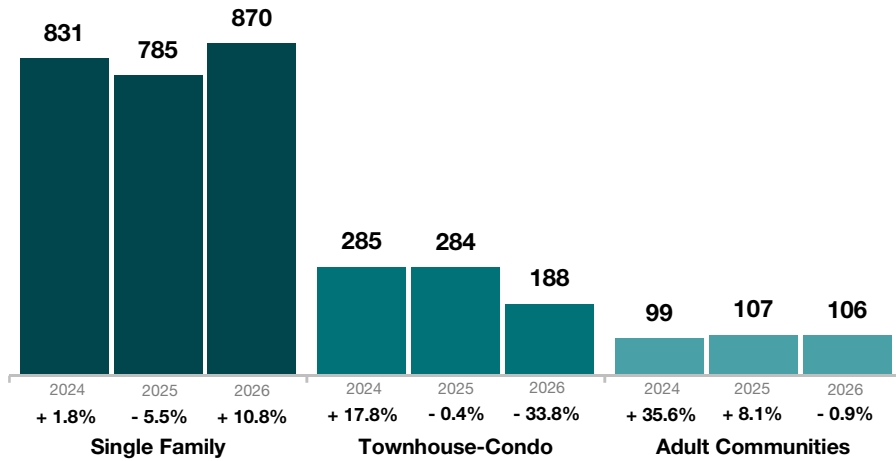
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
May 2025	1,242	342	130
June 2025	1,263	277	122
July 2025	1,278	256	121
August 2025	1,056	214	122
September 2025	1,145	224	116
October 2025	1,078	224	127
November 2025	636	164	68
December 2025	483	108	69
January 2026	729	183	90
February 2026	689	173	87
March 2026	1,247	260	175
<b>April 2026</b>	<b>1,461</b>	<b>264</b>	<b>144</b>
12-Month Avg.	1,026	224	114

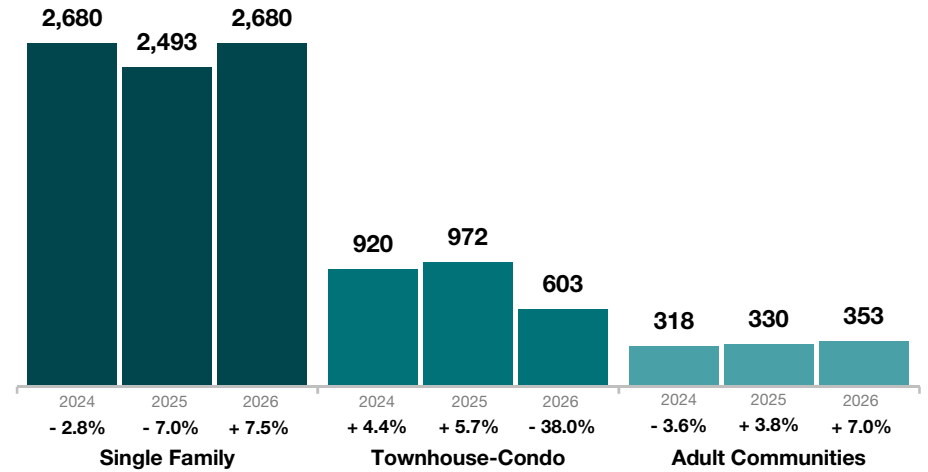
# Pending Sales

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

## April

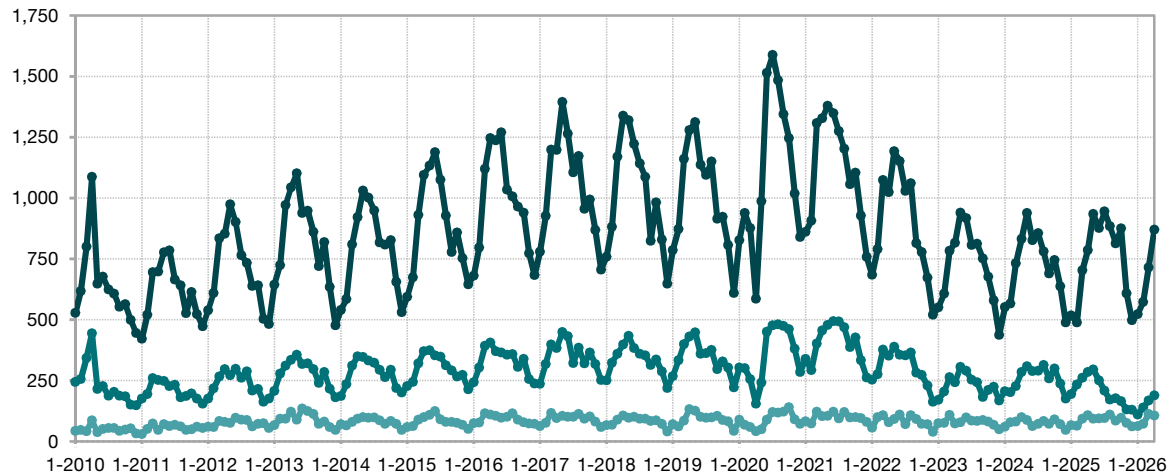


## Year to Date



## Historical Pending Sales by Month

Single Family Townhouse-Condo Adult Communities



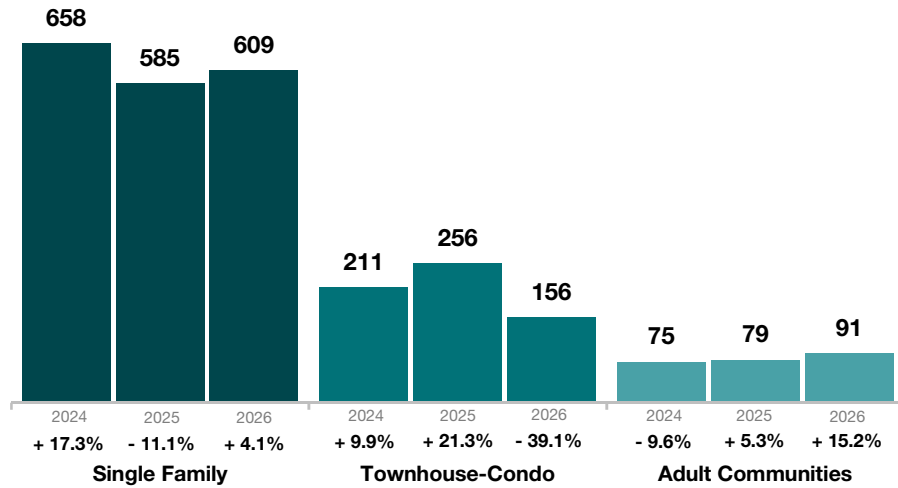
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
May 2025	934	295	92
June 2025	876	250	94
July 2025	945	208	95
August 2025	884	172	110
September 2025	813	177	85
October 2025	875	165	97
November 2025	608	131	76
December 2025	498	130	61
January 2026	522	110	63
February 2026	573	138	72
March 2026	715	167	112
<b>April 2026</b>	<b>870</b>	<b>188</b>	<b>106</b>
12-Month Avg.	759	178	89

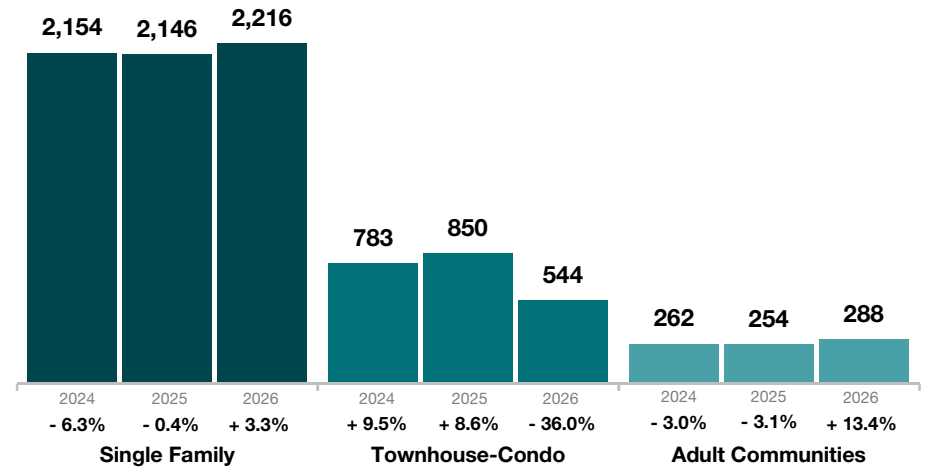
# Closed Sales

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

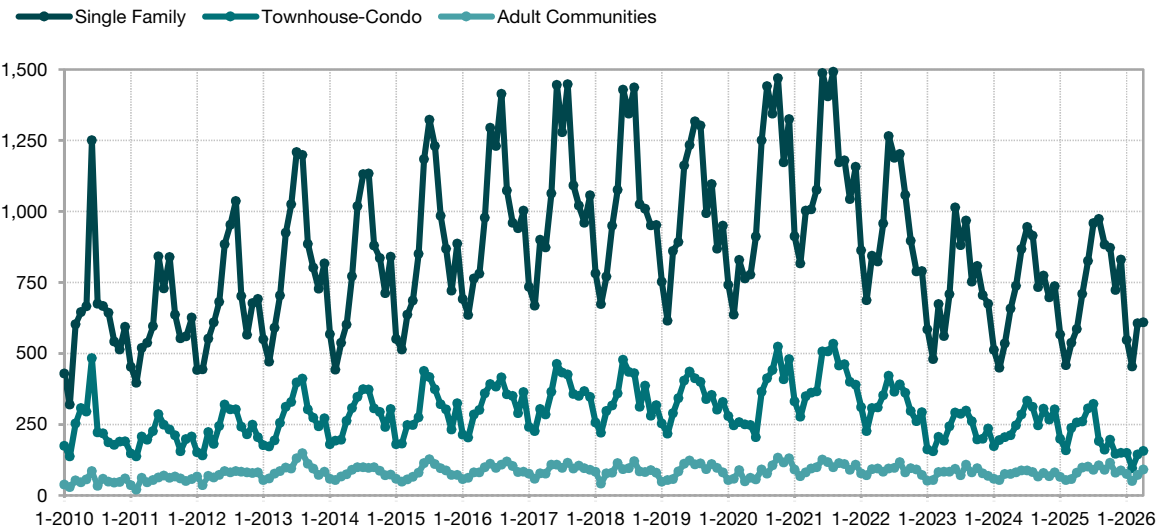
## April



## Year to Date



## Historical Closed Sales by Month



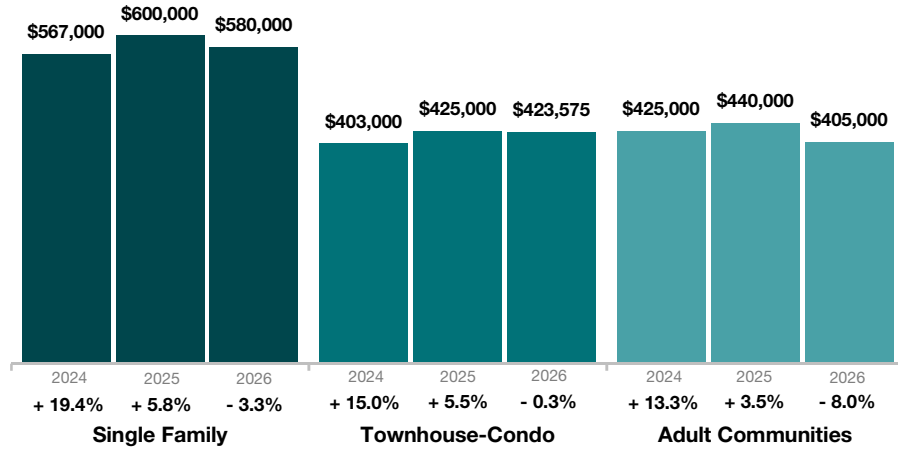
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
May 2025	710	260	97
June 2025	826	306	101
July 2025	958	322	89
August 2025	973	191	105
September 2025	883	161	90
October 2025	872	195	114
November 2025	723	146	79
December 2025	830	149	87
January 2026	547	149	75
February 2026	454	95	50
March 2026	606	144	72
<b>April 2026</b>	<b>609</b>	<b>156</b>	<b>91</b>
12-Month Avg.	749	190	88

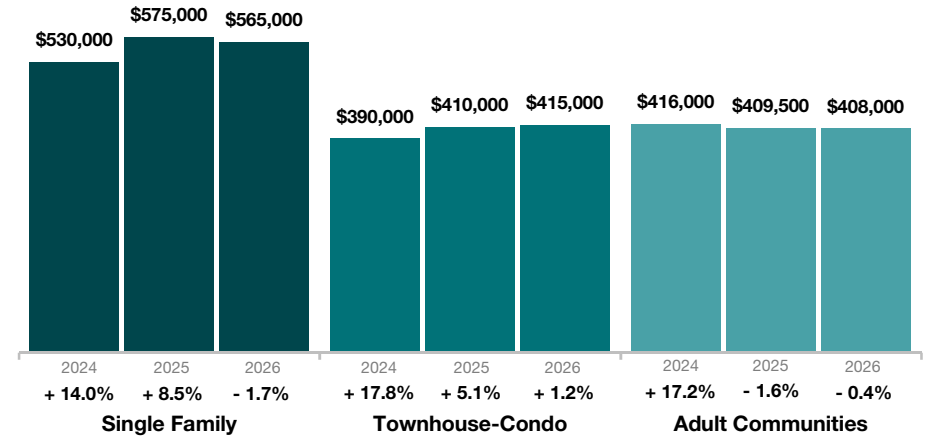
# Median Sales Price

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

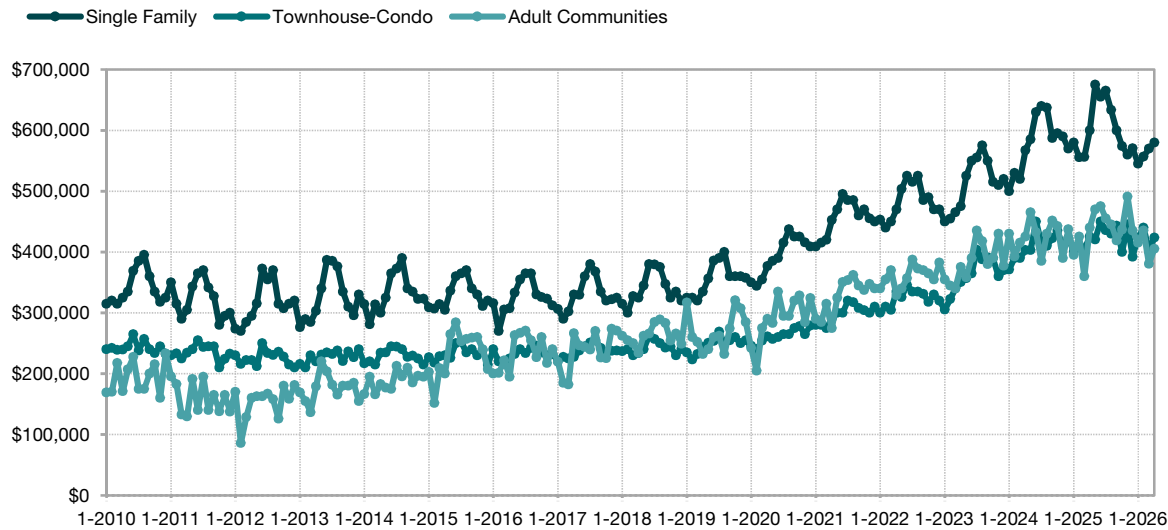
## April



## 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.

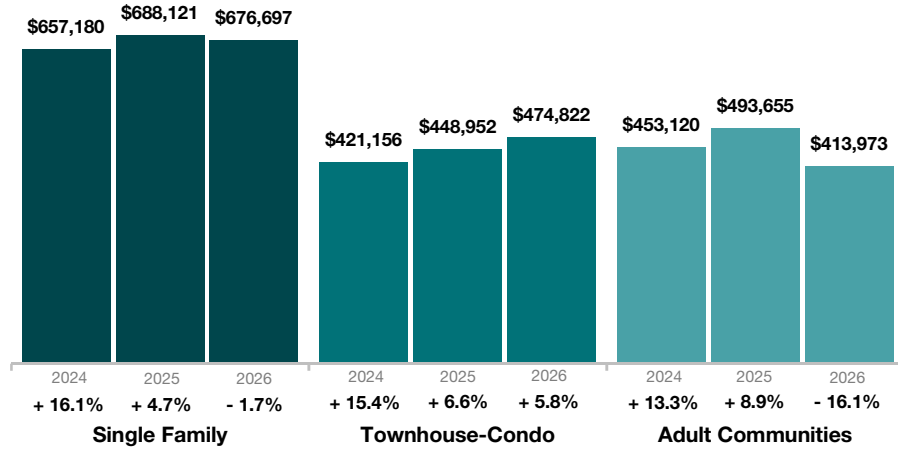
	Single Family	Townhouse-Condo	Adult Communities
May 2025	\$675,000	\$420,458	\$470,000
June 2025	\$655,000	\$450,000	\$475,000
July 2025	\$665,000	\$436,000	\$455,000
August 2025	\$633,500	\$430,000	\$445,000
September 2025	\$600,000	\$443,000	\$419,000
October 2025	\$574,000	\$400,000	\$437,000
November 2025	\$560,000	\$445,000	\$491,000
December 2025	\$570,500	\$392,000	\$435,000
January 2026	\$545,000	\$423,000	\$415,000
February 2026	\$557,000	\$439,700	\$435,000
March 2026	\$570,000	\$401,800	\$380,700
<b>April 2026</b>	<b>\$580,000</b>	<b>\$423,575</b>	<b>\$405,000</b>
12-Month Med.*	\$600,000	\$425,000	\$435,000

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

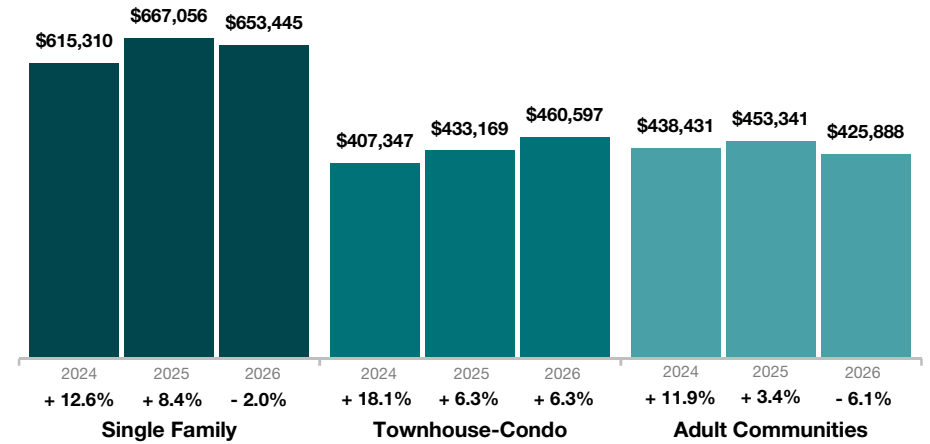
# Average Sales Price

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

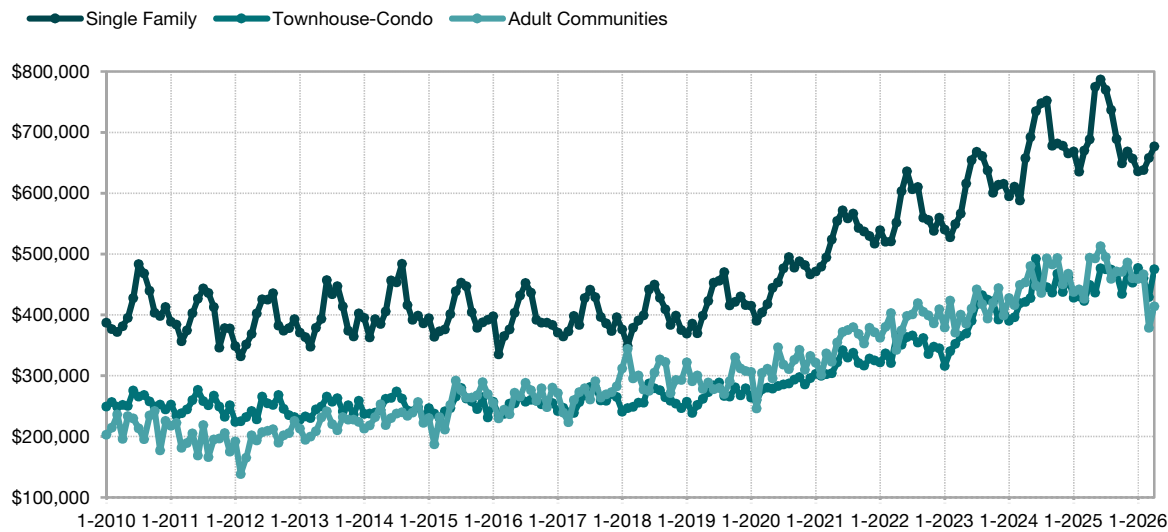
## April



## 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.

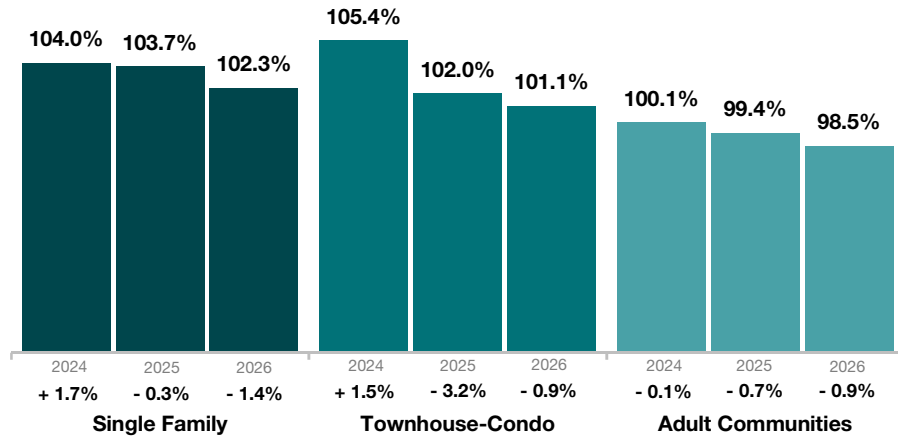
	Single Family	Townhouse-Condo	Adult Communities
May 2025	\$774,512	\$436,196	\$492,735
June 2025	\$786,828	\$476,524	\$512,567
July 2025	\$769,615	\$474,624	\$494,646
August 2025	\$736,565	\$474,286	\$459,165
September 2025	\$688,849	\$467,456	\$471,310
October 2025	\$648,740	\$434,389	\$470,735
November 2025	\$668,143	\$469,448	\$486,044
December 2025	\$656,747	\$452,423	\$460,059
January 2026	\$635,736	\$476,709	\$458,852
February 2026	\$637,634	\$460,126	\$466,315
March 2026	\$657,925	\$428,826	\$378,537
<b>April 2026</b>	<b>\$676,697</b>	<b>\$474,822</b>	<b>\$413,973</b>
12-Month Avg.*	\$701,148	\$461,357	\$465,677

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

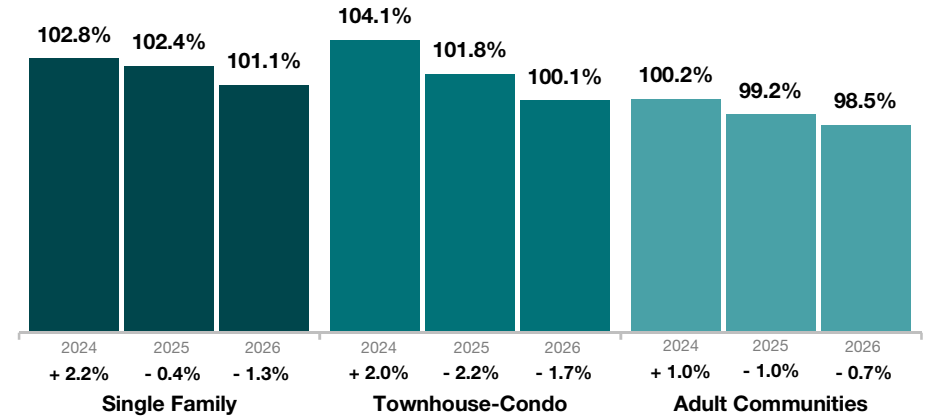
# Percent of List Price Received

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.

## April

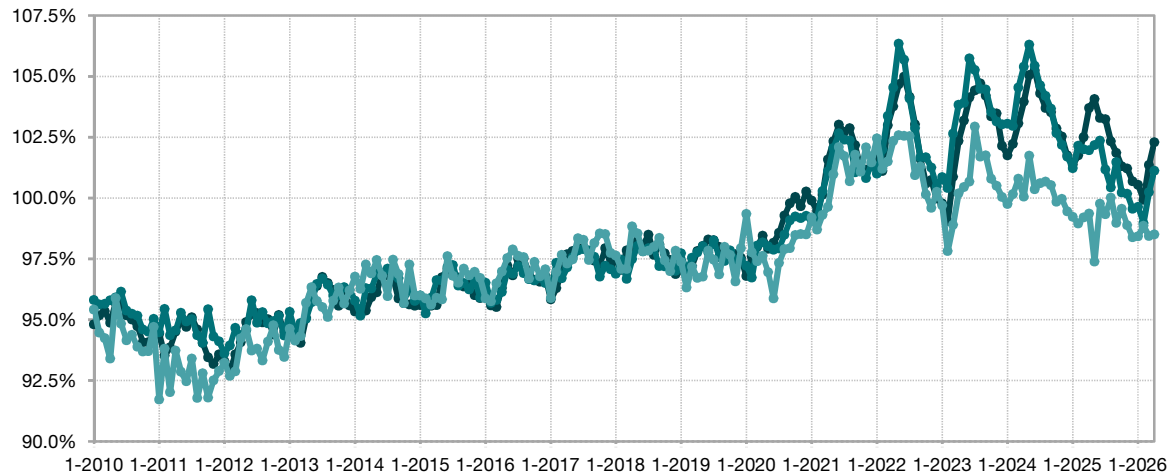


## Year to Date



## Historical Percent of List Price Received by Month

Single Family Townhouse-Condo Adult Communities



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

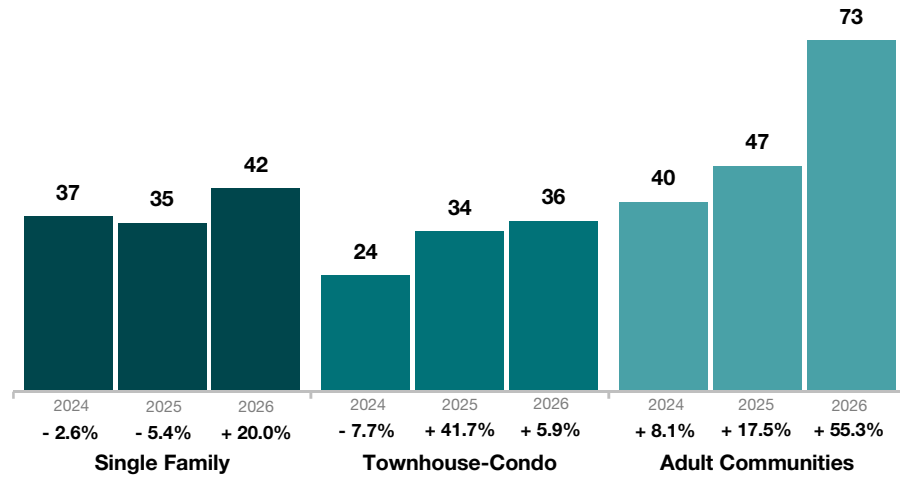
	Single Family	Townhouse-Condo	Adult Communities
May 2025	104.1%	102.2%	97.4%
June 2025	103.3%	102.4%	99.8%
July 2025	103.2%	101.2%	99.3%
August 2025	102.3%	100.4%	100.0%
September 2025	101.8%	101.5%	99.0%
October 2025	101.3%	100.2%	99.6%
November 2025	101.2%	100.2%	98.9%
December 2025	100.7%	99.6%	98.4%
January 2026	100.5%	99.6%	98.4%
February 2026	99.9%	99.0%	98.9%
March 2026	101.4%	100.2%	98.4%
<b>April 2026</b>	<b>102.3%</b>	<b>101.1%</b>	<b>98.5%</b>
12-Month Avg.*	102.0%	100.9%	98.9%

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

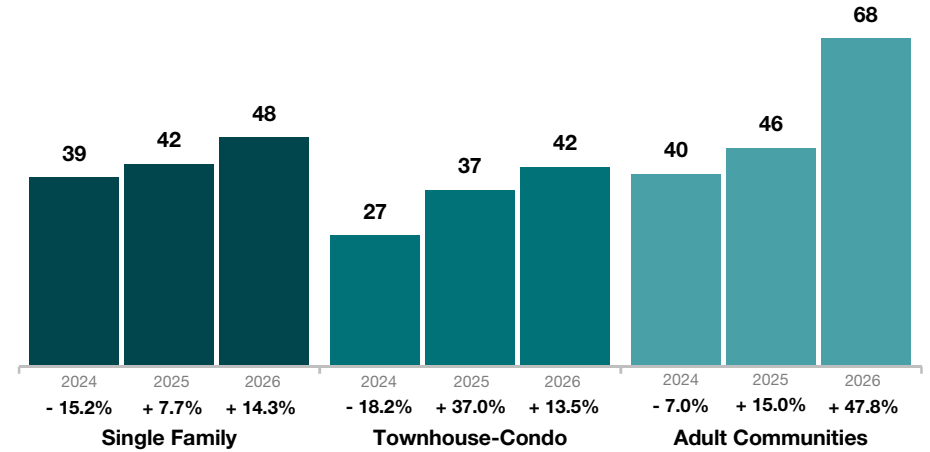
# Days on Market Until Sale

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

## April

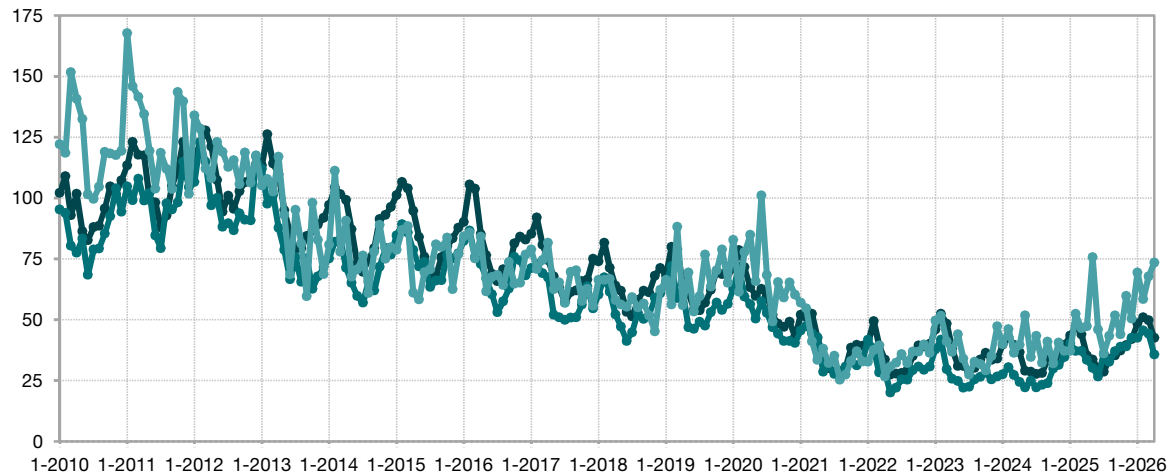


## Year to Date



## 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.

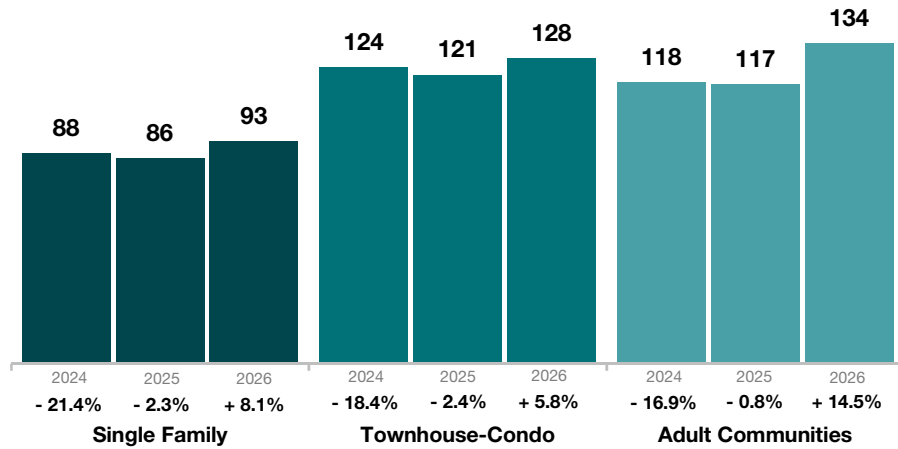
	Single Family	Townhouse-Condo	Adult Communities
May 2025	34	30	76
June 2025	30	27	46
July 2025	29	36	36
August 2025	34	33	43
September 2025	35	37	52
October 2025	37	39	44
November 2025	39	39	60
December 2025	42	43	50
January 2026	49	43	69
February 2026	51	46	58
March 2026	50	44	68
<b>April 2026</b>	<b>42</b>	<b>36</b>	<b>73</b>
12-Month Avg.*	38	36	55

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

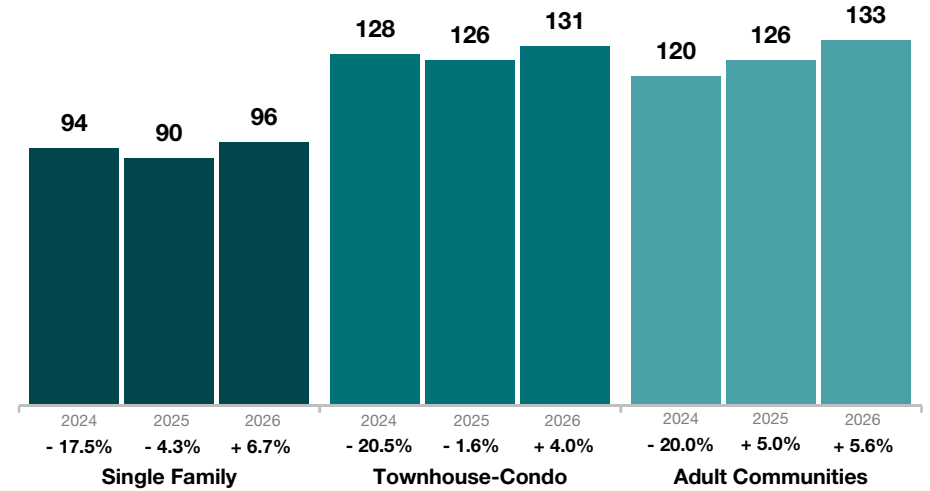
# Housing Affordability Index

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.

## April

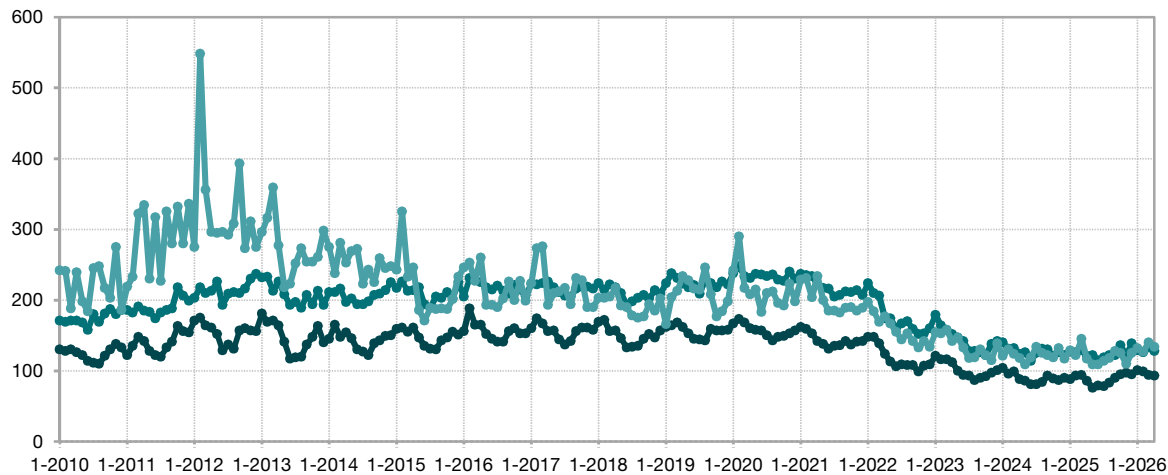


## Year to Date



## 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.

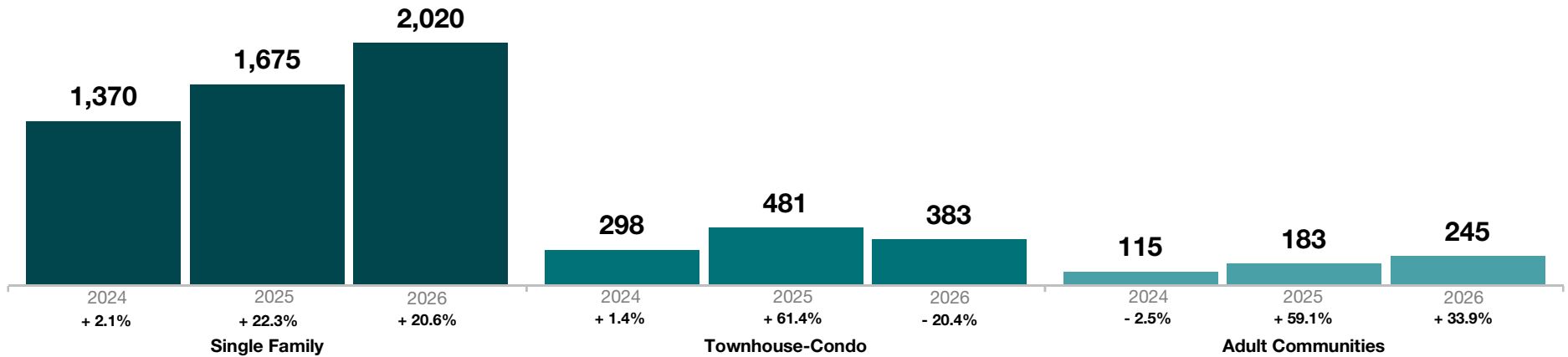
	Single Family	Townhouse-Condo	Adult Communities
May 2025	76	122	109
June 2025	79	115	109
July 2025	78	119	114
August 2025	83	122	118
September 2025	90	122	128
October 2025	95	136	125
November 2025	97	122	110
December 2025	95	139	125
January 2026	101	129	132
February 2026	99	126	127
March 2026	94	133	140
<b>April 2026</b>	<b>93</b>	<b>128</b>	<b>134</b>
12-Month Avg.*	90	126	123

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

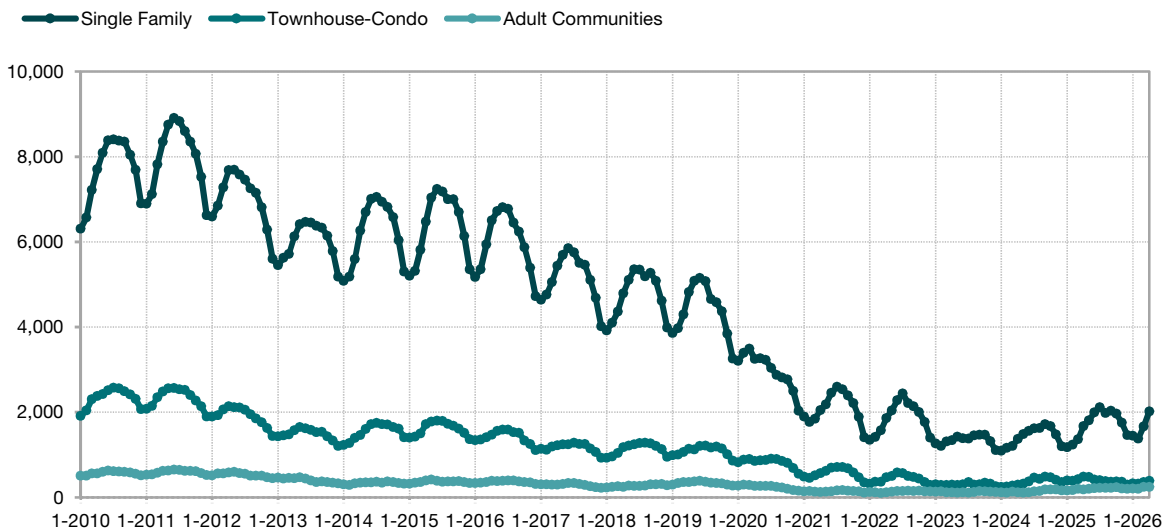
# Inventory of Homes for Sale

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

## April



## Historical Inventory of Homes for Sale by Month



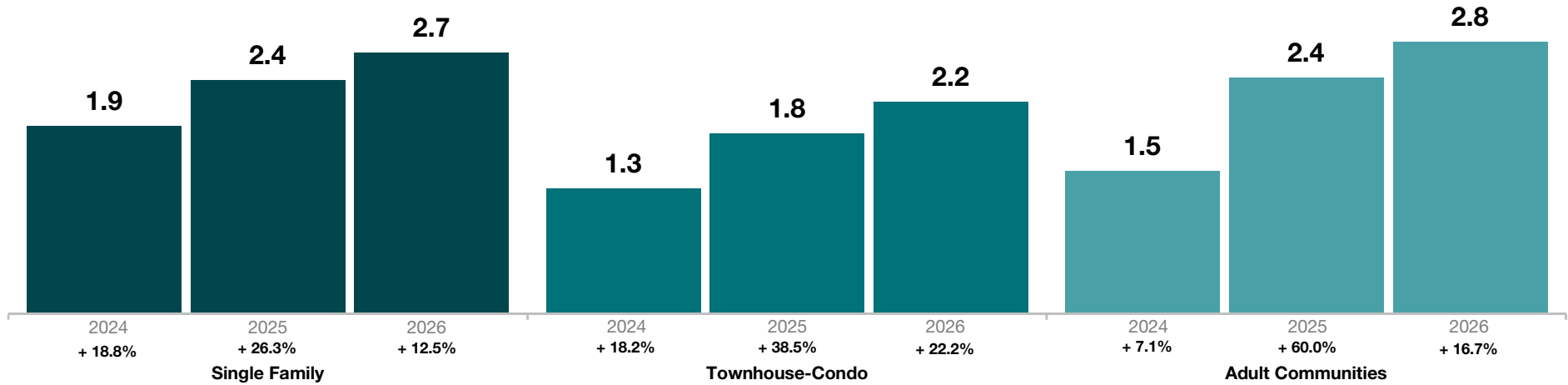
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
May 2025	1,807	474	199
June 2025	1,992	415	211
July 2025	2,116	400	222
August 2025	1,980	376	219
September 2025	2,030	362	224
October 2025	1,963	374	233
November 2025	1,753	361	205
December 2025	1,462	297	197
January 2026	1,447	324	204
February 2026	1,376	315	199
March 2026	1,666	356	240
<b>April 2026</b>	<b>2,020</b>	<b>383</b>	<b>245</b>
12-Month Avg.	1,801	370	217

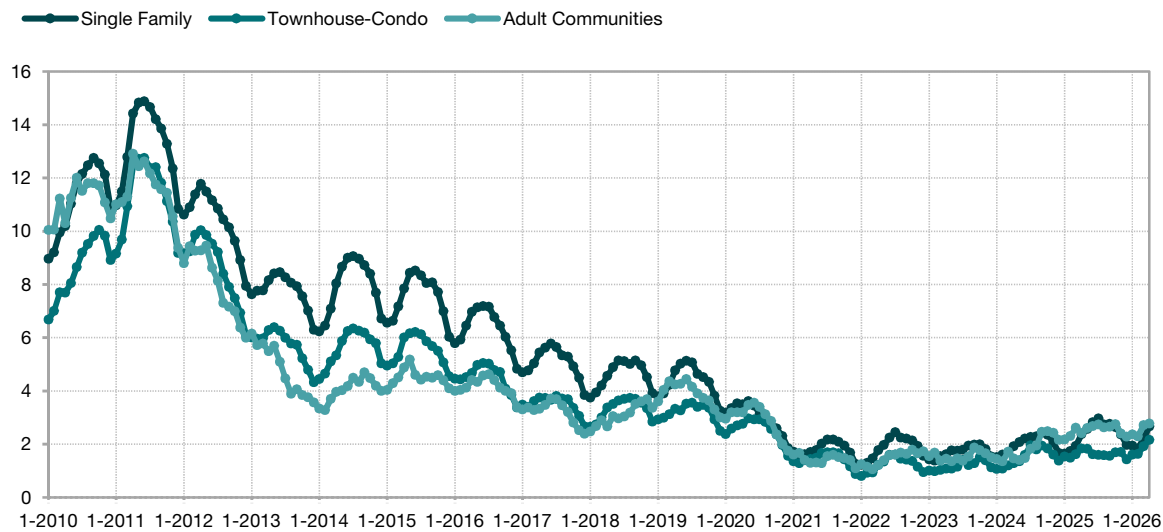
# Months Supply of Inventory

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.

## April



## Historical Months Supply of Inventory by Month




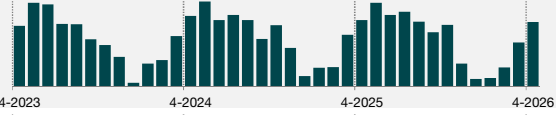
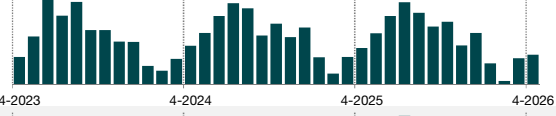
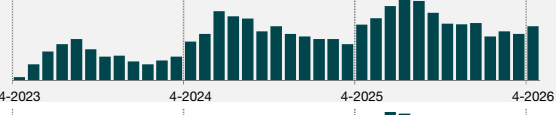
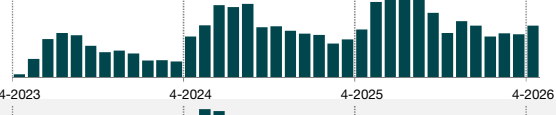
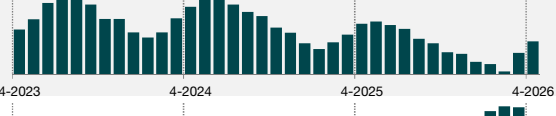
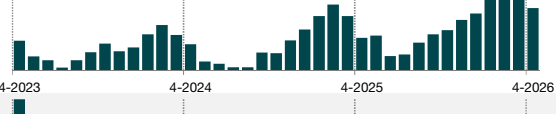

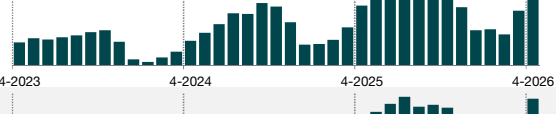

Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
May 2025	2.6	1.8	2.6
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	2.7
October 2025	2.6	1.7	2.7
November 2025	2.4	1.7	2.4
December 2025	2.0	1.4	2.3
January 2026	1.9	1.6	2.4
February 2026	1.8	1.6	2.3
March 2026	2.2	1.9	2.7
<b>April 2026</b>	<b>2.7</b>	<b>2.2</b>	<b>2.8</b>
12-Month Avg.*	2.5	1.7	2.6

\* Months Supply for all properties from May 2025 through April 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	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		1,737	<b>1,873</b>	+ 7.8%	5,266	<b>5,516</b>	+ 4.7%
<b>Pending Sales</b>		1,182	<b>1,167</b>	- 1.3%	3,812	<b>3,644</b>	- 4.4%
<b>Closed Sales</b>		925	<b>859</b>	- 7.1%	3,264	<b>3,052</b>	- 6.5%
<b>Median Sales Price</b>		\$538,000	<b>\$535,000</b>	- 0.6%	\$510,000	<b>\$520,000</b>	+ 2.0%
<b>Avg. Sales Price</b>		\$603,292	<b>\$612,237</b>	+ 1.5%	\$588,151	<b>\$597,442</b>	+ 1.6%
<b>Pct. of List Price Received</b>		102.8%	<b>101.7%</b>	- 1.1%	102.0%	<b>100.7%</b>	- 1.3%
<b>Days on Market</b>		36	<b>44</b>	+ 22.2%	41	<b>49</b>	+ 19.5%
<b>Affordability Index</b>		96	<b>101</b>	+ 5.2%	101	<b>104</b>	+ 3.0%
<b>Homes for Sale</b>		2,354	<b>2,657</b>	+ 12.9%	--	--	--
<b>Months Supply</b>		2.2	<b>2.6</b>	+ 18.2%	--	--	--