

# Local Market Update for March 2022

Provided by New Jersey REALTORS®



## Middlesex County

Middlesex County

### Single Family

Key Metrics	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
New Listings	767	711	- 7.3%	1,745	1,587	- 9.1%
Closed Sales	501	409	- 18.4%	1,416	1,230	- 13.1%
Days on Market Until Sale	53	40	- 24.5%	52	45	- 13.5%
Median Sales Price*	\$418,000	\$465,000	+ 11.2%	\$410,000	\$450,000	+ 9.8%
Percent of List Price Received*	101.1%	103.3%	+ 2.2%	100.9%	102.2%	+ 1.3%
Inventory of Homes for Sale	1,914	1,063	- 44.5%	--	--	--
Months Supply of Inventory	3.5	1.8	- 48.6%	--	--	--

### Townhouse-Condo

Key Metrics	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
New Listings	175	120	- 31.4%	372	315	- 15.3%
Closed Sales	98	110	+ 12.2%	278	290	+ 4.3%
Days on Market Until Sale	50	35	- 30.0%	53	42	- 20.8%
Median Sales Price*	\$240,000	\$280,250	+ 16.8%	\$240,000	\$294,000	+ 22.5%
Percent of List Price Received*	100.1%	103.4%	+ 3.3%	98.9%	102.0%	+ 3.1%
Inventory of Homes for Sale	345	191	- 44.6%	--	--	--
Months Supply of Inventory	3.0	1.6	- 46.7%	--	--	--

### Adult Community

Key Metrics	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
New Listings	93	109	+ 17.2%	257	285	+ 10.9%
Closed Sales	72	69	- 4.2%	215	214	- 0.5%
Days on Market Until Sale	41	44	+ 7.3%	54	50	- 7.4%
Median Sales Price*	\$276,250	\$350,000	+ 26.7%	\$255,000	\$325,000	+ 27.5%
Percent of List Price Received*	99.3%	102.8%	+ 3.5%	99.0%	102.2%	+ 3.2%
Inventory of Homes for Sale	274	196	- 28.5%	--	--	--
Months Supply of Inventory	3.3	2.1	- 36.4%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### Historical Median Sales Price by Property Type By Month

