

Local Market Update for May 2025

Provided by New Jersey REALTORS®



Mercer County

Mercer County

Single Family

| | May | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 5-2024 | Thru 5-2025 | Percent Change |
| New Listings | 335 | 293 | - 12.5% | 1,279 | 1,249 | - 2.3% |
| Closed Sales | 216 | 192 | - 11.1% | 768 | 725 | - 5.6% |
| Days on Market Until Sale | 26 | 31 | + 19.2% | 34 | 38 | + 11.8% |
| Median Sales Price* | \$480,000 | \$600,000 | + 25.0% | \$427,750 | \$480,000 | + 12.2% |
| Percent of List Price Received* | 104.2% | 102.4% | - 1.7% | 102.7% | 101.7% | - 1.0% |
| Inventory of Homes for Sale | 411 | 514 | + 25.1% | -- | -- | -- |
| Months Supply of Inventory | 2.2 | 2.8 | + 27.3% | -- | -- | -- |

Townhouse-Condo

| | May | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 5-2024 | Thru 5-2025 | Percent Change |
| New Listings | 105 | 125 | + 19.0% | 413 | 551 | + 33.4% |
| Closed Sales | 71 | 85 | + 19.7% | 309 | 339 | + 9.7% |
| Days on Market Until Sale | 20 | 33 | + 65.0% | 24 | 38 | + 58.3% |
| Median Sales Price* | \$335,000 | \$340,000 | + 1.5% | \$335,000 | \$350,000 | + 4.5% |
| Percent of List Price Received* | 104.3% | 99.9% | - 4.2% | 102.9% | 100.3% | - 2.5% |
| Inventory of Homes for Sale | 111 | 216 | + 94.6% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 3.0 | + 87.5% | -- | -- | -- |

Adult Community

| | May | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 5-2024 | Thru 5-2025 | Percent Change |
| New Listings | 19 | 18 | - 5.3% | 86 | 88 | + 2.3% |
| Closed Sales | 21 | 14 | - 33.3% | 75 | 53 | - 29.3% |
| Days on Market Until Sale | 90 | 45 | - 50.0% | 44 | 36 | - 18.2% |
| Median Sales Price* | \$505,000 | \$515,000 | + 2.0% | \$490,000 | \$515,000 | + 5.1% |
| Percent of List Price Received* | 103.1% | 101.7% | - 1.4% | 101.3% | 100.9% | - 0.4% |
| Inventory of Homes for Sale | 20 | 39 | + 95.0% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 3.2 | + 128.6% | -- | -- | -- |

* 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

