

Local Market Update for October 2018

Provided by New Jersey REALTORS®



Middlesex County

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Single Family

Key Metrics	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	655	772	+ 17.9%	8,268	8,331	+ 0.8%
Closed Sales	526	535	+ 1.7%	5,180	5,402	+ 4.3%
Days on Market Until Sale	66	62	- 6.1%	69	62	- 10.1%
Median Sales Price*	\$325,000	\$325,000	0.0%	\$321,000	\$338,900	+ 5.6%
Percent of List Price Received*	97.7%	98.5%	+ 0.8%	97.7%	98.3%	+ 0.6%
Inventory of Homes for Sale	2,115	2,146	+ 1.5%	--	--	--
Months Supply of Inventory	4.1	4.0	- 2.4%	--	--	--

Townhouse-Condo

Key Metrics	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	191	242	+ 26.7%	2,300	2,493	+ 8.4%
Closed Sales	181	197	+ 8.8%	1,656	1,648	- 0.5%
Days on Market Until Sale	70	58	- 17.1%	66	57	- 13.6%
Median Sales Price*	\$235,000	\$260,000	+ 10.6%	\$240,000	\$250,000	+ 4.2%
Percent of List Price Received*	97.2%	97.4%	+ 0.2%	97.3%	97.5%	+ 0.2%
Inventory of Homes for Sale	475	612	+ 28.8%	--	--	--
Months Supply of Inventory	2.9	3.9	+ 34.5%	--	--	--

Adult Community

Key Metrics	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	95	118	+ 24.2%	1,117	1,162	+ 4.0%
Closed Sales	101	72	- 28.7%	888	849	- 4.4%
Days on Market Until Sale	54	51	- 5.6%	65	54	- 16.9%
Median Sales Price*	\$177,000	\$206,500	+ 16.7%	\$172,250	\$200,500	+ 16.4%
Percent of List Price Received*	98.7%	97.1%	- 1.6%	97.7%	98.0%	+ 0.3%
Inventory of Homes for Sale	200	280	+ 40.0%	--	--	--
Months Supply of Inventory	2.2	3.3	+ 50.0%	--	--	--

* 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

