

# Local Market Update for March 2019

Provided by New Jersey REALTORS®



## Middlesex County

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### Single Family

Key Metrics	March			Year to Date		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	932	956	+ 2.6%	2,228	2,229	+ 0.0%
Closed Sales	413	460	+ 11.4%	1,218	1,191	- 2.2%
Days on Market Until Sale	71	73	+ 2.8%	77	74	- 3.9%
Median Sales Price*	\$329,950	\$325,000	- 1.5%	\$317,750	\$330,000	+ 3.9%
Percent of List Price Received*	98.1%	97.7%	- 0.4%	97.8%	97.4%	- 0.4%
Inventory of Homes for Sale	1,938	1,869	- 3.6%	--	--	--
Months Supply of Inventory	3.6	3.5	- 2.8%	--	--	--

### Townhouse-Condo

Key Metrics	March			Year to Date		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	269	319	+ 18.6%	659	753	+ 14.3%
Closed Sales	135	153	+ 13.3%	350	404	+ 15.4%
Days on Market Until Sale	59	72	+ 22.0%	67	72	+ 7.5%
Median Sales Price*	\$231,500	\$249,750	+ 7.9%	\$240,000	\$240,000	0.0%
Percent of List Price Received*	96.4%	97.2%	+ 0.8%	97.0%	97.3%	+ 0.3%
Inventory of Homes for Sale	513	568	+ 10.7%	--	--	--
Months Supply of Inventory	3.0	3.3	+ 10.0%	--	--	--

### Adult Community

Key Metrics	March			Year to Date		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	110	155	+ 40.9%	321	392	+ 22.1%
Closed Sales	89	66	- 25.8%	210	169	- 19.5%
Days on Market Until Sale	69	91	+ 31.9%	60	76	+ 26.7%
Median Sales Price*	\$174,000	\$237,500	+ 36.5%	\$180,750	\$210,000	+ 16.2%
Percent of List Price Received*	97.3%	97.2%	- 0.1%	97.6%	96.9%	- 0.7%
Inventory of Homes for Sale	229	362	+ 58.1%	--	--	--
Months Supply of Inventory	2.4	4.2	+ 75.0%	--	--	--

\* 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

