

Local Market Update for May 2025

Provided by New Jersey REALTORS®



Middlesex County

Middlesex County

Single Family

	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	557	606	+ 8.8%	2,195	2,358	+ 7.4%
Closed Sales	338	356	+ 5.3%	1,391	1,476	+ 6.1%
Days on Market Until Sale	31	37	+ 19.4%	37	43	+ 16.2%
Median Sales Price*	\$599,000	\$610,000	+ 1.8%	\$545,000	\$580,000	+ 6.4%
Percent of List Price Received*	105.6%	104.2%	- 1.3%	104.1%	102.9%	- 1.2%
Inventory of Homes for Sale	636	790	+ 24.2%	--	--	--
Months Supply of Inventory	1.9	2.3	+ 21.1%	--	--	--

Townhouse-Condo

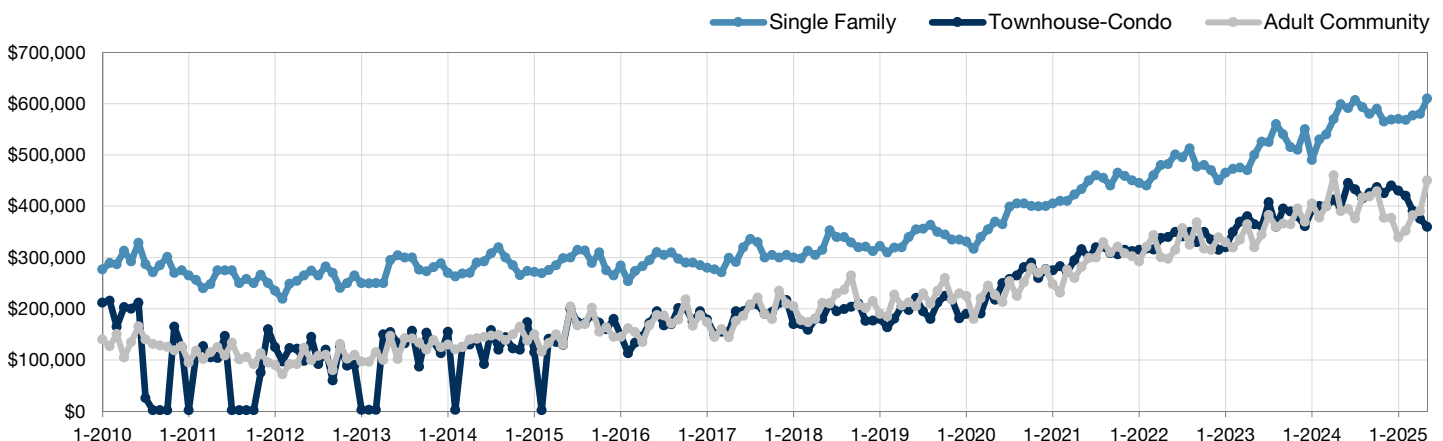
	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	183	330	+ 80.3%	734	1,221	+ 66.3%
Closed Sales	115	199	+ 73.0%	512	618	+ 20.7%
Days on Market Until Sale	22	36	+ 63.6%	27	40	+ 48.1%
Median Sales Price*	\$398,000	\$360,000	- 9.5%	\$400,000	\$393,000	- 1.8%
Percent of List Price Received*	107.4%	101.8%	- 5.2%	104.9%	101.7%	- 3.1%
Inventory of Homes for Sale	164	440	+ 168.3%	--	--	--
Months Supply of Inventory	1.4	3.2	+ 128.6%	--	--	--

Adult Community

	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	103	137	+ 33.0%	424	530	+ 25.0%
Closed Sales	62	101	+ 62.9%	296	333	+ 12.5%
Days on Market Until Sale	45	72	+ 60.0%	47	54	+ 14.9%
Median Sales Price*	\$390,000	\$450,000	+ 15.4%	\$400,000	\$395,000	- 1.3%
Percent of List Price Received*	100.5%	96.6%	- 3.9%	99.6%	98.1%	- 1.5%
Inventory of Homes for Sale	125	191	+ 52.8%	--	--	--
Months Supply of Inventory	1.8	2.6	+ 44.4%	--	--	--

* 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



Current as of June 20, 2025. All data from the multiple listing services in the state of New Jersey. Margin of error for reported statewide numbers is +/- 4% at a 95% confidence level. Report © 2025 ShowingTime Plus, LLC.