

## Local Market Update for March 2024

Provided by New Jersey REALTORS®



# Middlesex County

Middlesex County

## Single Family

	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	514	462	- 10.1%	1,196	1,148	- 4.0%
Closed Sales	353	282	- 20.1%	913	757	- 17.1%
Days on Market Until Sale	49	41	- 16.3%	49	42	- 14.3%
Median Sales Price*	\$479,000	\$540,000	+ 12.7%	\$475,000	\$520,000	+ 9.5%
Percent of List Price Received*	100.9%	103.5%	+ 2.6%	100.4%	103.1%	+ 2.7%
Inventory of Homes for Sale	1,269	792	- 37.6%	--	--	--
Months Supply of Inventory	2.8	2.1	- 25.0%	--	--	--

## Townhouse-Condo

	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	154	145	- 5.8%	416	406	- 2.4%
Closed Sales	105	119	+ 13.3%	282	305	+ 8.2%
Days on Market Until Sale	33	31	- 6.1%	41	32	- 22.0%
Median Sales Price*	\$370,000	\$400,000	+ 8.1%	\$345,000	\$400,000	+ 15.9%
Percent of List Price Received*	102.6%	104.3%	+ 1.7%	101.3%	103.7%	+ 2.4%
Inventory of Homes for Sale	372	232	- 37.6%	--	--	--
Months Supply of Inventory	2.4	1.7	- 29.2%	--	--	--

## Adult Community

	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	88	90	+ 2.3%	282	248	- 12.1%
Closed Sales	86	69	- 19.8%	193	174	- 9.8%
Days on Market Until Sale	47	59	+ 25.5%	47	52	+ 10.6%
Median Sales Price*	\$335,000	\$370,000	+ 10.4%	\$325,000	\$382,000	+ 17.5%
Percent of List Price Received*	98.5%	99.1%	+ 0.6%	98.2%	99.1%	+ 0.9%
Inventory of Homes for Sale	239	184	- 23.0%	--	--	--
Months Supply of Inventory	2.9	2.4	- 17.2%	--	--	--

\* 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

