Local Market Update for September 2026

Provided by New Jersey REALTORS®

Middlesex County

Middlesex County

Single Family

Key Metrics	September 2025	September 2026	Percent Change	Year to Date Thru 9-2025	Year to Date Thru 9-2026	Percent Change
New Listings	662	**640**	- 3.3%	5,019	**6,256**	+ 24.6%
Closed Sales	473	**480**	+ 1.5%	3,254	**3,907**	+ 20.1%
Days on Market Until Sale	37	**41**	+ 10.8%	39	**41**	+ 5.1%
Median Sales Price*	$575,000	**$588,750**	+ 2.4%	$595,000	**$575,000**	- 3.4%
Percent of List Price Received*	102.3%	**101.4%**	- 0.9%	102.9%	**101.6%**	- 1.3%
Inventory of Homes for Sale	1,136	**1,375**	+ 21.0%	--	**--**	--
Months Supply of Inventory	3.1	**3.2**	+ 3.2%	--	**--**	--

Townhouse-Condo

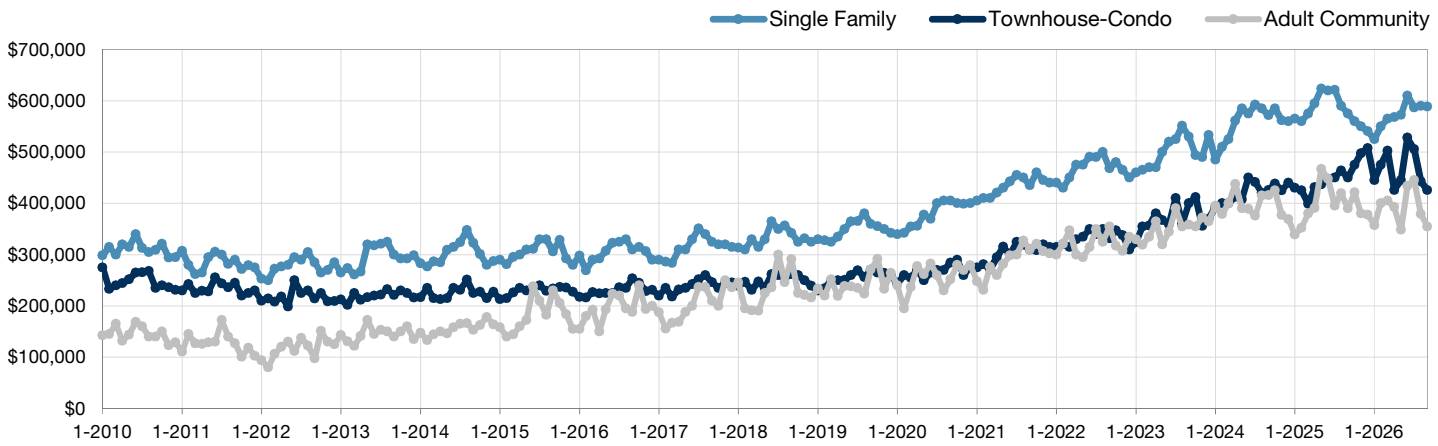
Key Metrics	September 2025	September 2026	Percent Change	Year to Date Thru 9-2025	Year to Date Thru 9-2026	Percent Change
New Listings	47	**27**	- 42.6%	934	**293**	- 68.6%
Closed Sales	25	**27**	+ 8.0%	861	**171**	- 80.1%
Days on Market Until Sale	41	**56**	+ 36.6%	36	**48**	+ 33.3%
Median Sales Price*	$450,000	**$426,000**	- 5.3%	$435,000	**$450,000**	+ 3.4%
Percent of List Price Received*	100.5%	**99.8%**	- 0.7%	101.7%	**100.0%**	- 1.7%
Inventory of Homes for Sale	81	**95**	+ 17.3%	--	**--**	--
Months Supply of Inventory	0.9	**4.7**	+ 422.2%	--	**--**	--

Adult Community

Key Metrics	September 2025	September 2026	Percent Change	Year to Date Thru 9-2025	Year to Date Thru 9-2026	Percent Change
New Listings	94	**97**	+ 3.2%	943	**1,001**	+ 6.2%
Closed Sales	80	**77**	- 3.8%	684	**714**	+ 4.4%
Days on Market Until Sale	60	**46**	- 23.3%	49	**54**	+ 10.2%
Median Sales Price*	$390,500	**$355,000**	- 9.1%	$402,000	**$390,000**	- 3.0%
Percent of List Price Received*	97.3%	**98.5%**	+ 1.2%	98.4%	**98.7%**	+ 0.3%
Inventory of Homes for Sale	198	**258**	+ 30.3%	--	**--**	--
Months Supply of Inventory	2.6	**3.4**	+ 30.8%	--	**--**	--

* 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 October 09, 2026. 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 © 2026 ShowingTime Plus, LLC.