

Local Market Update for May 2026

Provided by New Jersey REALTORS®



Mercer County

Mercer County

Single Family

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	301	342	+ 13.6%	1,267	1,330	+ 5.0%
Closed Sales	196	175	- 10.7%	731	712	- 2.6%
Days on Market Until Sale	31	35	+ 12.9%	38	45	+ 18.4%
Median Sales Price*	\$595,500	\$511,500	- 14.1%	\$475,000	\$490,000	+ 3.2%
Percent of List Price Received*	102.3%	101.2%	- 1.1%	101.7%	100.8%	- 0.9%
Inventory of Homes for Sale	501	613	+ 22.4%	--	--	--
Months Supply of Inventory	2.7	3.5	+ 29.6%	--	--	--

Townhouse-Condo

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	113	135	+ 19.5%	526	573	+ 8.9%
Closed Sales	82	78	- 4.9%	337	313	- 7.1%
Days on Market Until Sale	32	46	+ 43.8%	38	47	+ 23.7%
Median Sales Price*	\$340,000	\$394,250	+ 16.0%	\$355,000	\$377,000	+ 6.2%
Percent of List Price Received*	99.9%	98.9%	- 1.0%	100.3%	98.9%	- 1.4%
Inventory of Homes for Sale	203	262	+ 29.1%	--	--	--
Months Supply of Inventory	2.8	4.1	+ 46.4%	--	--	--

Adult Community

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	18	21	+ 16.7%	89	104	+ 16.9%
Closed Sales	14	26	+ 85.7%	53	79	+ 49.1%
Days on Market Until Sale	45	55	+ 22.2%	36	71	+ 97.2%
Median Sales Price*	\$515,000	\$630,000	+ 22.3%	\$515,000	\$545,001	+ 5.8%
Percent of List Price Received*	101.7%	101.0%	- 0.7%	100.9%	99.0%	- 1.9%
Inventory of Homes for Sale	37	45	+ 21.6%	--	--	--
Months Supply of Inventory	3.0	2.6	- 13.3%	--	--	--

* 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

