

Local Market Update for February 2026

Provided by New Jersey REALTORS®



Mercer County

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Single Family

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	196	131	- 33.2%	353	320	- 9.3%
Closed Sales	103	113	+ 9.7%	232	233	+ 0.4%
Days on Market Until Sale	42	42	0.0%	45	45	0.0%
Median Sales Price*	\$485,000	\$498,000	+ 2.7%	\$450,000	\$485,000	+ 7.8%
Percent of List Price Received*	101.0%	100.1%	- 0.9%	100.1%	99.7%	- 0.4%
Inventory of Homes for Sale	400	389	- 2.8%	--	--	--
Months Supply of Inventory	2.1	2.2	+ 4.8%	--	--	--

Townhouse-Condo

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	90	67	- 25.6%	173	168	- 2.9%
Closed Sales	47	37	- 21.3%	100	100	0.0%
Days on Market Until Sale	56	51	- 8.9%	49	47	- 4.1%
Median Sales Price*	\$295,000	\$383,000	+ 29.8%	\$316,000	\$405,000	+ 28.2%
Percent of List Price Received*	101.0%	96.9%	- 4.1%	100.7%	98.5%	- 2.2%
Inventory of Homes for Sale	153	178	+ 16.3%	--	--	--
Months Supply of Inventory	2.3	2.7	+ 17.4%	--	--	--

Adult Community

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	15	18	+ 20.0%	28	30	+ 7.1%
Closed Sales	11	6	- 45.5%	23	23	0.0%
Days on Market Until Sale	37	72	+ 94.6%	31	67	+ 116.1%
Median Sales Price*	\$585,000	\$457,500	- 21.8%	\$545,000	\$475,000	- 12.8%
Percent of List Price Received*	101.1%	98.7%	- 2.4%	101.1%	98.1%	- 3.0%
Inventory of Homes for Sale	36	48	+ 33.3%	--	--	--
Months Supply of Inventory	2.8	3.0	+ 7.1%	--	--	--

* 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

