

Local Market Update for August 2026

Provided by New Jersey REALTORS®



Middlesex County

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Single Family

	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	626	716	+ 14.4%	4,358	5,612	+ 28.8%
Closed Sales	510	560	+ 9.8%	2,781	3,417	+ 22.9%
Days on Market Until Sale	39	37	- 5.1%	39	41	+ 5.1%
Median Sales Price*	\$590,000	\$595,000	+ 0.8%	\$600,000	\$575,000	- 4.2%
Percent of List Price Received*	102.5%	101.4%	- 1.1%	103.0%	101.6%	- 1.4%
Inventory of Homes for Sale	1,100	1,382	+ 25.6%	--	--	--
Months Supply of Inventory	3.0	3.1	+ 3.3%	--	--	--

Townhouse-Condo

	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	37	53	+ 43.2%	886	269	- 69.6%
Closed Sales	51	19	- 62.7%	836	143	- 82.9%
Days on Market Until Sale	33	49	+ 48.5%	35	45	+ 28.6%
Median Sales Price*	\$464,000	\$415,000	- 10.6%	\$435,000	\$455,000	+ 4.6%
Percent of List Price Received*	99.2%	99.4%	+ 0.2%	101.7%	100.1%	- 1.6%
Inventory of Homes for Sale	65	104	+ 60.0%	--	--	--
Months Supply of Inventory	0.7	5.1	+ 628.6%	--	--	--

Adult Community

	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	119	116	- 2.5%	849	906	+ 6.7%
Closed Sales	96	89	- 7.3%	603	636	+ 5.5%
Days on Market Until Sale	41	43	+ 4.9%	48	55	+ 14.6%
Median Sales Price*	\$419,500	\$379,500	- 9.5%	\$410,000	\$395,000	- 3.7%
Percent of List Price Received*	99.6%	99.2%	- 0.4%	98.5%	98.7%	+ 0.2%
Inventory of Homes for Sale	213	250	+ 17.4%	--	--	--
Months Supply of Inventory	2.8	3.2	+ 14.3%	--	--	--

* 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

