

# Local Market Update for November 2024

Provided by New Jersey REALTORS®



## Middlesex County

Middlesex County

### Single Family

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	344	359	+ 4.4%	4,874	5,181	+ 6.3%
Closed Sales	329	341	+ 3.6%	4,048	3,802	- 6.1%
Days on Market Until Sale	37	36	- 2.7%	40	35	- 12.5%
Median Sales Price*	\$515,000	\$571,000	+ 10.9%	\$515,000	\$575,000	+ 11.7%
Percent of List Price Received*	104.4%	102.9%	- 1.4%	103.0%	104.2%	+ 1.2%
Inventory of Homes for Sale	1,141	1,023	- 10.3%	--	--	--
Months Supply of Inventory	3.1	2.7	- 12.9%	--	--	--

### Townhouse-Condo

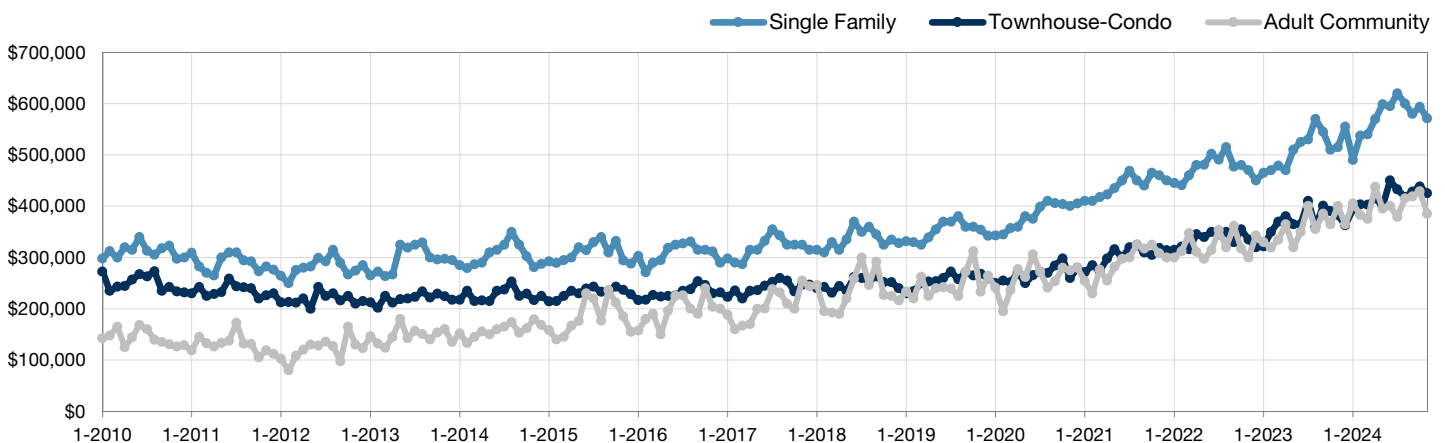
Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	99	130	+ 31.3%	1,639	1,836	+ 12.0%
Closed Sales	120	117	- 2.5%	1,399	1,372	- 1.9%
Days on Market Until Sale	31	34	+ 9.7%	33	30	- 9.1%
Median Sales Price*	\$382,500	\$425,000	+ 11.1%	\$371,100	\$421,000	+ 13.4%
Percent of List Price Received*	103.2%	102.4%	- 0.8%	103.9%	104.5%	+ 0.6%
Inventory of Homes for Sale	329	335	+ 1.8%	--	--	--
Months Supply of Inventory	2.5	2.5	0.0%	--	--	--

### Adult Community

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	68	86	+ 26.5%	992	1,008	+ 1.6%
Closed Sales	75	67	- 10.7%	853	783	- 8.2%
Days on Market Until Sale	41	44	+ 7.3%	42	46	+ 9.5%
Median Sales Price*	\$400,000	\$385,000	- 3.8%	\$350,000	\$400,000	+ 14.3%
Percent of List Price Received*	99.9%	99.8%	- 0.1%	99.7%	99.4%	- 0.3%
Inventory of Homes for Sale	211	226	+ 7.1%	--	--	--
Months Supply of Inventory	2.7	3.0	+ 11.1%	--	--	--

\* 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



Current as of December 20, 2024. 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 © 2024 ShowingTime Plus, LLC.