

Local Market Update for July 2025

Provided by New Jersey REALTORS®



Middlesex County

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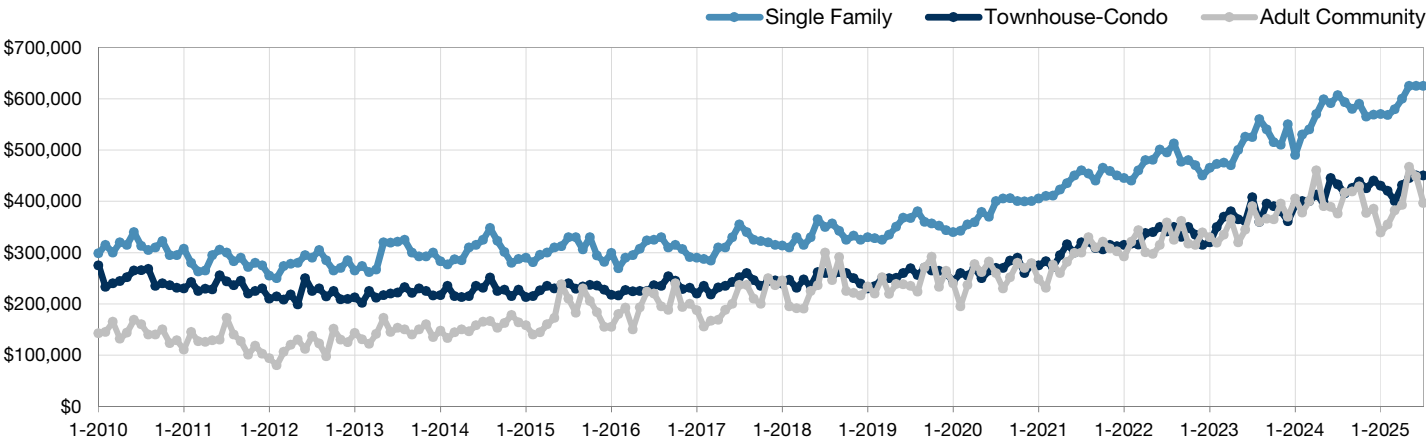
Single Family	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	549	628	+ 14.4%	3,232	3,420	+ 5.8%
Closed Sales	450	419	- 6.9%	2,226	2,210	- 0.7%
Days on Market Until Sale	28	32	+ 14.3%	34	39	+ 14.7%
Median Sales Price*	\$607,000	\$625,000	+ 3.0%	\$565,000	\$600,000	+ 6.2%
Percent of List Price Received*	105.0%	103.4%	- 1.5%	104.5%	103.2%	- 1.2%
Inventory of Homes for Sale	732	931	+ 27.2%	--	--	--
Months Supply of Inventory	2.2	2.8	+ 27.3%	--	--	--

Townhouse-Condo	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	200	145	- 27.5%	1,119	1,123	+ 0.4%
Closed Sales	162	149	- 8.0%	813	812	- 0.1%
Days on Market Until Sale	24	36	+ 50.0%	26	37	+ 42.3%
Median Sales Price*	\$432,500	\$450,000	+ 4.0%	\$410,500	\$435,000	+ 6.0%
Percent of List Price Received*	105.7%	101.3%	- 4.2%	105.3%	101.9%	- 3.2%
Inventory of Homes for Sale	217	197	- 9.2%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--

Adult Community	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	100	90	- 10.0%	600	713	+ 18.8%
Closed Sales	95	83	- 12.6%	476	500	+ 5.0%
Days on Market Until Sale	52	34	- 34.6%	47	49	+ 4.3%
Median Sales Price*	\$376,000	\$396,418	+ 5.4%	\$399,999	\$410,000	+ 2.5%
Percent of List Price Received*	98.8%	98.3%	- 0.5%	99.3%	98.3%	- 1.0%
Inventory of Homes for Sale	125	187	+ 49.6%	--	--	--
Months Supply of Inventory	1.8	2.5	+ 38.9%	--	--	--

* 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 August 20, 2025. 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 © 2025 ShowingTime Plus, LLC.