

# Local Market Update for March 2026

Provided by New Jersey REALTORS®



## Middlesex County

Middlesex County

### Single Family

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	407	703	+ 72.7%	1,085	1,587	+ 46.3%
Closed Sales	279	350	+ 25.4%	828	914	+ 10.4%
Days on Market Until Sale	46	48	+ 4.3%	47	51	+ 8.5%
Median Sales Price*	\$575,000	\$570,000	- 0.9%	\$570,000	\$550,000	- 3.5%
Percent of List Price Received*	102.4%	101.0%	- 1.4%	102.3%	100.7%	- 1.6%
Inventory of Homes for Sale	577	898	+ 55.6%	--	--	--
Months Supply of Inventory	1.7	2.2	+ 29.4%	--	--	--

### Townhouse-Condo

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	176	31	- 82.4%	437	76	- 82.6%
Closed Sales	90	19	- 78.9%	260	44	- 83.1%
Days on Market Until Sale	44	42	- 4.5%	41	39	- 4.9%
Median Sales Price*	\$399,000	\$505,000	+ 26.6%	\$423,000	\$487,500	+ 15.2%
Percent of List Price Received*	101.5%	100.6%	- 0.9%	101.5%	100.8%	- 0.7%
Inventory of Homes for Sale	213	53	- 75.1%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--

### Adult Community

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	125	143	+ 14.4%	281	309	+ 10.0%
Closed Sales	66	66	0.0%	164	176	+ 7.3%
Days on Market Until Sale	42	62	+ 47.6%	43	65	+ 51.2%
Median Sales Price*	\$382,000	\$396,250	+ 3.7%	\$362,500	\$381,950	+ 5.4%
Percent of List Price Received*	98.6%	98.8%	+ 0.2%	98.6%	98.6%	0.0%
Inventory of Homes for Sale	179	217	+ 21.2%	--	--	--
Months Supply of Inventory	2.5	2.8	+ 12.0%	--	--	--

\* 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

