

Local Market Update for May 2026

Provided by New Jersey REALTORS®



Middlesex County

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Single Family

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	604	817	+ 35.3%	2,322	3,238	+ 39.4%
Closed Sales	328	394	+ 20.1%	1,452	1,677	+ 15.5%
Days on Market Until Sale	35	39	+ 11.4%	43	48	+ 11.6%
Median Sales Price*	\$623,500	\$570,000	- 8.6%	\$580,000	\$560,000	- 3.4%
Percent of List Price Received*	104.6%	101.9%	- 2.6%	103.0%	101.3%	- 1.7%
Inventory of Homes for Sale	860	1,210	+ 40.7%	--	--	--
Months Supply of Inventory	2.5	2.8	+ 12.0%	--	--	--

Townhouse-Condo

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	125	40	- 68.0%	731	157	- 78.5%
Closed Sales	122	25	- 79.5%	493	82	- 83.4%
Days on Market Until Sale	31	54	+ 74.2%	37	45	+ 21.6%
Median Sales Price*	\$436,900	\$440,000	+ 0.7%	\$429,000	\$449,500	+ 4.8%
Percent of List Price Received*	102.4%	99.1%	- 3.2%	102.0%	100.2%	- 1.8%
Inventory of Homes for Sale	177	97	- 45.2%	--	--	--
Months Supply of Inventory	1.5	3.3	+ 120.0%	--	--	--

Adult Community

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	135	105	- 22.2%	512	550	+ 7.4%
Closed Sales	96	93	- 3.1%	327	357	+ 9.2%
Days on Market Until Sale	74	47	- 36.5%	54	60	+ 11.1%
Median Sales Price*	\$467,000	\$340,000	- 27.2%	\$398,500	\$365,000	- 8.4%
Percent of List Price Received*	96.5%	99.0%	+ 2.6%	98.1%	98.6%	+ 0.5%
Inventory of Homes for Sale	186	225	+ 21.0%	--	--	--
Months Supply of Inventory	2.6	2.8	+ 7.7%	--	--	--

* 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

