

Local Market Update for March 2025

Provided by New Jersey REALTORS®



Middlesex County

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Single Family

	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	473	401	- 15.2%	1,161	1,093	- 5.9%
Closed Sales	285	284	- 0.4%	765	853	+ 11.5%
Days on Market Until Sale	41	47	+ 14.6%	42	48	+ 14.3%
Median Sales Price*	\$540,000	\$580,000	+ 7.4%	\$520,000	\$575,000	+ 10.6%
Percent of List Price Received*	103.5%	102.4%	- 1.1%	103.1%	102.3%	- 0.8%
Inventory of Homes for Sale	1,082	807	- 25.4%	--	--	--
Months Supply of Inventory	3.0	2.1	- 30.0%	--	--	--

Townhouse-Condo

	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	142	207	+ 45.8%	403	490	+ 21.6%
Closed Sales	122	96	- 21.3%	311	282	- 9.3%
Days on Market Until Sale	31	47	+ 51.6%	32	44	+ 37.5%
Median Sales Price*	\$402,500	\$400,000	- 0.6%	\$400,000	\$425,000	+ 6.3%
Percent of List Price Received*	104.3%	101.5%	- 2.7%	103.8%	101.4%	- 2.3%
Inventory of Homes for Sale	296	348	+ 17.6%	--	--	--
Months Supply of Inventory	2.3	2.6	+ 13.0%	--	--	--

Adult Community

	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	91	123	+ 35.2%	248	283	+ 14.1%
Closed Sales	71	67	- 5.6%	175	166	- 5.1%
Days on Market Until Sale	59	42	- 28.8%	52	43	- 17.3%
Median Sales Price*	\$375,000	\$380,000	+ 1.3%	\$385,000	\$367,500	- 4.5%
Percent of List Price Received*	99.1%	98.5%	- 0.6%	99.1%	98.6%	- 0.5%
Inventory of Homes for Sale	214	244	+ 14.0%	--	--	--
Months Supply of Inventory	2.9	3.3	+ 13.8%	--	--	--

* 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

