

# Local Market Update for March 2026

Provided by New Jersey REALTORS®



## Middlesex County

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### Single Family

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	407	<b>703</b>	+ 72.7%	1,085	<b>1,587</b>	+ 46.3%
Closed Sales	279	<b>350</b>	+ 25.4%	828	<b>914</b>	+ 10.4%
Days on Market Until Sale	46	<b>48</b>	+ 4.3%	47	<b>51</b>	+ 8.5%
Median Sales Price*	\$575,000	<b>\$570,000</b>	- 0.9%	\$570,000	<b>\$550,000</b>	- 3.5%
Percent of List Price Received*	102.4%	<b>101.0%</b>	- 1.4%	102.3%	<b>100.7%</b>	- 1.6%
Inventory of Homes for Sale	577	<b>898</b>	+ 55.6%	--	--	--
Months Supply of Inventory	1.7	<b>2.2</b>	+ 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	<b>31</b>	- 82.4%	437	<b>76</b>	- 82.6%
Closed Sales	90	<b>19</b>	- 78.9%	260	<b>44</b>	- 83.1%
Days on Market Until Sale	44	<b>42</b>	- 4.5%	41	<b>39</b>	- 4.9%
Median Sales Price*	\$399,000	<b>\$505,000</b>	+ 26.6%	\$423,000	<b>\$487,500</b>	+ 15.2%
Percent of List Price Received*	101.5%	<b>100.6%</b>	- 0.9%	101.5%	<b>100.8%</b>	- 0.7%
Inventory of Homes for Sale	213	<b>53</b>	- 75.1%	--	--	--
Months Supply of Inventory	1.8	<b>1.1</b>	- 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	<b>143</b>	+ 14.4%	281	<b>309</b>	+ 10.0%
Closed Sales	66	<b>66</b>	0.0%	164	<b>176</b>	+ 7.3%
Days on Market Until Sale	42	<b>62</b>	+ 47.6%	43	<b>65</b>	+ 51.2%
Median Sales Price*	\$382,000	<b>\$396,250</b>	+ 3.7%	\$362,500	<b>\$381,950</b>	+ 5.4%
Percent of List Price Received*	98.6%	<b>98.8%</b>	+ 0.2%	98.6%	<b>98.6%</b>	0.0%
Inventory of Homes for Sale	179	<b>217</b>	+ 21.2%	--	--	--
Months Supply of Inventory	2.5	<b>2.8</b>	+ 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

