

Local Market Update for April 2026

Provided by New Jersey REALTORS®



Middlesex County

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Single Family

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	624	821	+ 31.6%	1,718	2,413	+ 40.5%
Closed Sales	286	367	+ 28.3%	1,123	1,279	+ 13.9%
Days on Market Until Sale	40	49	+ 22.5%	45	50	+ 11.1%
Median Sales Price*	\$595,000	\$571,700	- 3.9%	\$575,000	\$555,000	- 3.5%
Percent of List Price Received*	103.3%	102.0%	- 1.3%	102.5%	101.1%	- 1.4%
Inventory of Homes for Sale	793	1,073	+ 35.3%	--	--	--
Months Supply of Inventory	2.3	2.6	+ 13.0%	--	--	--

Townhouse-Condo

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	170	46	- 72.9%	607	122	- 79.9%
Closed Sales	112	15	- 86.6%	372	58	- 84.4%
Days on Market Until Sale	36	46	+ 27.8%	39	42	+ 7.7%
Median Sales Price*	\$431,562	\$437,000	+ 1.3%	\$425,500	\$472,500	+ 11.0%
Percent of List Price Received*	102.9%	100.2%	- 2.6%	101.9%	100.6%	- 1.3%
Inventory of Homes for Sale	231	72	- 68.8%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.3%	--	--	--

Adult Community

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	94	135	+ 43.6%	375	443	+ 18.1%
Closed Sales	64	84	+ 31.3%	228	261	+ 14.5%
Days on Market Until Sale	55	65	+ 18.2%	47	65	+ 38.3%
Median Sales Price*	\$393,000	\$395,000	+ 0.5%	\$380,000	\$385,000	+ 1.3%
Percent of List Price Received*	98.8%	98.0%	- 0.8%	98.7%	98.4%	- 0.3%
Inventory of Homes for Sale	158	228	+ 44.3%	--	--	--
Months Supply of Inventory	2.2	2.9	+ 31.8%	--	--	--

* 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

