Local Market Update for June 2026

Provided by New Jersey REALTORS®

Middlesex County

Middlesex County

Single Family

Key Metrics	June 2025	June 2026	Percent Change	Year to Date Thru 6-2025	Year to Date Thru 6-2026	Percent Change
New Listings	676	**855**	+ 26.5%	3,000	**4,100**	+ 36.7%
Closed Sales	389	**585**	+ 50.4%	1,842	**2,271**	+ 23.3%
Days on Market Until Sale	33	**36**	+ 9.1%	41	**45**	+ 9.8%
Median Sales Price*	$620,000	**$610,000**	- 1.6%	$594,500	**$571,350**	- 3.9%
Percent of List Price Received*	103.4%	**102.2%**	- 1.2%	103.1%	**101.5%**	- 1.6%
Inventory of Homes for Sale	1,004	**1,273**	+ 26.8%	--	**--**	--
Months Supply of Inventory	2.9	**2.9**	0.0%	--	**--**	--

Townhouse-Condo

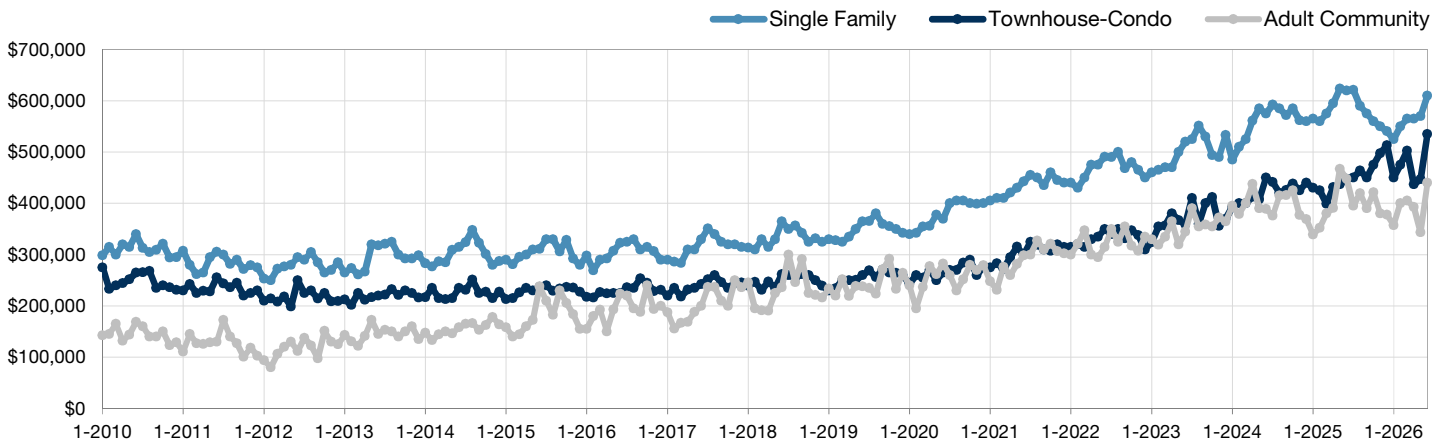
Key Metrics	June 2025	June 2026	Percent Change	Year to Date Thru 6-2025	Year to Date Thru 6-2026	Percent Change
New Listings	70	**27**	- 61.4%	799	**181**	- 77.3%
Closed Sales	149	**22**	- 85.2%	641	**107**	- 83.3%
Days on Market Until Sale	31	**33**	+ 6.5%	36	**43**	+ 19.4%
Median Sales Price*	$447,500	**$535,000**	+ 19.6%	$430,562	**$455,000**	+ 5.7%
Percent of List Price Received*	101.9%	**100.8%**	- 1.1%	102.0%	**100.3%**	- 1.7%
Inventory of Homes for Sale	104	**86**	- 17.3%	--	**--**	--
Months Supply of Inventory	0.9	**3.7**	+ 311.1%	--	**--**	--

Adult Community

Key Metrics	June 2025	June 2026	Percent Change	Year to Date Thru 6-2025	Year to Date Thru 6-2026	Percent Change
New Listings	123	**125**	+ 1.6%	635	**673**	+ 6.0%
Closed Sales	95	**85**	- 10.5%	422	**449**	+ 6.4%
Days on Market Until Sale	44	**41**	- 6.8%	52	**57**	+ 9.6%
Median Sales Price*	$448,000	**$440,000**	- 1.8%	$410,000	**$387,500**	- 5.5%
Percent of List Price Received*	99.2%	**99.4%**	+ 0.2%	98.3%	**98.8%**	+ 0.5%
Inventory of Homes for Sale	198	**241**	+ 21.7%	--	**--**	--
Months Supply of Inventory	2.7	**3.1**	+ 14.8%	--	**--**	--

* 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



Current as of July 09, 2026. All data from the multiple listing services in the state of New Jersey. Margin of error for reported statewide numbers is +/– 4% at a 95% confidence level. Report © 2026 ShowingTime Plus, LLC.