

## Local Market Update for January 2024

Provided by New Jersey REALTORS®



# Middlesex County

Middlesex County

## Single Family

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	329	334	+ 1.5%	329	334	+ 1.5%
Closed Sales	305	257	- 15.7%	305	257	- 15.7%
Days on Market Until Sale	47	40	- 14.9%	47	40	- 14.9%
Median Sales Price*	\$465,000	\$490,000	+ 5.4%	\$465,000	\$490,000	+ 5.4%
Percent of List Price Received*	100.1%	103.0%	+ 2.9%	100.1%	103.0%	+ 2.9%
Inventory of Homes for Sale	1,168	797	- 31.8%	--	--	--
Months Supply of Inventory	2.5	2.1	- 16.0%	--	--	--

## Townhouse-Condo

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	126	135	+ 7.1%	126	135	+ 7.1%
Closed Sales	81	90	+ 11.1%	81	90	+ 11.1%
Days on Market Until Sale	50	31	- 38.0%	50	31	- 38.0%
Median Sales Price*	\$323,000	\$394,500	+ 22.1%	\$323,000	\$394,500	+ 22.1%
Percent of List Price Received*	100.8%	103.3%	+ 2.5%	100.8%	103.3%	+ 2.5%
Inventory of Homes for Sale	329	250	- 24.0%	--	--	--
Months Supply of Inventory	2.1	1.9	- 9.5%	--	--	--

## Adult Community

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	95	69	- 27.4%	95	69	- 27.4%
Closed Sales	51	52	+ 2.0%	51	52	+ 2.0%
Days on Market Until Sale	44	44	0.0%	44	44	0.0%
Median Sales Price*	\$330,000	\$405,000	+ 22.7%	\$330,000	\$405,000	+ 22.7%
Percent of List Price Received*	99.3%	99.0%	- 0.3%	99.3%	99.0%	- 0.3%
Inventory of Homes for Sale	242	176	- 27.3%	--	--	--
Months Supply of Inventory	3.0	2.3	- 23.3%	--	--	--

\* 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

