

# Local Market Update for August 2025

Provided by New Jersey REALTORS®



## Middlesex County

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### Single Family

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	454	<b>624</b>	+ 37.4%	3,688	<b>4,259</b>	+ 15.5%
Closed Sales	411	<b>504</b>	+ 22.6%	2,638	<b>2,723</b>	+ 3.2%
Days on Market Until Sale	31	<b>38</b>	+ 22.6%	33	<b>39</b>	+ 18.2%
Median Sales Price*	\$593,000	<b>\$595,000</b>	+ 0.3%	\$570,500	<b>\$600,000</b>	+ 5.2%
Percent of List Price Received*	104.1%	<b>102.5%</b>	- 1.5%	104.4%	<b>103.1%</b>	- 1.2%
Inventory of Homes for Sale	739	<b>988</b>	+ 33.7%	--	--	--
Months Supply of Inventory	2.2	<b>2.8</b>	+ 27.3%	--	--	--

### Townhouse-Condo

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	176	<b>37</b>	- 79.0%	1,293	<b>963</b>	- 25.5%
Closed Sales	151	<b>51</b>	- 66.2%	964	<b>859</b>	- 10.9%
Days on Market Until Sale	27	<b>35</b>	+ 29.6%	26	<b>37</b>	+ 42.3%
Median Sales Price*	\$415,000	<b>\$455,000</b>	+ 9.6%	\$411,000	<b>\$436,000</b>	+ 6.1%
Percent of List Price Received*	104.1%	<b>99.4%</b>	- 4.5%	105.1%	<b>101.7%</b>	- 3.2%
Inventory of Homes for Sale	218	<b>84</b>	- 61.5%	--	--	--
Months Supply of Inventory	1.8	<b>0.8</b>	- 55.6%	--	--	--

### Adult Community

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	90	<b>117</b>	+ 30.0%	690	<b>833</b>	+ 20.7%
Closed Sales	76	<b>91</b>	+ 19.7%	552	<b>591</b>	+ 7.1%
Days on Market Until Sale	33	<b>41</b>	+ 24.2%	45	<b>48</b>	+ 6.7%
Median Sales Price*	\$417,000	<b>\$419,000</b>	+ 0.5%	\$400,000	<b>\$410,000</b>	+ 2.5%
Percent of List Price Received*	99.6%	<b>99.7%</b>	+ 0.1%	99.3%	<b>98.5%</b>	- 0.8%
Inventory of Homes for Sale	132	<b>199</b>	+ 50.8%	--	--	--
Months Supply of Inventory	1.9	<b>2.6</b>	+ 36.8%	--	--	--

\* 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

