

## September 2024

Middlesex County, NJ

Email: ester@midjerseyao.com

<b>New Listings</b>		<b>49</b>
 <b>14.0%</b>	 <b>-19.7%</b>	
from Aug 2024: 43	from Sep 2023: 61	
YTD 2024 559	2023 548	+/- 2.0%
5-year Sep average: 63		

<b>New Pendencies</b>		<b>43</b>
 <b>-18.9%</b>	 <b>-18.9%</b>	
from Aug 2024: 53	from Sep 2023: 53	
YTD 2024 478	2023 457	+/- 4.6%
5-year Sep average: 61		

<b>Closed Sales</b>		<b>58</b>
 <b>11.5%</b>	 <b>41.5%</b>	
from Aug 2024: 52	from Sep 2023: 41	
YTD 2024 447	2023 433	+/- 3.2%
5-year Sep average: 57		

<b>Median Sold Price</b>		<b>\$602,500</b>
 <b>-11.7%</b>	 <b>-2.8%</b>	
from Aug 2024: \$682,500	from Sep 2023: \$620,000	
YTD 2024 \$625,000	2023 \$540,000	+/- 15.7%
5-year Sep average: \$518,850		



<b>Active Listings</b>		<b>73</b>
 73	Min 73	Max 143
5-year Sep average 105		
Aug 2024 67	Sep 2023 86	

<b>Avg DOM</b>		<b>27</b>
 27	Min 20	Max 43
5-year Sep average 29		
Aug 2024 19	Sep 2023 43	YTD 27

<b>Avg Sold to OLP Ratio</b>		<b>101.5%</b>
 101.5%	Min 97.8%	Max 101.5%
5-year Sep average 100.3%		
Aug 2024 103.0%	Sep 2023 101.0%	YTD 102.9%