

# Local Market Update for December 2023

Provided by New Jersey REALTORS®



## Middlesex County

Middlesex County

### Single Family

	December			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	219	234	+ 6.8%	6,964	5,088	- 26.9%
Closed Sales	415	359	- 13.5%	5,704	4,402	- 22.8%
Days on Market Until Sale	46	40	- 13.0%	38	40	+ 5.3%
Median Sales Price*	\$450,000	\$555,000	+ 23.3%	\$475,000	\$519,950	+ 9.5%
Percent of List Price Received*	100.0%	102.4%	+ 2.4%	102.8%	103.0%	+ 0.2%
Inventory of Homes for Sale	1,249	815	- 34.7%	--	--	--
Months Supply of Inventory	2.6	2.2	- 15.4%	--	--	--

### Townhouse-Condo

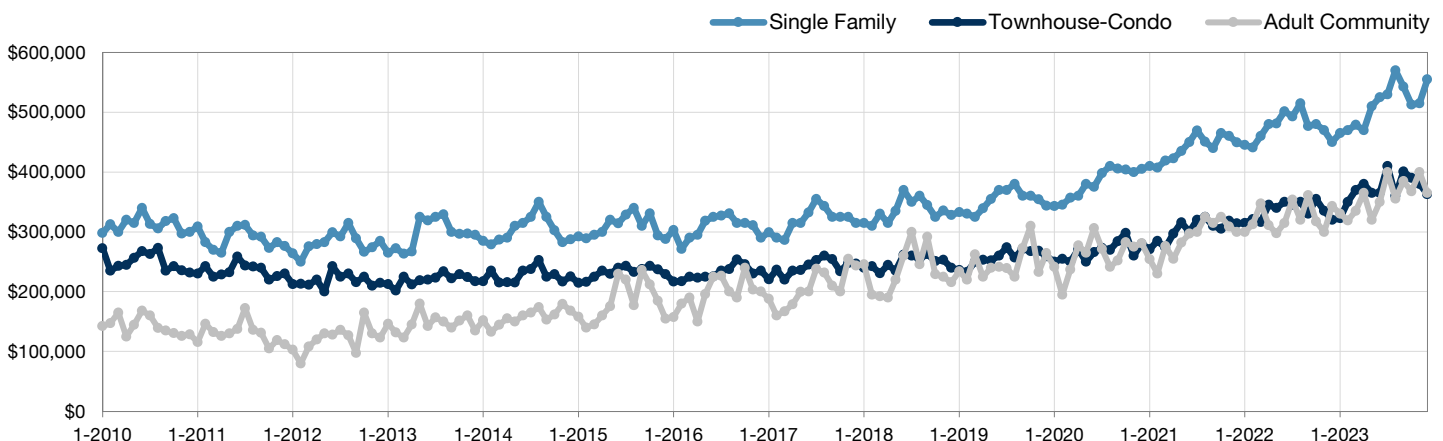
	December			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	84	80	- 4.8%	2,278	1,711	- 24.9%
Closed Sales	147	128	- 12.9%	2,012	1,528	- 24.1%
Days on Market Until Sale	40	31	- 22.5%	35	33	- 5.7%
Median Sales Price*	\$320,000	\$363,000	+ 13.4%	\$335,000	\$370,000	+ 10.4%
Percent of List Price Received*	99.7%	103.3%	+ 3.6%	102.9%	103.8%	+ 0.9%
Inventory of Homes for Sale	304	226	- 25.7%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--

### Adult Community

	December			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	61	57	- 6.6%	1,142	1,047	- 8.3%
Closed Sales	73	63	- 13.7%	994	915	- 7.9%
Days on Market Until Sale	38	38	0.0%	45	42	- 6.7%
Median Sales Price*	\$343,000	\$365,000	+ 6.4%	\$325,000	\$351,450	+ 8.1%
Percent of List Price Received*	99.0%	99.6%	+ 0.6%	101.3%	99.7%	- 1.6%
Inventory of Homes for Sale	219	185	- 15.5%	--	--	--
Months Supply of Inventory	2.6	2.4	- 7.7%	--	--	--

\* 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 January 20, 2024. 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 © 2024 ShowingTime.