

## Local Market Update for February 2024

Provided by New Jersey REALTORS®



# Middlesex County

Middlesex County

## Single Family

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	353	342	- 3.1%	682	680	- 0.3%
Closed Sales	258	217	- 15.9%	560	475	- 15.2%
Days on Market Until Sale	53	45	- 15.1%	49	42	- 14.3%
Median Sales Price*	\$470,000	\$539,900	+ 14.9%	\$470,000	\$508,000	+ 8.1%
Percent of List Price Received*	100.0%	102.8%	+ 2.8%	100.1%	102.9%	+ 2.8%
Inventory of Homes for Sale	1,193	738	- 38.1%	--	--	--
Months Supply of Inventory	2.6	1.9	- 26.9%	--	--	--

## Townhouse-Condo

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	136	125	- 8.1%	262	262	0.0%
Closed Sales	97	95	- 2.1%	177	185	+ 4.5%
Days on Market Until Sale	45	33	- 26.7%	47	32	- 31.9%
Median Sales Price*	\$350,000	\$404,050	+ 15.4%	\$340,000	\$400,000	+ 17.6%
Percent of List Price Received*	100.4%	103.4%	+ 3.0%	100.6%	103.4%	+ 2.8%
Inventory of Homes for Sale	344	238	- 30.8%	--	--	--
Months Supply of Inventory	2.2	1.8	- 18.2%	--	--	--

## Adult Community

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	99	92	- 7.1%	194	160	- 17.5%
Closed Sales	56	53	- 5.4%	107	105	- 1.9%
Days on Market Until Sale	50	50	0.0%	47	47	0.0%
Median Sales Price*	\$319,000	\$380,000	+ 19.1%	\$320,000	\$385,000	+ 20.3%
Percent of List Price Received*	96.8%	99.4%	+ 2.7%	98.0%	99.2%	+ 1.2%
Inventory of Homes for Sale	256	176	- 31.3%	--	--	--
Months Supply of Inventory	3.2	2.2	- 31.3%	--	--	--

\* 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

