



November 2025

Middlesex County Market Report

COMPASS

Middlesex County Overview

Year-To-Date Sales

629

-4.8% Year-To-Date
-14.7% Month-Over-Month

Year-To-Date Contracts

646

-8.1% Year-To-Date
-35.1% Month-Over-Month

Single-Family
Average Sale Price

\$661K

6.0% Year-To-Date
-6.8% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$438K

3.1% Year-To-Date
-9.3% Month-Over-Month

Average Days On Market

34

3.0% Year-To-Date
-6.7% Month-Over-Month

Active Listings

117

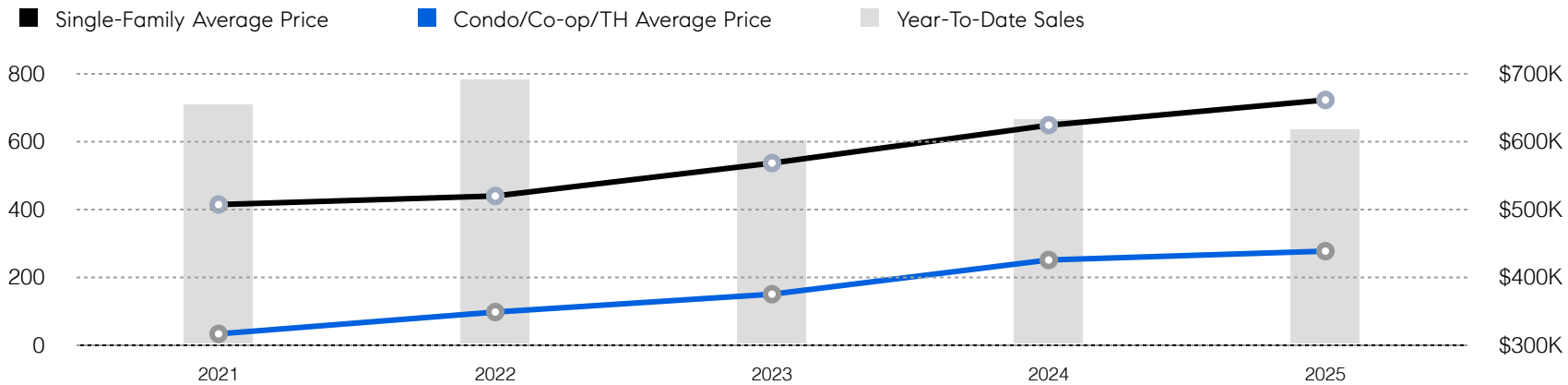
-4.1% Year-Over-Year
-18.2% Month-Over-Month



Middlesex County Overview

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	547	501	-8.4%	45	37	-17.8%
	ACTIVE LISTINGS	98	81	-17.3%	98	81	-17.3%
	# OF SALES	518	489	-5.6%	55	47	-14.5%
	SALES VOLUME	\$323,401,346	\$323,493,590	0.0%	\$33,563,101	\$30,020,334	-10.6%
	MEDIAN PRICE	\$585,000	\$619,000	5.8%	\$555,000	\$591,000	6.5%
	AVERAGE PRICE	\$624,327	\$661,541	6.0%	\$610,238	\$638,731	4.7%
	AVERAGE DOM	35	35	0.0%	32	50	56.3%
Condo/Co-op/TH	CONTRACTS SIGNED	156	145	-7.1%	18	13	-27.8%
	ACTIVE LISTINGS	24	36	50.0%	24	36	50.0%
	# OF SALES	143	140	-2.1%	13	11	-15.4%
	SALES VOLUME	\$60,879,228	\$61,426,400	0.9%	\$6,285,000	\$5,024,900	-20.0%
	MEDIAN PRICE	\$415,000	\$422,500	1.8%	\$465,000	\$460,000	-1.1%
	AVERAGE PRICE	\$425,729	\$438,760	3.1%	\$483,462	\$456,809	-5.5%
	AVERAGE DOM	29	32	10.3%	33	34	3.0%

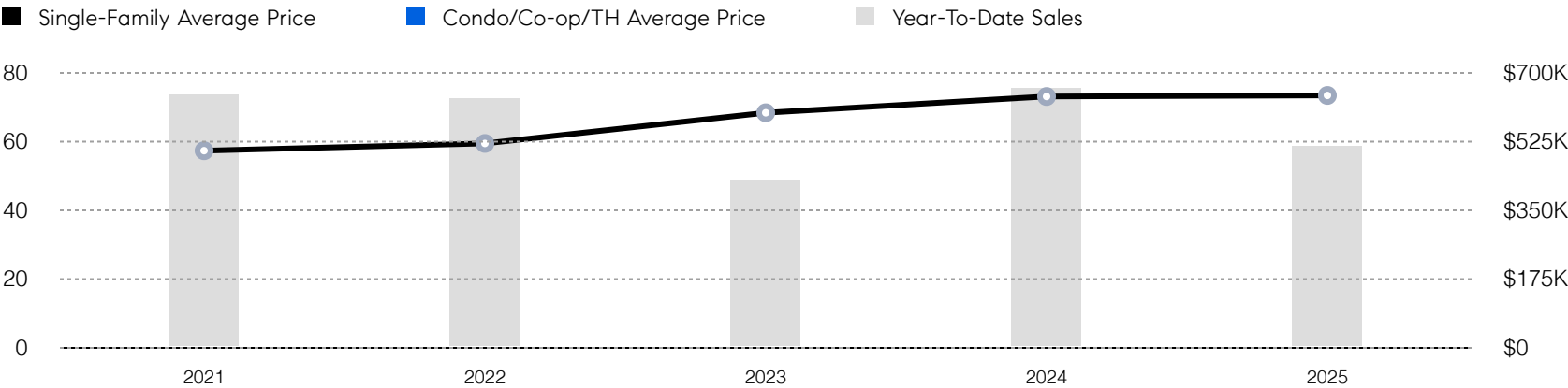
Historic Sales Trends



Colonia

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	79	53	-32.9%	8	3	-62.5%
	ACTIVE LISTINGS	8	9	12.5%	8	9	12.5%
	# OF SALES	74	58	-21.6%	11	6	-45.5%
	SALES VOLUME	\$47,355,810	\$37,272,967	-21.3%	\$7,277,000	\$4,228,000	-41.9%
	MEDIAN PRICE	\$587,500	\$625,000	6.4%	\$580,000	\$691,500	19.2%
	AVERAGE PRICE	\$639,943	\$642,637	0.4%	\$661,545	\$704,667	6.5%
	AVERAGE DOM	33	26	-21.2%	35	20	-42.9%
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	1	0	0.0%	0	0	0.0%
	SALES VOLUME	\$610,000	-	-	-	-	-
	MEDIAN PRICE	\$610,000	-	-	-	-	-
	AVERAGE PRICE	\$610,000	-	-	-	-	-
	AVERAGE DOM	40	-	-	-	-	-

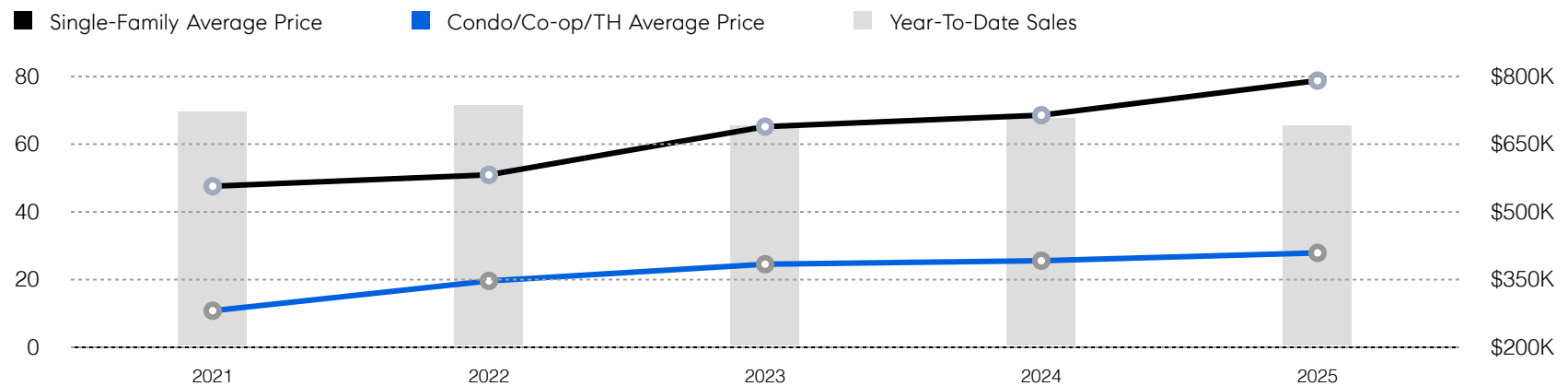
Historic Sales Trends



East Brunswick

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	44	57	29.5%	3	4	33.3%
	ACTIVE LISTINGS	6	6	0.0%	6	6	0.0%
	# OF SALES	44	50	13.6%	6	5	-16.7%
	SALES VOLUME	\$31,426,113	\$39,544,388	25.8%	\$4,110,000	\$3,248,000	-21.0%
	MEDIAN PRICE	\$681,556	\$750,000	10.0%	\$707,500	\$650,000	-8.1%
	AVERAGE PRICE	\$714,230	\$790,888	10.7%	\$685,000	\$649,600	-5.2%
	AVERAGE DOM	51	35	-31.4%	35	49	40.0%
Condo/Co-op/TH	CONTRACTS SIGNED	22	14	-36.4%	4	1	-75.0%
	ACTIVE LISTINGS	1	5	400.0%	1	5	400.0%
	# OF SALES	23	15	-34.8%	6	1	-83.3%
	SALES VOLUME	\$9,011,500	\$6,137,500	-31.9%	\$2,655,000	\$662,000	-75.1%
	MEDIAN PRICE	\$377,500	\$410,000	8.6%	\$427,500	\$662,000	54.9%
	AVERAGE PRICE	\$391,804	\$409,167	4.4%	\$442,500	\$662,000	49.6%
	AVERAGE DOM	39	19	-51.3%	37	17	-54.1%

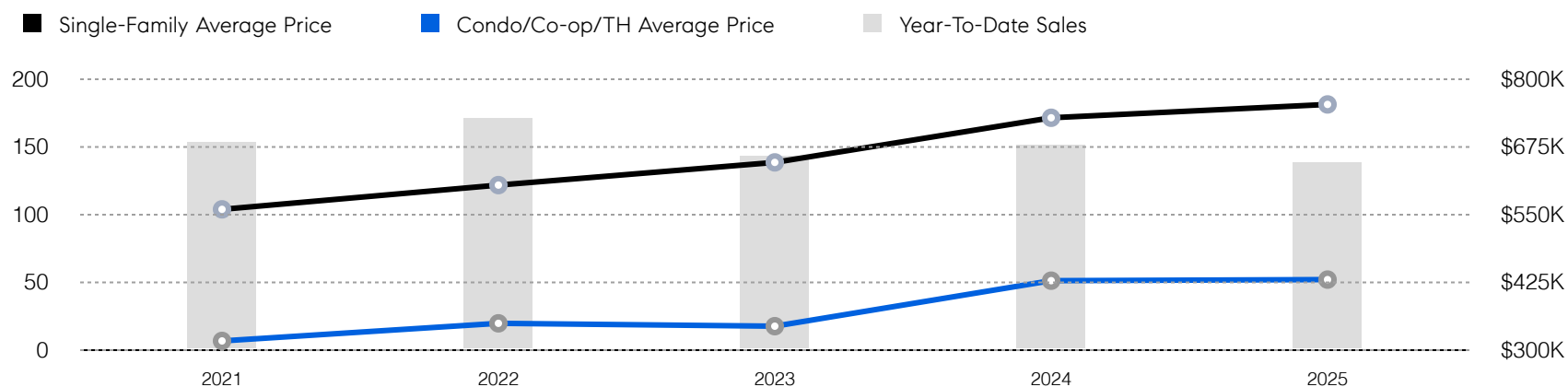
Historic Sales Trends



Edison Township

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	109	100	-8.3%	10	5	-50.0%
	ACTIVE LISTINGS	27	18	-33.3%	27	18	-33.3%
	# OF SALES	109	99	-9.2%	11	10	-9.1%
	SALES VOLUME	\$79,447,812	\$74,595,767	-6.1%	\$8,567,000	\$7,283,800	-15.0%
	MEDIAN PRICE	\$690,000	\$727,500	5.4%	\$651,000	\$694,900	6.7%
	AVERAGE PRICE	\$728,879	\$753,493	3.4%	\$778,818	\$728,380	-6.5%
	AVERAGE DOM	32	40	25.0%	32	40	25.0%
Condo/Co-op/TH	CONTRACTS SIGNED	46	44	-4.3%	2	6	200.0%
	ACTIVE LISTINGS	5	9	80.0%	5	9	80.0%
	# OF SALES	41	38	-7.3%	0	3	0.0%
	SALES VOLUME	\$17,556,415	\$16,348,000	-6.9%	-	\$1,185,000	-
	MEDIAN PRICE	\$435,000	\$442,500	1.7%	-	\$388,000	-
	AVERAGE PRICE	\$428,205	\$430,211	0.5%	-	\$395,000	-
	AVERAGE DOM	25	33	32.0%	-	37	-

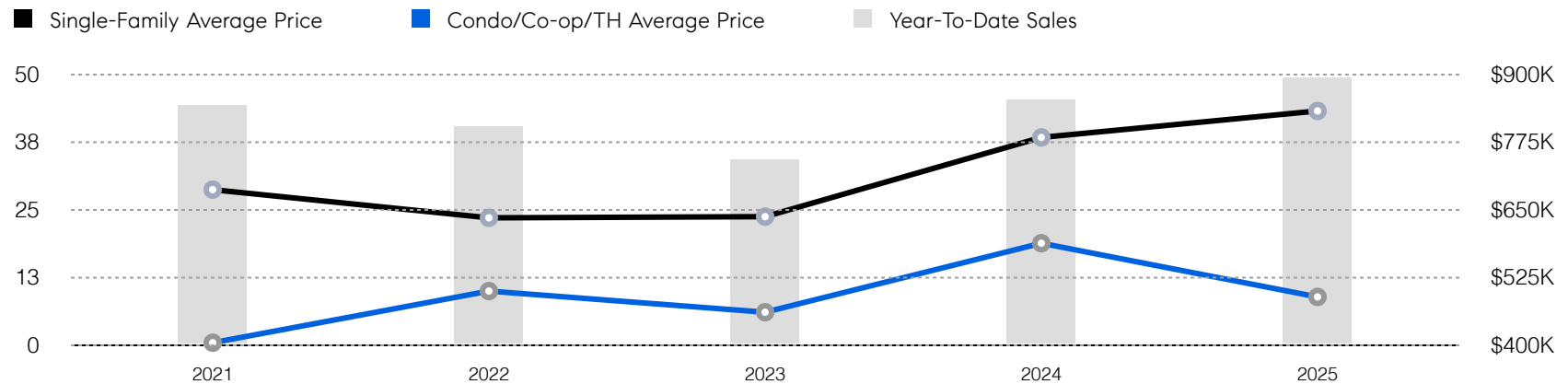
Historic Sales Trends



Metuchen Borough

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	43	37	-14.0%	7	1	-85.7%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	36	38	5.6%	0	2	0.0%
	SALES VOLUME	\$28,222,499	\$31,648,229	12.1%	-	\$1,999,000	-
	MEDIAN PRICE	\$705,000	\$804,500	14.1%	-	\$999,500	-
	AVERAGE PRICE	\$783,958	\$832,848	6.2%	-	\$999,500	-
	AVERAGE DOM	26	22	-15.4%	-	20	-
Condo/Co-op/TH	CONTRACTS SIGNED	9	9	0.0%	1	0	0.0%
	ACTIVE LISTINGS	3	1	-66.7%	3	1	-66.7%
	# OF SALES	9	11	22.2%	2	2	0.0%
	SALES VOLUME	\$5,297,040	\$5,383,000	1.6%	\$1,580,000	\$1,120,000	-29.1%
	MEDIAN PRICE	\$582,000	\$460,000	-21.0%	\$790,000	\$560,000	-29.1%
	AVERAGE PRICE	\$588,560	\$489,364	-16.9%	\$790,000	\$560,000	-29.1%
	AVERAGE DOM	45	39	-13.3%	16	16	0.0%

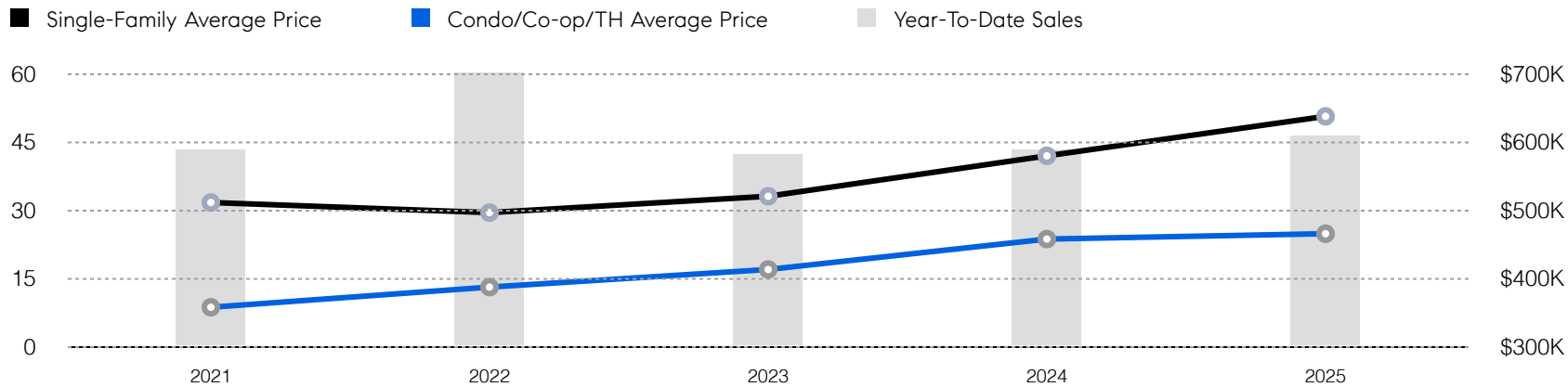
Historic Sales Trends



Old Bridge

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	34	33	-2.9%	1	1	0.0%
	ACTIVE LISTINGS	8	6	-25.0%	8	6	-25.0%
	# OF SALES	32	36	12.5%	4	5	25.0%
	SALES VOLUME	\$18,571,750	\$22,979,000	23.7%	\$2,050,000	\$2,642,500	28.9%
	MEDIAN PRICE	\$527,500	\$595,000	12.8%	\$512,500	\$540,000	5.4%
	AVERAGE PRICE	\$580,367	\$638,306	10.0%	\$512,500	\$528,500	3.1%
	AVERAGE DOM	29	46	58.6%	26	79	203.8%
Condo/Co-op/TH	CONTRACTS SIGNED	13	11	-15.4%	1	0	0.0%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	11	10	-9.1%	2	1	-50.0%
	SALES VOLUME	\$5,042,000	\$4,662,000	-7.5%	\$810,000	\$550,000	-32.1%
	MEDIAN PRICE	\$500,000	\$443,500	-11.3%	\$405,000	\$550,000	35.8%
	AVERAGE PRICE	\$458,364	\$466,200	1.7%	\$405,000	\$550,000	35.8%
	AVERAGE DOM	35	37	5.7%	41	20	-51.2%

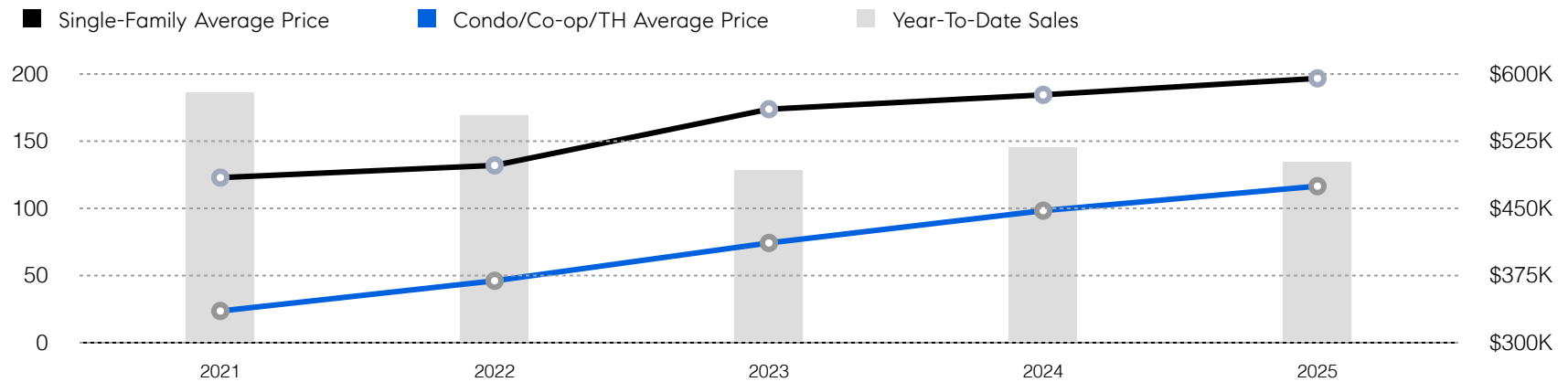
Historic Sales Trends



Piscataway

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	112	100	-10.7%	5	11	120.0%
	ACTIVE LISTINGS	23	16	-30.4%	23	16	-30.4%
	# OF SALES	110	95	-13.6%	11	10	-9.1%
	SALES VOLUME	\$63,441,900	\$56,538,041	-10.9%	\$6,019,000	\$5,852,900	-2.8%
	MEDIAN PRICE	\$560,000	\$575,000	2.7%	\$535,000	\$570,000	6.5%
	AVERAGE PRICE	\$576,745	\$595,137	3.2%	\$547,182	\$585,290	7.0%
	AVERAGE DOM	31	35	12.9%	26	59	126.9%
Condo/Co-op/TH	CONTRACTS SIGNED	36	42	16.7%	3	6	100.0%
	ACTIVE LISTINGS	6	8	33.3%	6	8	33.3%
	# OF SALES	34	38	11.8%	1	3	200.0%
	SALES VOLUME	\$15,212,501	\$18,042,900	18.6%	\$530,000	\$1,180,900	122.8%
	MEDIAN PRICE	\$433,000	\$447,500	3.3%	\$530,000	\$385,000	-27.4%
	AVERAGE PRICE	\$447,427	\$474,813	6.1%	\$530,000	\$393,633	-25.7%
	AVERAGE DOM	23	37	60.9%	20	58	190.0%

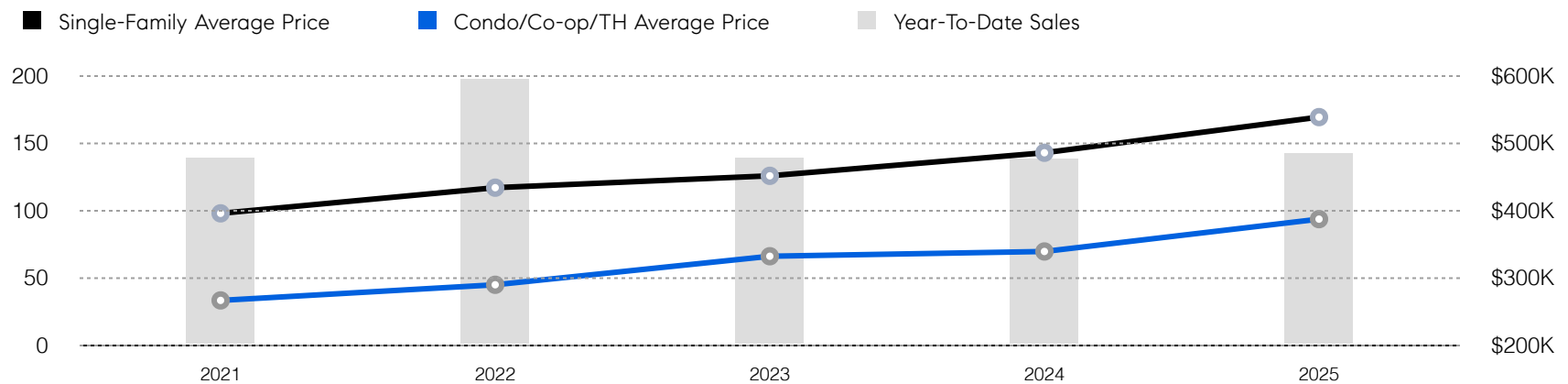
Historic Sales Trends



Woodbridge Township

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	126	121	-4.0%	11	12	9.1%
	ACTIVE LISTINGS	23	23	0.0%	23	23	0.0%
	# OF SALES	113	113	0.0%	12	9	-25.0%
	SALES VOLUME	\$54,935,462	\$60,915,198	10.9%	\$5,540,101	\$4,766,134	-14.0%
	MEDIAN PRICE	\$489,101	\$535,000	9.4%	\$483,051	\$590,000	22.1%
	AVERAGE PRICE	\$486,155	\$539,073	10.9%	\$461,675	\$529,570	14.7%
	AVERAGE DOM	40	38	-5.0%	34	61	79.4%
Condo/Co-op/TH	CONTRACTS SIGNED	29	25	-13.8%	7	0	0.0%
	ACTIVE LISTINGS	5	10	100.0%	5	10	100.0%
	# OF SALES	24	28	16.7%	2	1	-50.0%
	SALES VOLUME	\$8,149,772	\$10,853,000	33.2%	\$710,000	\$327,000	-53.9%
	MEDIAN PRICE	\$344,950	\$368,000	6.7%	\$355,000	\$327,000	-7.9%
	AVERAGE PRICE	\$339,574	\$387,607	14.1%	\$355,000	\$327,000	-7.9%
	AVERAGE DOM	29	24	-17.2%	35	16	-54.3%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2024 - 11/30/2024 vs. 01/01/2025 - 11/30/2025

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