



January 2026

Middlesex County Market Report

COMPASS

Middlesex County Overview

Year-To-Date Sales

36

-36.8% Year-To-Date
-48.6% Month-Over-Month

Year-To-Date Contracts

38

26.7% Year-To-Date
-7.3% Month-Over-Month

Single-Family
Average Sale Price

\$635K

4.2% Year-To-Date
-5.7% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$351K

-18.1% Year-To-Date
-30.2% Month-Over-Month

Average Days On Market

43

-4.4% Year-To-Date
-24.6% Month-Over-Month

Active Listings

108

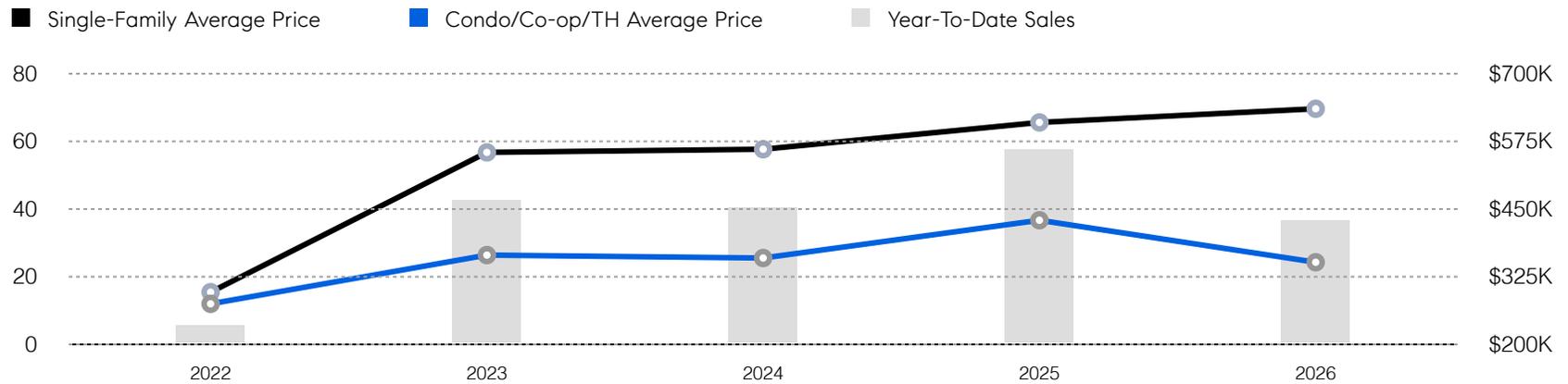
18.7% Year-Over-Year
14.9% Month-Over-Month



Middlesex County Overview

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	22	30	36.4%	22	30	36.4%
	ACTIVE LISTINGS	70	66	-5.7%	70	66	-5.7%
	# OF SALES	45	27	-40.0%	45	27	-40.0%
	SALES VOLUME	\$27,448,901	\$17,152,906	-37.5%	\$27,448,901	\$17,152,906	-37.5%
	MEDIAN PRICE	\$570,000	\$577,000	1.2%	\$570,000	\$577,000	1.2%
	AVERAGE PRICE	\$609,976	\$635,293	4.2%	\$609,976	\$635,293	4.2%
	AVERAGE DOM	51	47	-7.8%	51	47	-7.8%
Condo/Co-op/TH	CONTRACTS SIGNED	8	8	0.0%	8	8	0.0%
	ACTIVE LISTINGS	21	42	100.0%	21	42	100.0%
	# OF SALES	12	9	-25.0%	12	9	-25.0%
	SALES VOLUME	\$5,152,500	\$3,166,000	-38.6%	\$5,152,500	\$3,166,000	-38.6%
	MEDIAN PRICE	\$431,000	\$313,000	-27.4%	\$431,000	\$313,000	-27.4%
	AVERAGE PRICE	\$429,375	\$351,778	-18.1%	\$429,375	\$351,778	-18.1%
	AVERAGE DOM	43	41	-4.7%	43	41	-4.7%

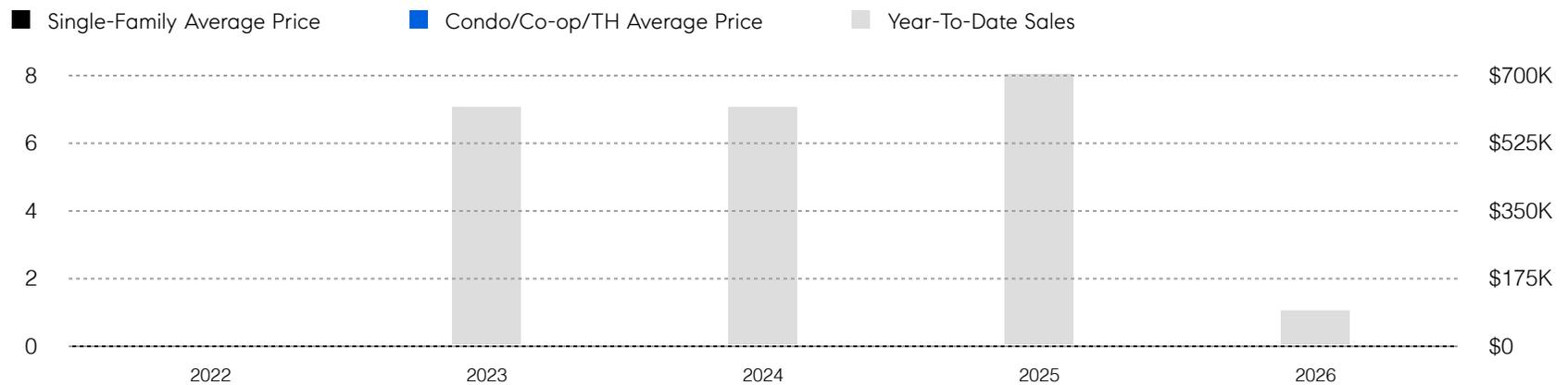
Historic Sales Trends



Colonia

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	0	2	0.0%	0	2	0.0%
	ACTIVE LISTINGS	6	7	16.7%	6	7	16.7%
	# OF SALES	8	1	-87.5%	8	1	-87.5%
	SALES VOLUME	\$4,626,000	\$680,000	-85.3%	\$4,626,000	\$680,000	-85.3%
	MEDIAN PRICE	\$597,500	\$680,000	13.8%	\$597,500	\$680,000	13.8%
	AVERAGE PRICE	\$578,250	\$680,000	17.6%	\$578,250	\$680,000	17.6%
	AVERAGE DOM	31	92	196.8%	31	92	196.8%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

Historic Sales Trends

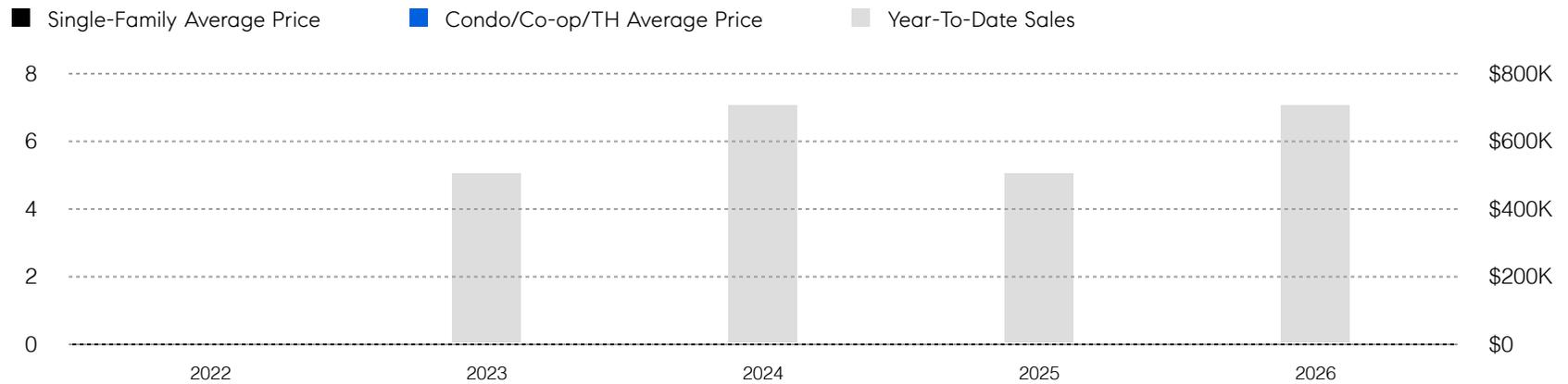


* Line graphs may be hidden due to limited sales data

East Brunswick

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	1	0	0.0%	1	0	0.0%
	ACTIVE LISTINGS	9	7	-22.2%	9	7	-22.2%
	# OF SALES	3	5	66.7%	3	5	66.7%
	SALES VOLUME	\$2,385,000	\$3,247,000	36.1%	\$2,385,000	\$3,247,000	36.1%
	MEDIAN PRICE	\$760,000	\$622,000	-18.2%	\$760,000	\$622,000	-18.2%
	AVERAGE PRICE	\$795,000	\$649,400	-18.3%	\$795,000	\$649,400	-18.3%
	AVERAGE DOM	53	56	5.7%	53	56	5.7%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	1	0.0%
	ACTIVE LISTINGS	1	7	600.0%	1	7	600.0%
	# OF SALES	2	2	0.0%	2	2	0.0%
	SALES VOLUME	\$627,500	\$618,000	-1.5%	\$627,500	\$618,000	-1.5%
	MEDIAN PRICE	\$313,750	\$309,000	-1.5%	\$313,750	\$309,000	-1.5%
	AVERAGE PRICE	\$313,750	\$309,000	-1.5%	\$313,750	\$309,000	-1.5%
	AVERAGE DOM	18	37	105.6%	18	37	105.6%

Historic Sales Trends

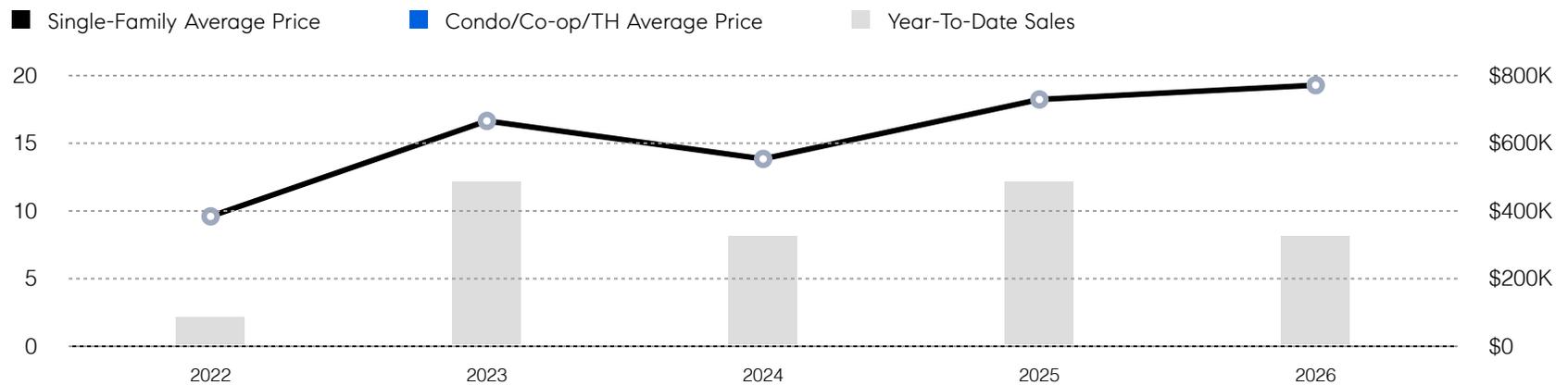


* Line graphs may be hidden due to limited sales data

Edison Township

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	5	7	40.0%	5	7	40.0%
	ACTIVE LISTINGS	19	11	-42.1%	19	11	-42.1%
	# OF SALES	10	3	-70.0%	10	3	-70.0%
	SALES VOLUME	\$7,294,000	\$2,315,006	-68.3%	\$7,294,000	\$2,315,006	-68.3%
	MEDIAN PRICE	\$753,250	\$695,000	-7.7%	\$753,250	\$695,000	-7.7%
	AVERAGE PRICE	\$729,400	\$771,669	5.8%	\$729,400	\$771,669	5.8%
	AVERAGE DOM	79	30	-62.0%	79	30	-62.0%
Condo/Co-op/TH	CONTRACTS SIGNED	5	0	0.0%	5	0	0.0%
	ACTIVE LISTINGS	6	12	100.0%	6	12	100.0%
	# OF SALES	2	5	150.0%	2	5	150.0%
	SALES VOLUME	\$710,000	\$1,622,000	128.5%	\$710,000	\$1,622,000	128.5%
	MEDIAN PRICE	\$355,000	\$256,000	-27.9%	\$355,000	\$256,000	-27.9%
	AVERAGE PRICE	\$355,000	\$324,400	-8.6%	\$355,000	\$324,400	-8.6%
	AVERAGE DOM	62	49	-21.0%	62	49	-21.0%

Historic Sales Trends

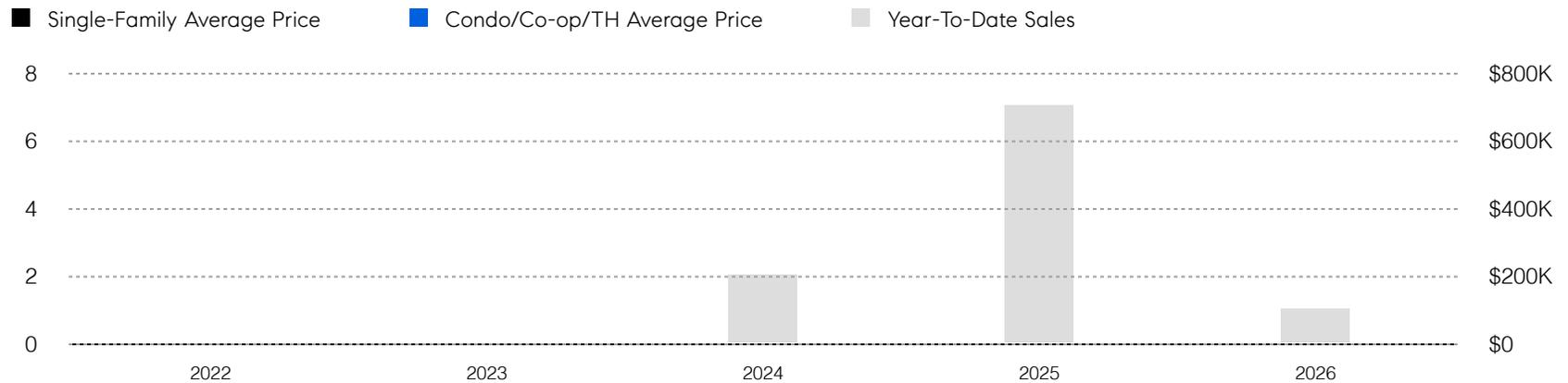


* Line graphs may be hidden due to limited sales data

Metuchen Borough

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	0	2	0.0%	0	2	0.0%
	ACTIVE LISTINGS	3	2	-33.3%	3	2	-33.3%
	# OF SALES	5	1	-80.0%	5	1	-80.0%
	SALES VOLUME	\$3,839,000	\$715,000	-81.4%	\$3,839,000	\$715,000	-81.4%
	MEDIAN PRICE	\$808,000	\$715,000	-11.5%	\$808,000	\$715,000	-11.5%
	AVERAGE PRICE	\$767,800	\$715,000	-6.9%	\$767,800	\$715,000	-6.9%
	AVERAGE DOM	25	17	-32.0%	25	17	-32.0%
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	1	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	2	0	0.0%	2	0	0.0%
	SALES VOLUME	\$1,280,000	-	-	\$1,280,000	-	-
	MEDIAN PRICE	\$640,000	-	-	\$640,000	-	-
	AVERAGE PRICE	\$640,000	-	-	\$640,000	-	-
	AVERAGE DOM	73	-	-	73	-	-

Historic Sales Trends

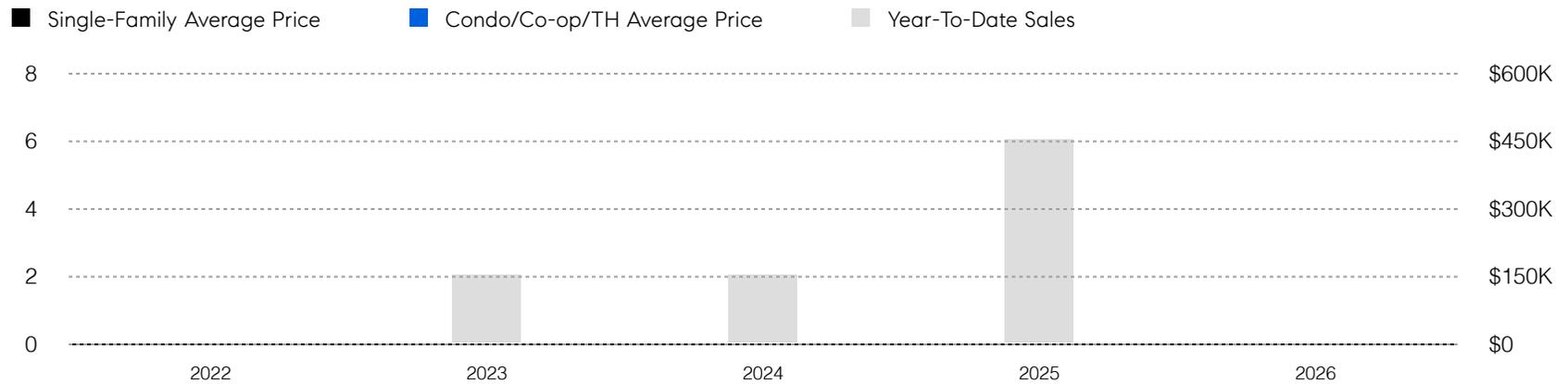


* Line graphs may be hidden due to limited sales data

Old Bridge

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	2	6	200.0%	2	6	200.0%
	ACTIVE LISTINGS	3	7	133.3%	3	7	133.3%
	# OF SALES	4	0	0.0%	4	0	0.0%
	SALES VOLUME	\$1,743,000	-	-	\$1,743,000	-	-
	MEDIAN PRICE	\$431,500	-	-	\$431,500	-	-
	AVERAGE PRICE	\$435,750	-	-	\$435,750	-	-
	AVERAGE DOM	98	-	-	98	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	0	2	0.0%	0	2	0.0%
	ACTIVE LISTINGS	4	1	-75.0%	4	1	-75.0%
	# OF SALES	2	0	0.0%	2	0	0.0%
	SALES VOLUME	\$887,000	-	-	\$887,000	-	-
	MEDIAN PRICE	\$443,500	-	-	\$443,500	-	-
	AVERAGE PRICE	\$443,500	-	-	\$443,500	-	-
	AVERAGE DOM	47	-	-	47	-	-

Historic Sales Trends

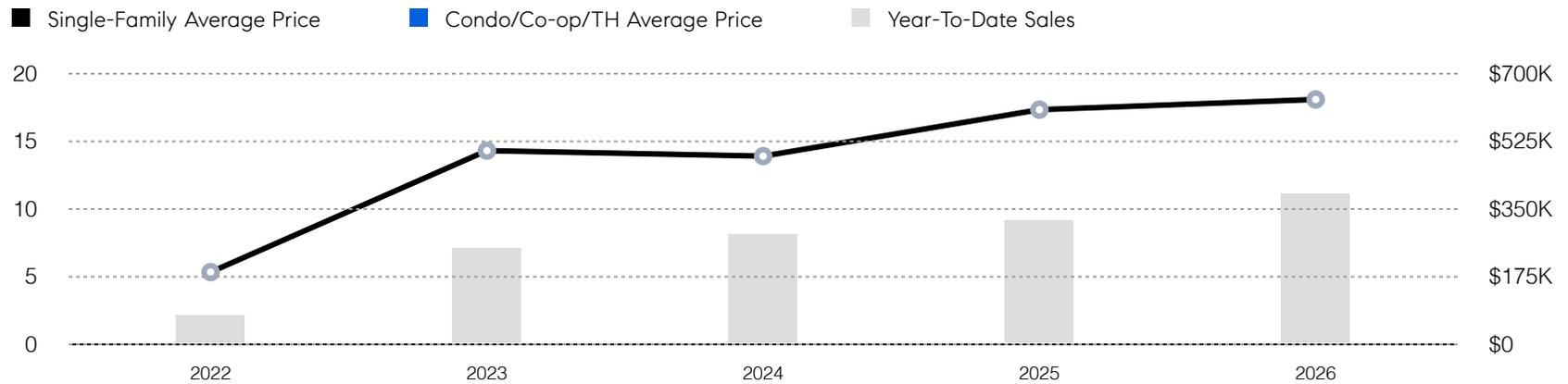


* Line graphs may be hidden due to limited sales data

Piscataway

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	5	5	0.0%	5	5	0.0%
	ACTIVE LISTINGS	15	9	-40.0%	15	9	-40.0%
	# OF SALES	7	10	42.9%	7	10	42.9%
	SALES VOLUME	\$4,249,001	\$6,333,900	49.1%	\$4,249,001	\$6,333,900	49.1%
	MEDIAN PRICE	\$570,000	\$573,500	0.6%	\$570,000	\$573,500	0.6%
	AVERAGE PRICE	\$607,000	\$633,390	4.3%	\$607,000	\$633,390	4.3%
	AVERAGE DOM	32	62	93.8%	32	62	93.8%
Condo/Co-op/TH	CONTRACTS SIGNED	1	3	200.0%	1	3	200.0%
	ACTIVE LISTINGS	5	9	80.0%	5	9	80.0%
	# OF SALES	2	1	-50.0%	2	1	-50.0%
	SALES VOLUME	\$760,000	\$549,000	-27.8%	\$760,000	\$549,000	-27.8%
	MEDIAN PRICE	\$380,000	\$549,000	44.5%	\$380,000	\$549,000	44.5%
	AVERAGE PRICE	\$380,000	\$549,000	44.5%	\$380,000	\$549,000	44.5%
	AVERAGE DOM	41	39	-4.9%	41	39	-4.9%

Historic Sales Trends

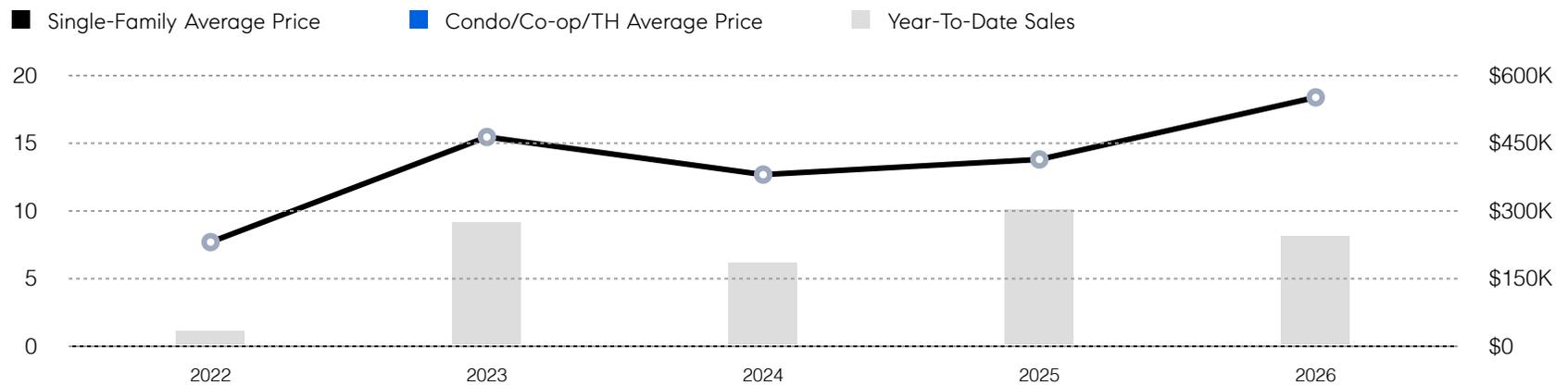


* Line graphs may be hidden due to limited sales data

Woodbridge Township

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	9	8	-11.1%	9	8	-11.1%
	ACTIVE LISTINGS	15	23	53.3%	15	23	53.3%
	# OF SALES	8	7	-12.5%	8	7	-12.5%
	SALES VOLUME	\$3,312,900	\$3,862,000	16.6%	\$3,312,900	\$3,862,000	16.6%
	MEDIAN PRICE	\$457,500	\$545,000	19.1%	\$457,500	\$545,000	19.1%
	AVERAGE PRICE	\$414,113	\$551,714	33.2%	\$414,113	\$551,714	33.2%
	AVERAGE DOM	42	26	-38.1%	42	26	-38.1%
Condo/Co-op/TH	CONTRACTS SIGNED	1	2	100.0%	1	2	100.0%
	ACTIVE LISTINGS	4	13	225.0%	4	13	225.0%
	# OF SALES	2	1	-50.0%	2	1	-50.0%
	SALES VOLUME	\$888,000	\$377,000	-57.5%	\$888,000	\$377,000	-57.5%
	MEDIAN PRICE	\$444,000	\$377,000	-15.1%	\$444,000	\$377,000	-15.1%
	AVERAGE PRICE	\$444,000	\$377,000	-15.1%	\$444,000	\$377,000	-15.1%
	AVERAGE DOM	18	13	-27.8%	18	13	-27.8%

Historic Sales Trends



* Line graphs may be hidden due to limited sales data

COMPASS

Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 01/31/2025 vs. 01/01/2026 - 01/31/2026

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.