



July 2026

Middlesex Market Report

COMPASS

Middlesex Overview

Year-To-Date Sales

741

0.0% Year-To-Date
-10.4% Month-Over-Month

Year-To-Date Contracts

884

17.7% Year-To-Date
-3.1% Month-Over-Month

Single-Family
Average Sale Price

\$660K

7.3% Year-To-Date
1.3% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$428K

-2.8% Year-To-Date
-5.7% Month-Over-Month

Average Days On Market

41

20.6% Year-To-Date
-4.9% Month-Over-Month

Active Listings

412

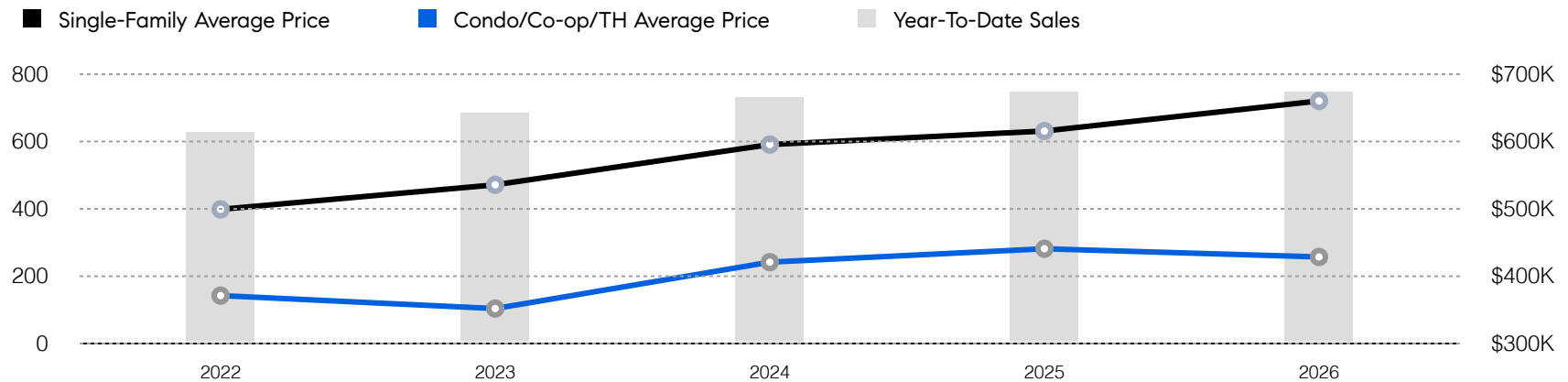
26.0% Year-Over-Year
-2.6% Month-Over-Month



Middlesex Overview

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	573	680	18.7%	92	131	42.4%
	ACTIVE LISTINGS	251	295	17.5%	251	295	17.5%
	# OF SALES	567	556	-1.9%	97	118	21.6%
	SALES VOLUME	\$349,036,783	\$367,103,200	5.2%	\$63,220,468	\$79,475,399	25.7%
	MEDIAN PRICE	\$575,000	\$610,000	6.1%	\$620,000	\$650,000	4.8%
	AVERAGE PRICE	\$615,585	\$660,258	7.3%	\$651,757	\$673,520	3.3%
	AVERAGE DOM	37	43	16.2%	30	38	26.7%
	% OF ASKING PRICE	103.7%	102.8%	-0.9%	104.5%	103.1%	-1.4%
Condo/Co-op/TH	CONTRACTS SIGNED	178	204	14.6%	29	25	-13.8%
	ACTIVE LISTINGS	76	117	53.9%	76	117	53.9%
	# OF SALES	174	185	6.3%	34	28	-17.6%
	SALES VOLUME	\$76,687,715	\$79,287,561	3.4%	\$16,378,655	\$12,625,500	-22.9%
	MEDIAN PRICE	\$431,000	\$420,000	-2.6%	\$498,753	\$452,500	-9.3%
	AVERAGE PRICE	\$440,734	\$428,581	-2.8%	\$481,725	\$450,911	-6.4%
	AVERAGE DOM	35	49	40.0%	29	43	48.3%
	% OF ASKING PRICE	102.0%	100.3%	-1.6%	101.1%	100.5%	-0.6%

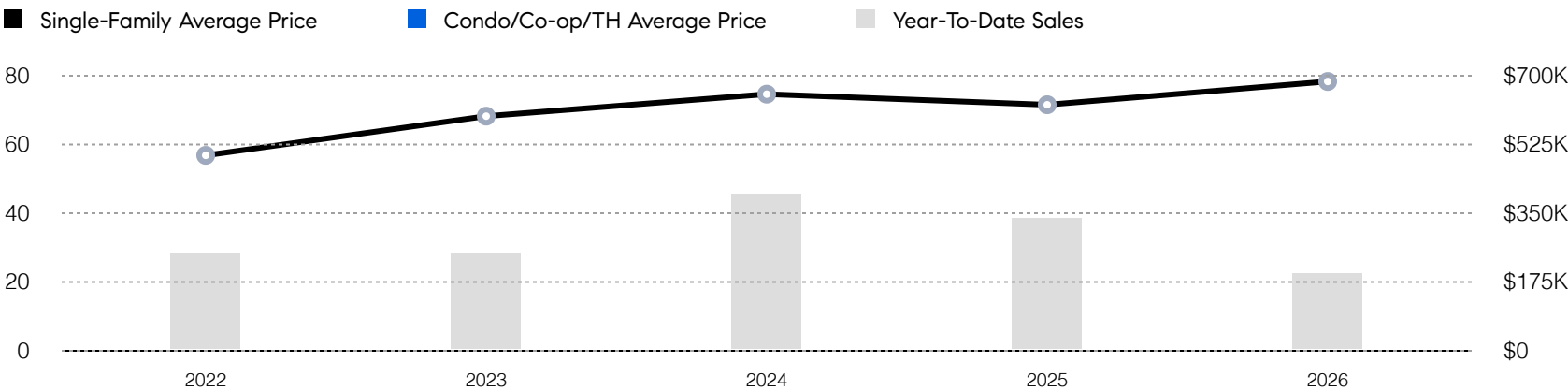
Historic Sales Trends



Colonia

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	35	30	-14.3%	8	4	-50.0%
	ACTIVE LISTINGS	9	7	-22.2%	9	7	-22.2%
	# OF SALES	38	22	-42.1%	9	5	-44.4%
	SALES VOLUME	\$23,793,967	\$15,077,000	-36.6%	\$6,156,800	\$3,945,000	-35.9%
	MEDIAN PRICE	\$620,000	\$627,500	1.2%	\$680,000	\$620,000	-8.8%
	AVERAGE PRICE	\$626,157	\$685,318	9.4%	\$684,089	\$789,000	15.3%
	AVERAGE DOM	28	36	28.6%	30	52	73.3%
	% OF ASKING PRICE	105.0%	104.7%	-0.2%	106.9%	105.4%	-1.5%
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	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

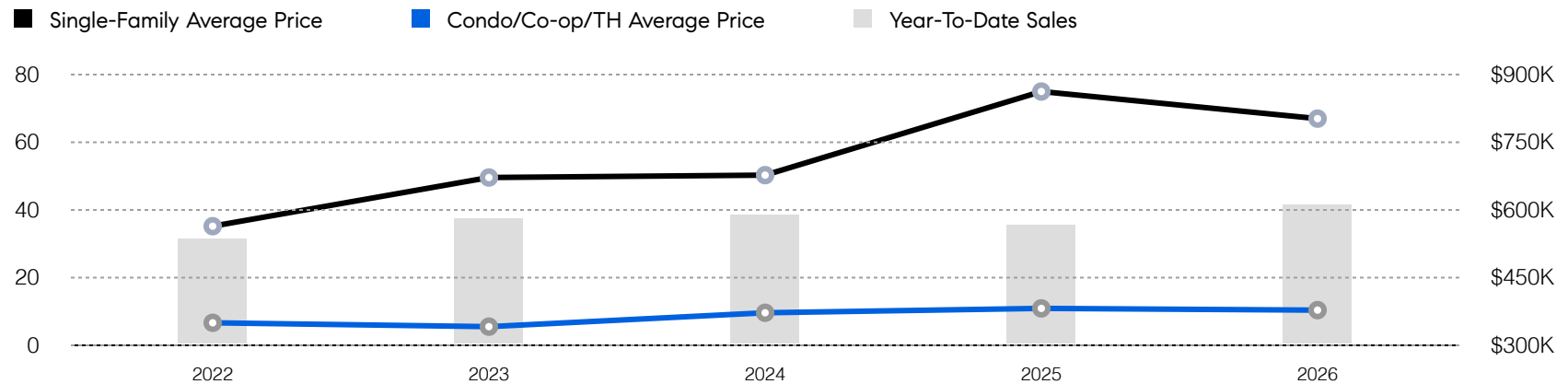
Historic Sales Trends



East Brunswick

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	31	33	6.5%	5	12	140.0%
	ACTIVE LISTINGS	19	6	-68.4%	19	6	-68.4%
	# OF SALES	24	26	8.3%	3	7	133.3%
	SALES VOLUME	\$20,699,388	\$20,862,500	0.8%	\$2,086,500	\$6,951,000	233.1%
	MEDIAN PRICE	\$767,500	\$810,000	5.5%	\$685,000	\$1,053,000	53.7%
	AVERAGE PRICE	\$862,475	\$802,404	-7.0%	\$695,500	\$993,000	42.8%
	AVERAGE DOM	42	37	-11.9%	34	29	-14.7%
	% OF ASKING PRICE	102.0%	103.1%	1.0%	100.2%	101.6%	1.4%
Condo/Co-op/TH	CONTRACTS SIGNED	10	14	40.0%	4	1	-75.0%
	ACTIVE LISTINGS	4	6	50.0%	4	6	50.0%
	# OF SALES	11	15	36.4%	3	1	-66.7%
	SALES VOLUME	\$4,200,500	\$5,669,750	35.0%	\$1,511,000	\$320,000	-78.8%
	MEDIAN PRICE	\$410,000	\$350,000	-14.6%	\$492,000	\$320,000	-35.0%
	AVERAGE PRICE	\$381,864	\$377,983	-1.0%	\$503,667	\$320,000	-36.5%
	AVERAGE DOM	20	41	105.0%	21	18	-14.3%
	% OF ASKING PRICE	100.0%	99.6%	-0.4%	97.7%	100.0%	2.3%

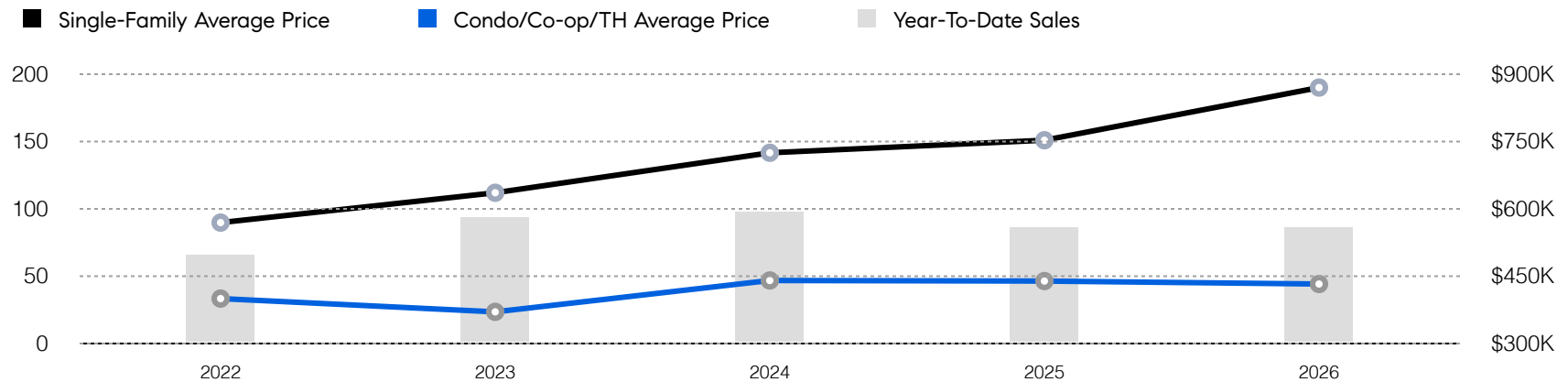
Historic Sales Trends



Edison Township

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	58	69	19.0%	11	12	9.1%
	ACTIVE LISTINGS	25	46	84.0%	25	46	84.0%
	# OF SALES	59	53	-10.2%	10	13	30.0%
	SALES VOLUME	\$44,421,705	\$46,121,507	3.8%	\$8,323,999	\$10,348,000	24.3%
	MEDIAN PRICE	\$730,000	\$801,000	9.7%	\$850,000	\$850,000	-
	AVERAGE PRICE	\$752,910	\$870,217	15.6%	\$832,400	\$796,000	-4.4%
	AVERAGE DOM	45	43	-4.4%	28	57	103.6%
	% OF ASKING PRICE	102.3%	101.5%	-0.8%	102.9%	100.7%	-2.1%
Condo/Co-op/TH	CONTRACTS SIGNED	28	32	14.3%	3	4	33.3%
	ACTIVE LISTINGS	9	21	133.3%	9	21	133.3%
	# OF SALES	26	32	23.1%	3	5	66.7%
	SALES VOLUME	\$11,417,500	\$13,842,901	21.2%	\$1,152,000	\$2,672,000	131.9%
	MEDIAN PRICE	\$442,500	\$462,500	4.5%	\$226,000	\$545,000	141.2%
	AVERAGE PRICE	\$439,135	\$432,591	-1.5%	\$384,000	\$534,400	39.2%
	AVERAGE DOM	33	58	75.8%	28	30	7.1%
	% OF ASKING PRICE	102.9%	100.3%	-2.7%	100.6%	100.3%	-0.3%

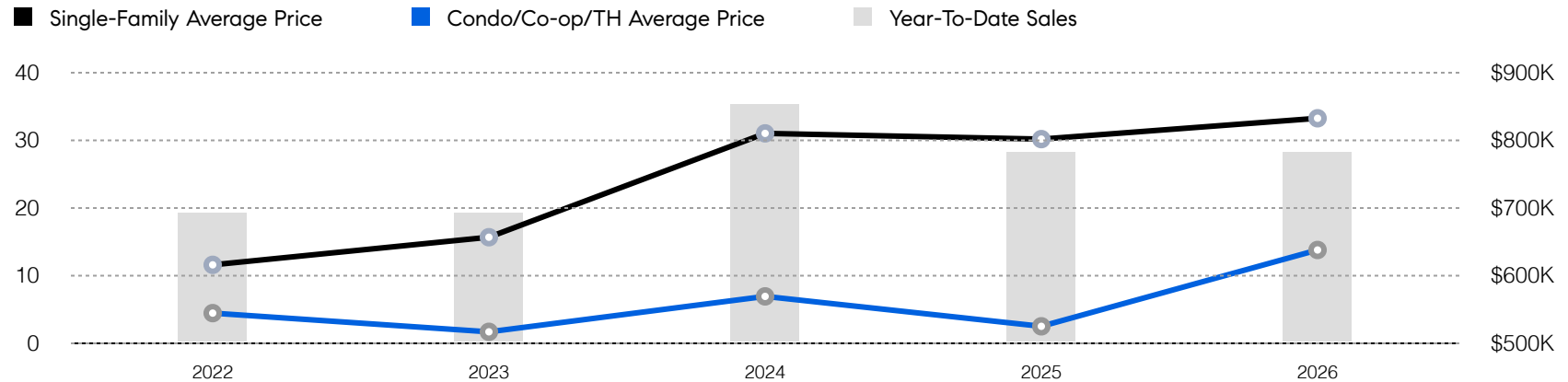
Historic Sales Trends



Metuchen Borough

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	23	25	8.7%	5	2	-60.0%
	ACTIVE LISTINGS	7	6	-14.3%	7	6	-14.3%
	# OF SALES	22	23	4.5%	4	6	50.0%
	SALES VOLUME	\$17,641,229	\$19,150,999	8.6%	\$2,980,000	\$4,589,000	54.0%
	MEDIAN PRICE	\$765,500	\$760,000	-0.7%	\$720,500	\$765,000	6.2%
	AVERAGE PRICE	\$801,874	\$832,652	3.8%	\$745,000	\$764,833	2.7%
	AVERAGE DOM	21	36	71.4%	26	58	123.1%
	% OF ASKING PRICE	108.8%	105.9%	-2.9%	103.3%	101.1%	-2.2%
Condo/Co-op/TH	CONTRACTS SIGNED	5	6	20.0%	2	1	-50.0%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	6	5	-16.7%	2	0	0.0%
	SALES VOLUME	\$3,151,000	\$3,190,000	1.2%	\$1,192,000	-	-
	MEDIAN PRICE	\$585,000	\$590,000	0.9%	\$596,000	-	-
	AVERAGE PRICE	\$525,167	\$638,000	21.5%	\$596,000	-	-
	AVERAGE DOM	45	26	-42.2%	27	-	-
	% OF ASKING PRICE	100.5%	109.1%	8.6%	100.7%	-	-

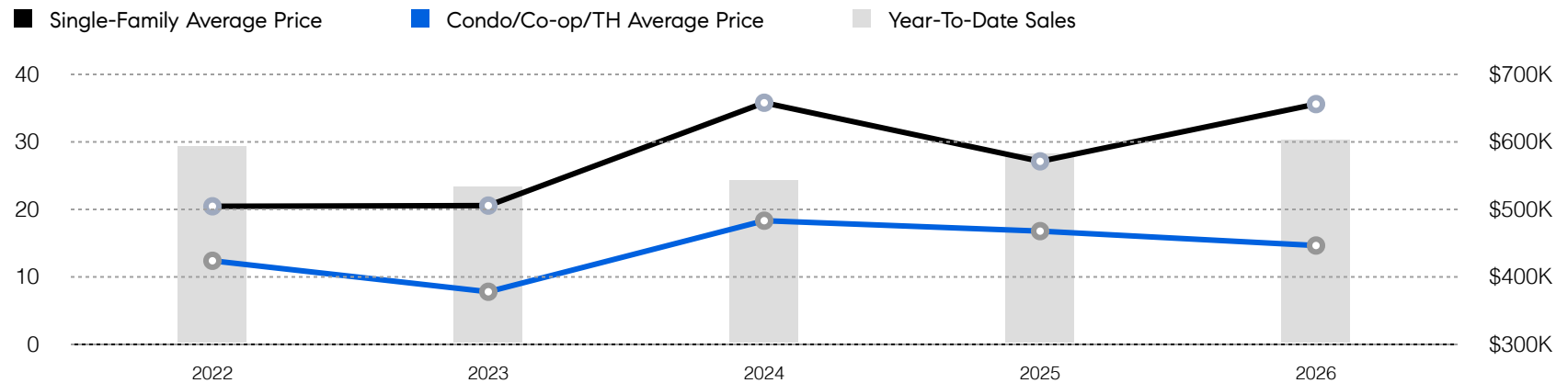
Historic Sales Trends



Old Bridge

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	21	33	57.1%	1	9	800.0%
	ACTIVE LISTINGS	5	8	60.0%	5	8	60.0%
	# OF SALES	22	22	0.0%	4	3	-25.0%
	SALES VOLUME	\$12,566,500	\$14,432,000	14.8%	\$2,385,000	\$1,610,000	-32.5%
	MEDIAN PRICE	\$585,000	\$652,500	11.5%	\$605,000	\$500,000	-17.4%
	AVERAGE PRICE	\$571,205	\$656,000	14.8%	\$596,250	\$536,667	-10.0%
	AVERAGE DOM	52	40	-23.1%	61	45	-26.2%
	% OF ASKING PRICE	101.3%	102.2%	0.9%	103.3%	102.1%	-1.2%
Condo/Co-op/TH	CONTRACTS SIGNED	6	10	66.7%	2	1	-50.0%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	6	8	33.3%	1	2	100.0%
	SALES VOLUME	\$2,807,000	\$3,572,000	27.3%	\$520,000	\$1,155,000	122.1%
	MEDIAN PRICE	\$443,500	\$422,500	-4.7%	\$520,000	\$577,500	11.1%
	AVERAGE PRICE	\$467,833	\$446,500	-4.6%	\$520,000	\$577,500	11.1%
	AVERAGE DOM	38	52	36.8%	19	65	242.1%
	% OF ASKING PRICE	99.8%	99.4%	-0.5%	104.2%	96.9%	-7.3%

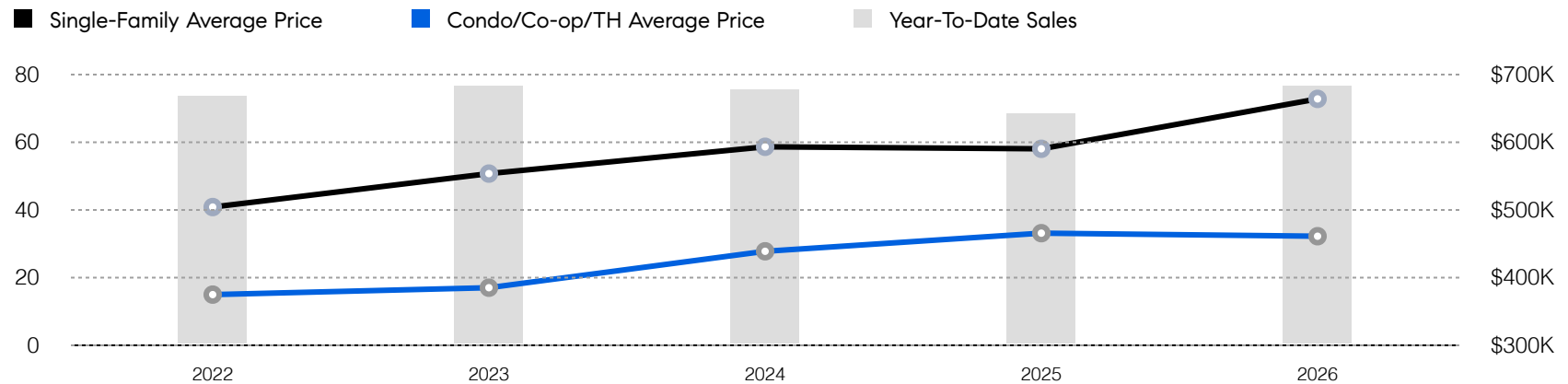
Historic Sales Trends



Piscataway

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	56	73	30.4%	9	21	133.3%
	ACTIVE LISTINGS	23	27	17.4%	23	27	17.4%
	# OF SALES	49	54	10.2%	5	12	140.0%
	SALES VOLUME	\$28,927,131	\$35,860,548	24.0%	\$3,074,900	\$8,394,999	173.0%
	MEDIAN PRICE	\$575,000	\$610,000	6.1%	\$649,900	\$677,500	4.2%
	AVERAGE PRICE	\$590,350	\$664,084	12.5%	\$614,980	\$699,583	13.8%
	AVERAGE DOM	28	37	32.1%	16	24	50.0%
	% OF ASKING PRICE	105.9%	106.0%	0.1%	103.5%	108.9%	5.3%
Condo/Co-op/TH	CONTRACTS SIGNED	21	28	33.3%	3	7	133.3%
	ACTIVE LISTINGS	13	11	-15.4%	13	11	-15.4%
	# OF SALES	19	22	15.8%	4	4	0.0%
	SALES VOLUME	\$8,848,500	\$10,146,500	14.7%	\$2,205,000	\$1,962,500	-11.0%
	MEDIAN PRICE	\$430,000	\$440,000	2.3%	\$590,000	\$487,500	-17.4%
	AVERAGE PRICE	\$465,711	\$461,205	-1.0%	\$551,250	\$490,625	-11.0%
	AVERAGE DOM	33	41	24.2%	19	36	89.5%
	% OF ASKING PRICE	102.5%	101.0%	-1.5%	101.1%	100.2%	-0.8%

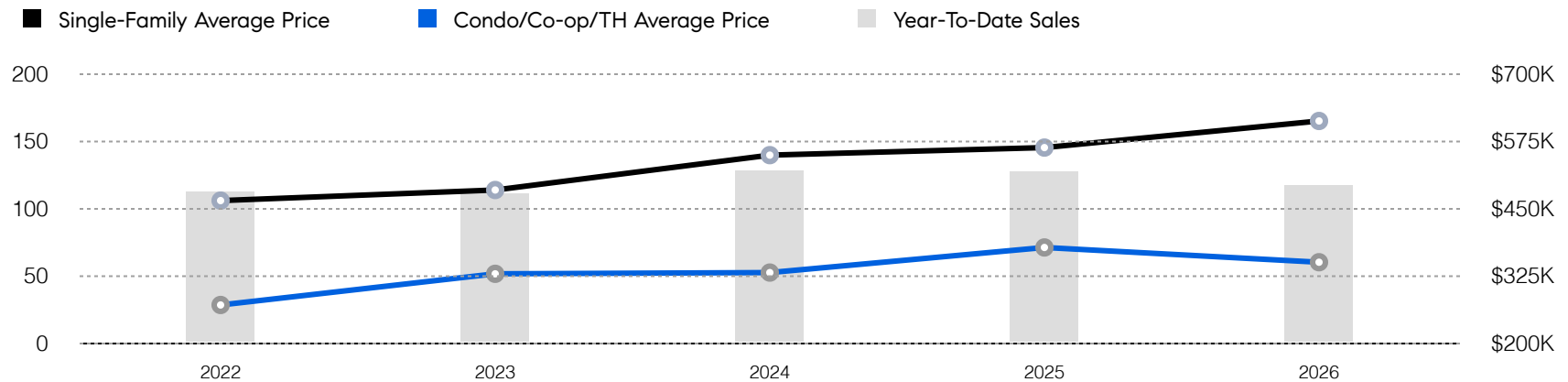
Historic Sales Trends



Woodbridge Township

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	110	120	9.1%	16	20	25.0%
	ACTIVE LISTINGS	47	48	2.1%	47	48	2.1%
	# OF SALES	107	94	-12.1%	23	20	-13.0%
	SALES VOLUME	\$60,321,630	\$57,637,875	-4.4%	\$14,217,800	\$12,355,200	-13.1%
	MEDIAN PRICE	\$557,000	\$582,500	4.6%	\$600,000	\$562,500	-6.2%
	AVERAGE PRICE	\$563,754	\$613,169	8.8%	\$618,165	\$617,760	-0.1%
	AVERAGE DOM	32	40	25.0%	26	39	50.0%
	% OF ASKING PRICE	104.3%	102.9%	-1.4%	105.0%	102.8%	-2.2%
Condo/Co-op/TH	CONTRACTS SIGNED	19	22	15.8%	2	2	0.0%
	ACTIVE LISTINGS	4	9	125.0%	4	9	125.0%
	# OF SALES	19	22	15.8%	2	4	100.0%
	SALES VOLUME	\$7,188,000	\$7,720,410	7.4%	\$755,000	\$1,463,000	93.8%
	MEDIAN PRICE	\$375,000	\$341,000	-9.1%	\$377,500	\$337,500	-10.6%
	AVERAGE PRICE	\$378,316	\$350,928	-7.2%	\$377,500	\$365,750	-3.1%
	AVERAGE DOM	18	45	150.0%	8	31	287.5%
	% OF ASKING PRICE	104.5%	100.8%	-3.7%	104.0%	102.3%	-1.8%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 07/31/2025 vs. 01/01/2026 - 07/31/2026

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