



February 2026

# Middlesex County Market Report

COMPASS

# Middlesex County Overview

Year-To-Date Sales

**69**

-25.8% Year-To-Date  
-8.3% Month-Over-Month

Year-To-Date Contracts

**76**

-10.6% Year-To-Date  
23.5% Month-Over-Month

Single-Family  
Average Sale Price

**\$688K**

15.2% Year-To-Date  
17.7% Month-Over-Month

Condo/Co-op/Townhouse  
Average Sale Price

**\$352K**

-14.8% Year-To-Date  
0.5% Month-Over-Month

Average Days On Market

**49**

32.4% Year-To-Date  
10.9% Month-Over-Month

Active Listings

**107**

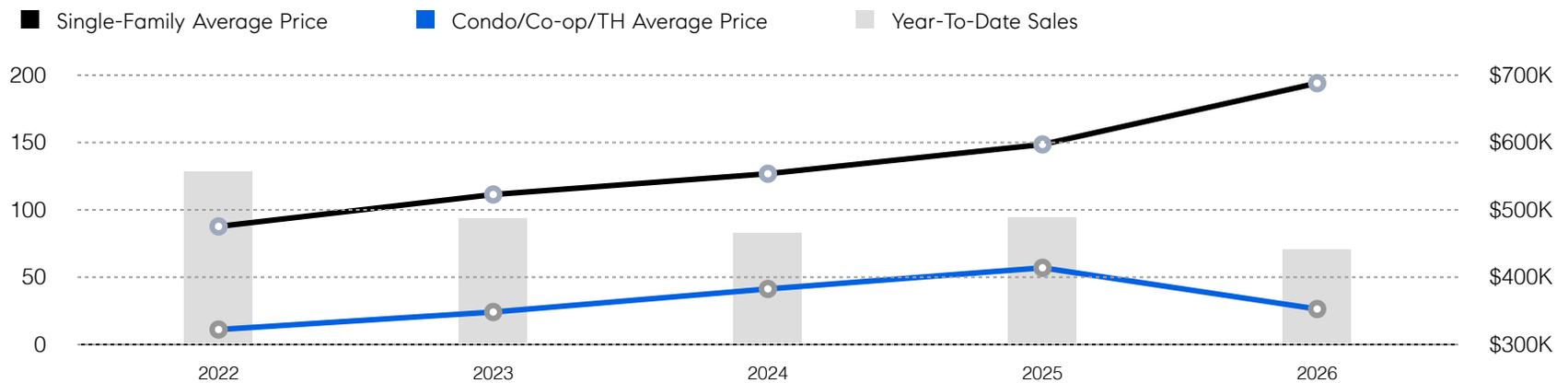
17.6% Year-Over-Year  
-8.5% Month-Over-Month



# Middlesex County Overview

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	64	54	-15.6%	42	27	-35.7%
	ACTIVE LISTINGS	71	66	-7.0%	71	66	-7.0%
	# OF SALES	74	51	-31.1%	29	24	-17.2%
	SALES VOLUME	\$44,186,711	\$35,097,006	-20.6%	\$16,737,810	\$17,944,100	7.2%
	MEDIAN PRICE	\$580,950	\$622,000	7.1%	\$581,900	\$685,750	17.8%
	AVERAGE PRICE	\$597,118	\$688,177	15.2%	\$577,166	\$747,671	29.5%
	AVERAGE DOM	47	46	-2.1%	42	45	7.1%
Condo/Co-op/TH	CONTRACTS SIGNED	21	22	4.8%	13	15	15.4%
	ACTIVE LISTINGS	20	41	105.0%	20	41	105.0%
	# OF SALES	19	18	-5.3%	7	9	28.6%
	SALES VOLUME	\$7,865,000	\$6,349,160	-19.3%	\$2,712,500	\$3,183,160	17.4%
	MEDIAN PRICE	\$410,000	\$330,875	-19.3%	\$387,000	\$331,750	-14.3%
	AVERAGE PRICE	\$413,947	\$352,731	-14.8%	\$387,500	\$353,684	-8.7%
	AVERAGE DOM	37	42	13.5%	28	43	53.6%

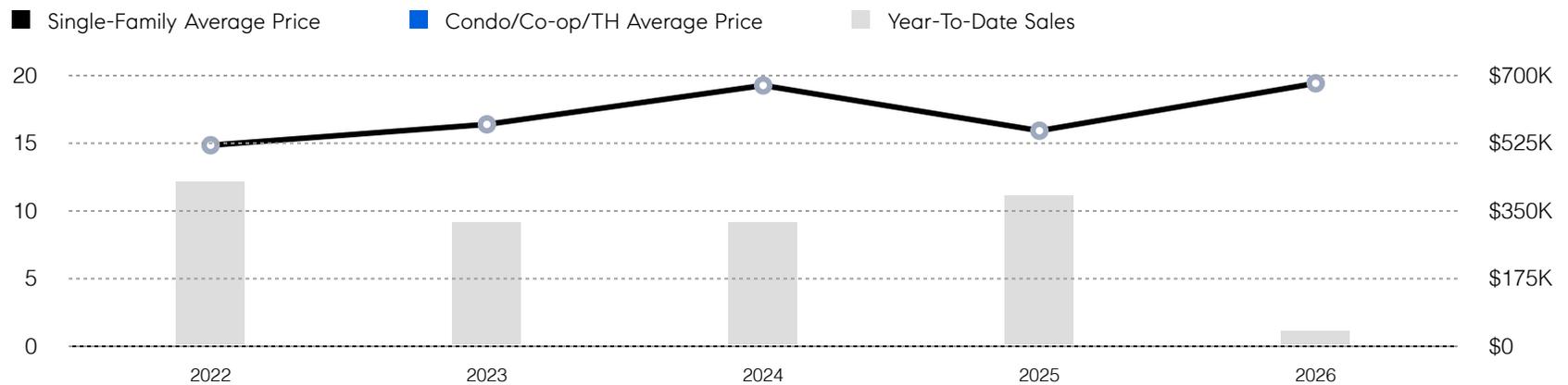
## Historic Sales Trends



# Colonia

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	5	4	-20.0%	5	3	-40.0%
	ACTIVE LISTINGS	8	7	-12.5%	8	7	-12.5%
	# OF SALES	11	1	-90.9%	3	0	0.0%
	SALES VOLUME	\$6,132,112	\$680,000	-88.9%	\$1,506,112	-	-
	MEDIAN PRICE	\$595,000	\$680,000	14.3%	\$481,112	-	-
	AVERAGE PRICE	\$557,465	\$680,000	22.0%	\$502,037	-	-
	AVERAGE DOM	35	92	162.9%	45	-	-
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

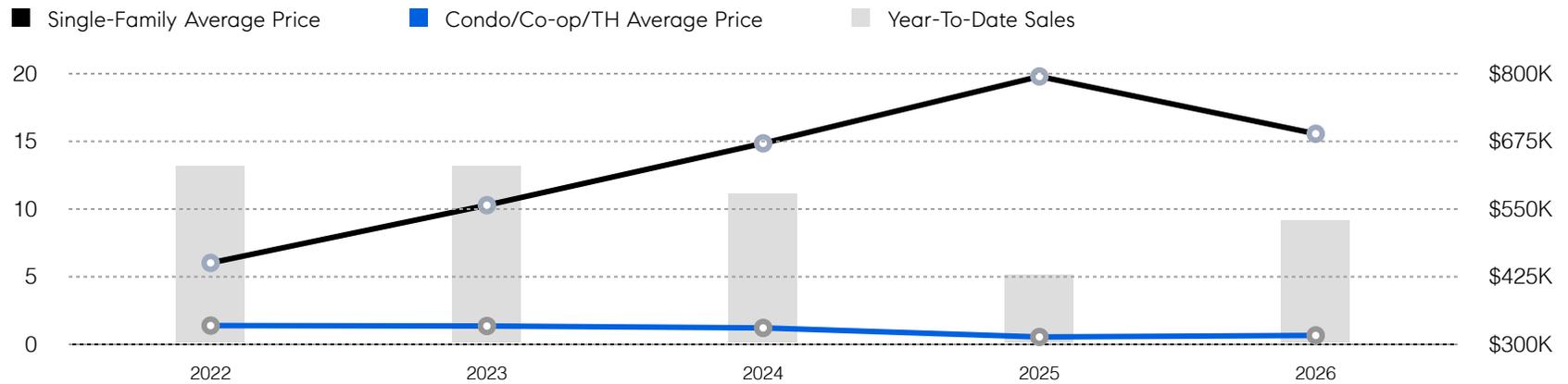


\* Line graphs may be hidden due to limited sales data

# East Brunswick

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	6	5	-16.7%	5	4	-20.0%
	ACTIVE LISTINGS	8	3	-62.5%	8	3	-62.5%
	# OF SALES	3	6	100.0%	0	1	0.0%
	SALES VOLUME	\$2,385,000	\$4,134,500	73.4%	-	\$887,500	-
	MEDIAN PRICE	\$760,000	\$661,000	-13.0%	-	\$887,500	-
	AVERAGE PRICE	\$795,000	\$689,083	-13.3%	-	\$887,500	-
	AVERAGE DOM	53	52	-1.9%	-	29	-
Condo/Co-op/TH	CONTRACTS SIGNED	0	3	0.0%	0	2	0.0%
	ACTIVE LISTINGS	1	6	500.0%	1	6	500.0%
	# OF SALES	2	3	50.0%	0	1	0.0%
	SALES VOLUME	\$627,500	\$949,750	51.4%	-	\$331,750	-
	MEDIAN PRICE	\$313,750	\$313,000	-0.2%	-	\$331,750	-
	AVERAGE PRICE	\$313,750	\$316,583	0.9%	-	\$331,750	-
	AVERAGE DOM	18	38	111.1%	-	39	-

## Historic Sales Trends

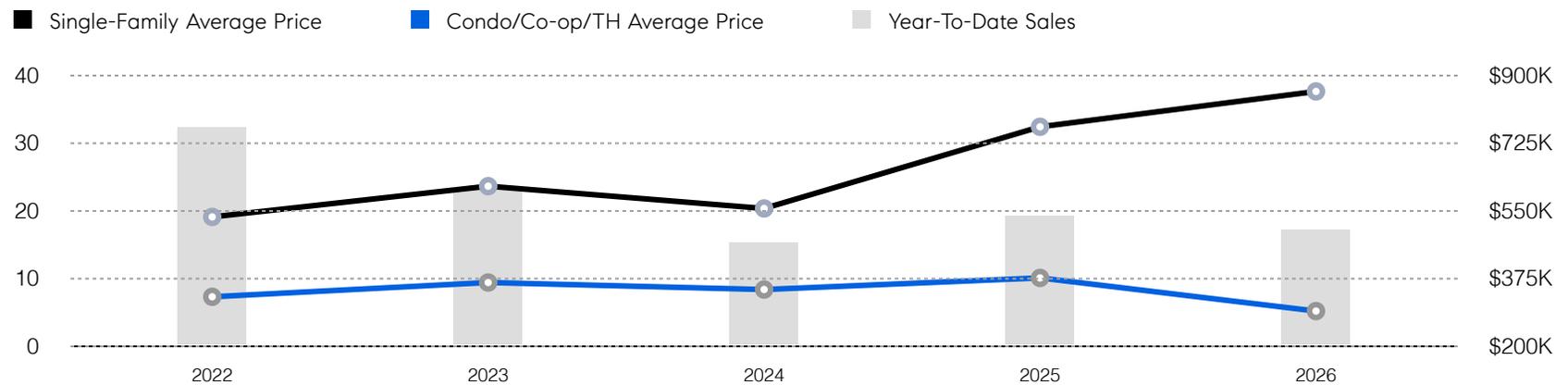


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# Edison Township

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	14	11	-21.4%	9	4	-55.6%
	ACTIVE LISTINGS	19	8	-57.9%	19	8	-57.9%
	# OF SALES	13	10	-23.1%	3	7	133.3%
	SALES VOLUME	\$9,978,467	\$8,590,506	-13.9%	\$2,684,467	\$6,275,500	133.8%
	MEDIAN PRICE	\$820,000	\$765,000	-6.7%	\$864,468	\$835,000	-3.4%
	AVERAGE PRICE	\$767,574	\$859,051	11.9%	\$894,822	\$896,500	0.2%
	AVERAGE DOM	66	42	-36.4%	23	47	104.3%
Condo/Co-op/TH	CONTRACTS SIGNED	10	4	-60.0%	5	4	-20.0%
	ACTIVE LISTINGS	4	15	275.0%	4	15	275.0%
	# OF SALES	6	7	16.7%	4	2	-50.0%
	SALES VOLUME	\$2,261,500	\$2,038,000	-9.9%	\$1,551,500	\$416,000	-73.2%
	MEDIAN PRICE	\$398,500	\$256,000	-35.8%	\$398,500	\$208,000	-47.8%
	AVERAGE PRICE	\$376,917	\$291,143	-22.8%	\$387,875	\$208,000	-46.4%
	AVERAGE DOM	33	44	33.3%	19	32	68.4%

## Historic Sales Trends

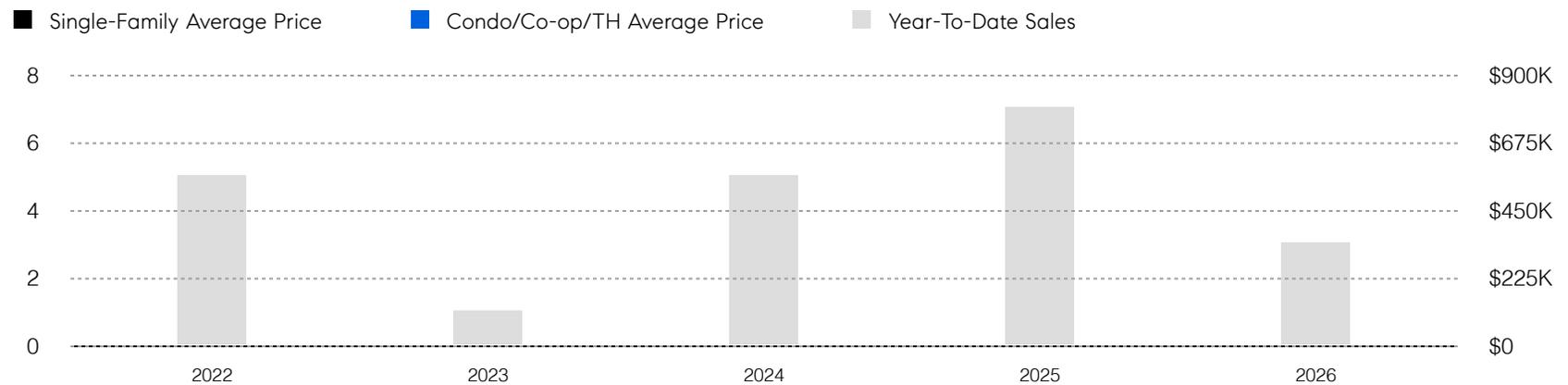


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# Metuchen Borough

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	4	2	-50.0%	4	1	-75.0%
	ACTIVE LISTINGS	0	5	0.0%	0	5	0.0%
	# OF SALES	5	3	-40.0%	0	2	0.0%
	SALES VOLUME	\$3,839,000	\$2,670,000	-30.5%	-	\$1,955,000	-
	MEDIAN PRICE	\$808,000	\$755,000	-6.6%	-	\$977,500	-
	AVERAGE PRICE	\$767,800	\$890,000	15.9%	-	\$977,500	-
	AVERAGE DOM	25	27	8.0%	-	32	-
Condo/Co-op/TH	CONTRACTS SIGNED	2	0	0.0%	1	0	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	2	0	0.0%	0	0	0.0%
	SALES VOLUME	\$1,280,000	-	-	-	-	-
	MEDIAN PRICE	\$640,000	-	-	-	-	-
	AVERAGE PRICE	\$640,000	-	-	-	-	-
	AVERAGE DOM	73	-	-	-	-	-

## Historic Sales Trends

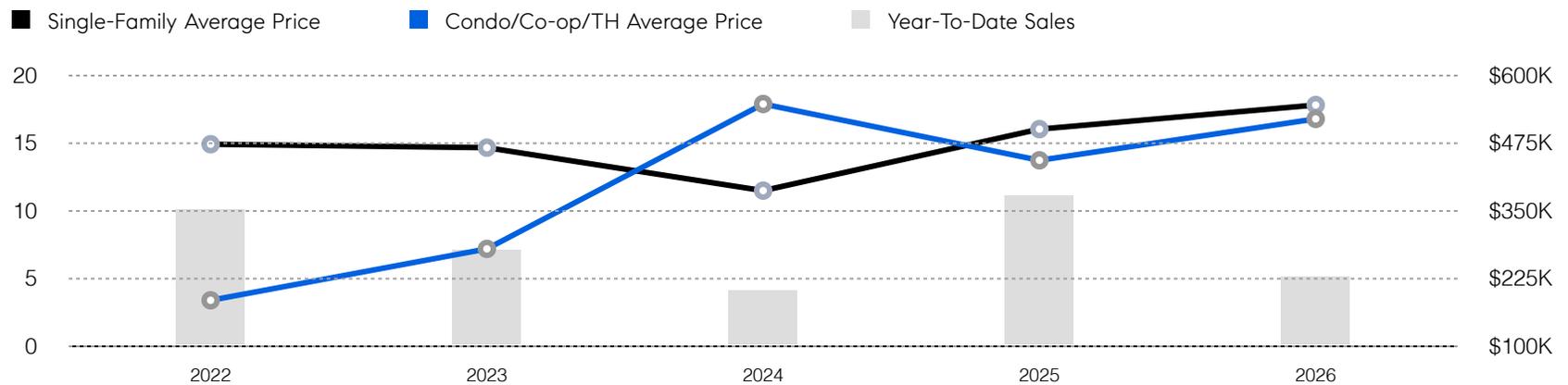


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# Old Bridge

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	3	11	266.7%	1	5	400.0%
	ACTIVE LISTINGS	4	4	0.0%	4	4	0.0%
	# OF SALES	9	4	-55.6%	5	4	-20.0%
	SALES VOLUME	\$4,510,000	\$2,182,500	-51.6%	\$2,767,000	\$2,182,500	-21.1%
	MEDIAN PRICE	\$490,000	\$542,500	10.7%	\$581,900	\$542,500	-6.8%
	AVERAGE PRICE	\$501,111	\$545,625	8.9%	\$553,400	\$545,625	-1.4%
	AVERAGE DOM	71	28	-60.6%	49	28	-42.9%
Condo/Co-op/TH	CONTRACTS SIGNED	2	3	50.0%	2	1	-50.0%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	2	1	-50.0%	0	1	0.0%
	SALES VOLUME	\$887,000	\$520,000	-41.4%	-	\$520,000	-
	MEDIAN PRICE	\$443,500	\$520,000	17.2%	-	\$520,000	-
	AVERAGE PRICE	\$443,500	\$520,000	17.2%	-	\$520,000	-
	AVERAGE DOM	47	23	-51.1%	-	23	-

## Historic Sales Trends

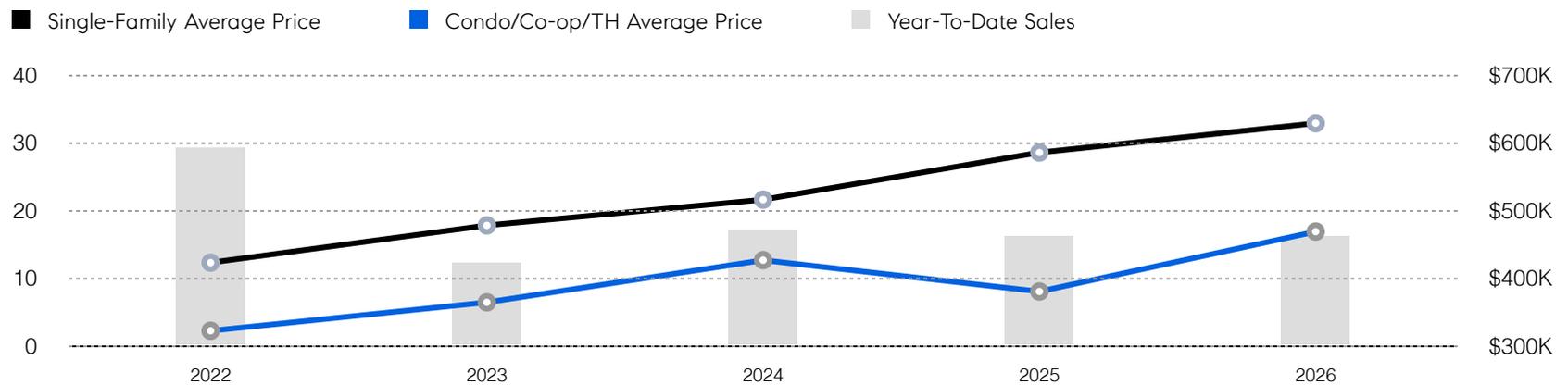


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# Piscataway

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	13	9	-30.8%	8	5	-37.5%
	ACTIVE LISTINGS	13	10	-23.1%	13	10	-23.1%
	# OF SALES	13	14	7.7%	6	4	-33.3%
	SALES VOLUME	\$7,622,231	\$8,813,900	15.6%	\$3,373,230	\$2,480,000	-26.5%
	MEDIAN PRICE	\$560,000	\$573,500	2.4%	\$517,500	\$612,500	18.4%
	AVERAGE PRICE	\$586,325	\$629,564	7.4%	\$562,205	\$620,000	10.3%
	AVERAGE DOM	32	58	81.3%	31	47	51.6%
Condo/Co-op/TH	CONTRACTS SIGNED	3	6	100.0%	2	4	100.0%
	ACTIVE LISTINGS	6	6	0.0%	6	6	0.0%
	# OF SALES	3	2	-33.3%	1	1	0.0%
	SALES VOLUME	\$1,143,000	\$939,000	-17.8%	\$383,000	\$390,000	1.8%
	MEDIAN PRICE	\$383,000	\$469,500	22.6%	\$383,000	\$390,000	1.8%
	AVERAGE PRICE	\$381,000	\$469,500	23.2%	\$383,000	\$390,000	1.8%
	AVERAGE DOM	51	44	-13.7%	73	48	-34.2%

## Historic Sales Trends

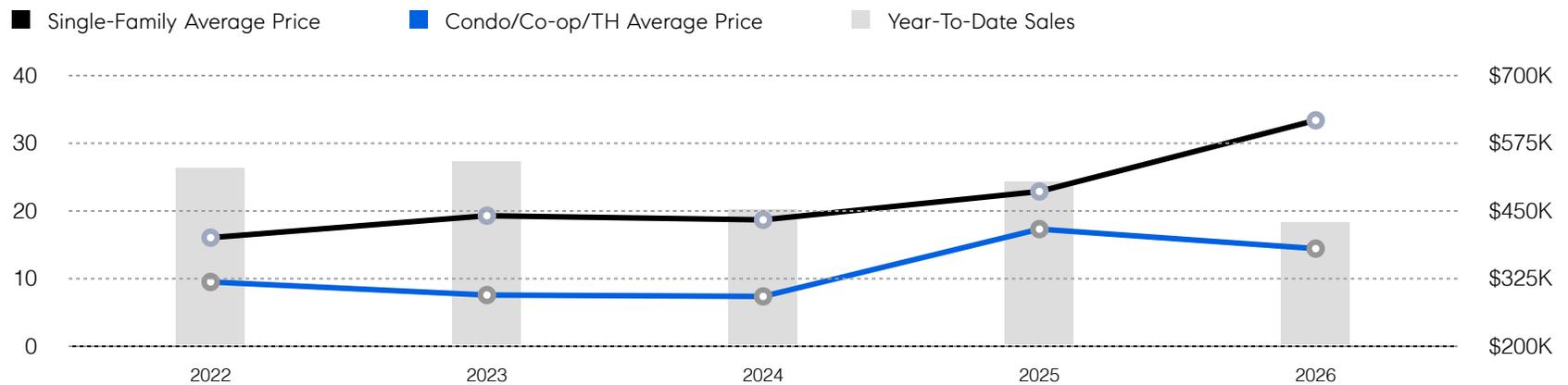


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# Woodbridge Township

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	19	12	-36.8%	10	5	-50.0%
	ACTIVE LISTINGS	19	29	52.6%	19	29	52.6%
	# OF SALES	20	13	-35.0%	12	6	-50.0%
	SALES VOLUME	\$9,719,901	\$8,025,600	-17.4%	\$6,407,001	\$4,163,600	-35.0%
	MEDIAN PRICE	\$516,500	\$597,000	15.6%	\$585,000	\$720,000	23.1%
	AVERAGE PRICE	\$485,995	\$617,354	27.0%	\$533,917	\$693,933	30.0%
	AVERAGE DOM	46	41	-10.9%	49	58	18.4%
Condo/Co-op/TH	CONTRACTS SIGNED	4	6	50.0%	3	4	33.3%
	ACTIVE LISTINGS	8	11	37.5%	8	11	37.5%
	# OF SALES	4	5	25.0%	2	4	100.0%
	SALES VOLUME	\$1,666,000	\$1,902,410	14.2%	\$778,000	\$1,525,410	96.1%
	MEDIAN PRICE	\$444,000	\$377,000	-15.1%	\$389,000	\$390,000	0.3%
	AVERAGE PRICE	\$416,500	\$380,482	-8.6%	\$389,000	\$381,353	-2.0%
	AVERAGE DOM	21	46	119.0%	24	54	125.0%

## Historic Sales Trends



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# COMPASS

Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 02/28/2025 vs. 01/01/2026 - 02/28/2026

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