



September 2026

Middlesex County Market Report

COMPASS

Middlesex County Overview

Year-To-Date Sales

1,025

3.6% Year-To-Date
-4.9% Month-Over-Month

Year-To-Date Contracts

1,144

15.2% Year-To-Date
-18.2% Month-Over-Month

Single-Family
Average Sale Price

\$661K

6.2% Year-To-Date
2.1% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$433K

0.0% Year-To-Date
9.3% Month-Over-Month

Average Days On Market

42

23.5% Year-To-Date
9.3% Month-Over-Month

Active Listings

465

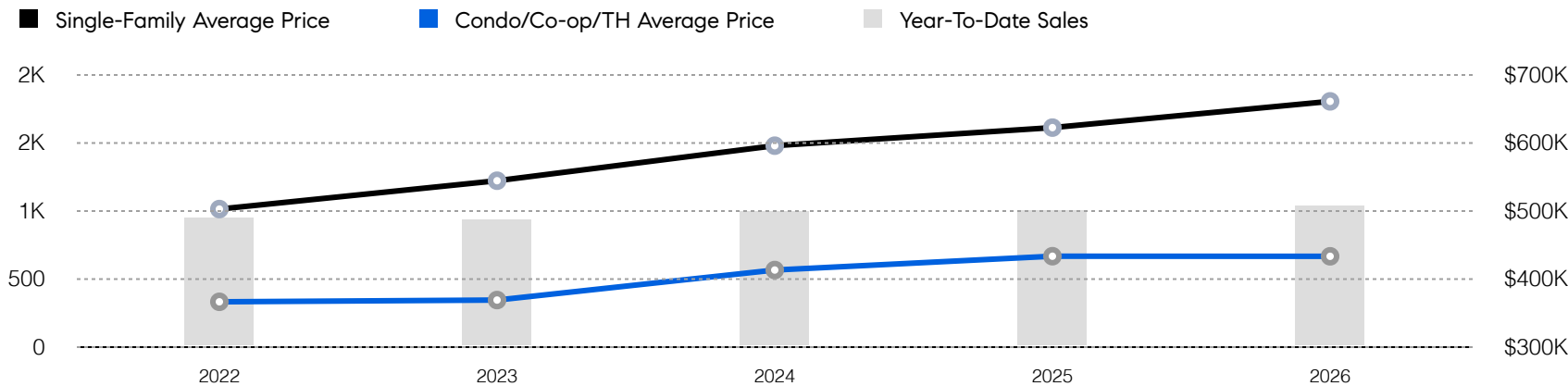
36.4% Year-Over-Year
4.7% Month-Over-Month



Middlesex County Overview

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	765	880	15.0%	89	103	15.7%
	ACTIVE LISTINGS	266	332	24.8%	266	332	24.8%
	# OF SALES	767	780	1.7%	88	108	22.7%
	SALES VOLUME	\$477,557,435	\$515,746,022	8.0%	\$55,784,503	\$72,619,012	30.2%
	MEDIAN PRICE	\$580,000	\$615,000	6.0%	\$575,000	\$617,500	7.4%
	AVERAGE PRICE	\$622,630	\$661,213	6.2%	\$633,915	\$672,398	6.1%
	AVERAGE DOM	35	41	17.1%	31	43	38.7%
	% OF ASKING PRICE	103.8%	102.7%	-1.1%	104.6%	101.9%	-2.7%
Condo/Co-op/TH	CONTRACTS SIGNED	228	264	15.8%	22	23	4.5%
	ACTIVE LISTINGS	75	133	77.3%	75	133	77.3%
	# OF SALES	222	245	10.4%	25	28	12.0%
	SALES VOLUME	\$96,263,715	\$106,202,611	10.3%	\$10,483,000	\$13,160,000	25.5%
	MEDIAN PRICE	\$420,000	\$425,000	1.2%	\$400,000	\$445,000	11.3%
	AVERAGE PRICE	\$433,620	\$433,480	0.0%	\$419,320	\$470,000	12.1%
	AVERAGE DOM	38	50	31.6%	50	56	12.0%
	% OF ASKING PRICE	101.5%	100.2%	-1.2%	99.5%	101.0%	1.6%

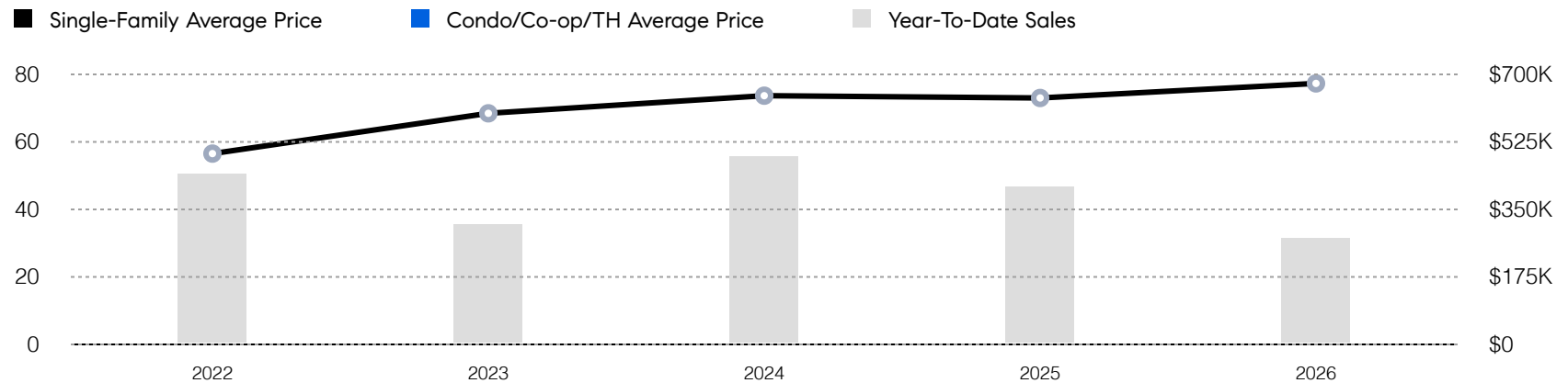
Historic Sales Trends



Colonia

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	44	34	-22.7%	4	3	-25.0%
	ACTIVE LISTINGS	12	11	-8.3%	12	11	-8.3%
	# OF SALES	46	31	-32.6%	3	3	0.0%
	SALES VOLUME	\$29,388,967	\$20,976,000	-28.6%	\$1,735,000	\$1,821,000	5.0%
	MEDIAN PRICE	\$620,000	\$635,000	2.4%	\$590,000	\$600,000	1.7%
	AVERAGE PRICE	\$638,891	\$676,645	5.9%	\$578,333	\$607,000	5.0%
	AVERAGE DOM	27	35	29.6%	14	44	214.3%
	% OF ASKING PRICE	104.9%	105.3%	0.4%	106.5%	106.2%	-0.3%
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	-	-	-	-	-	-

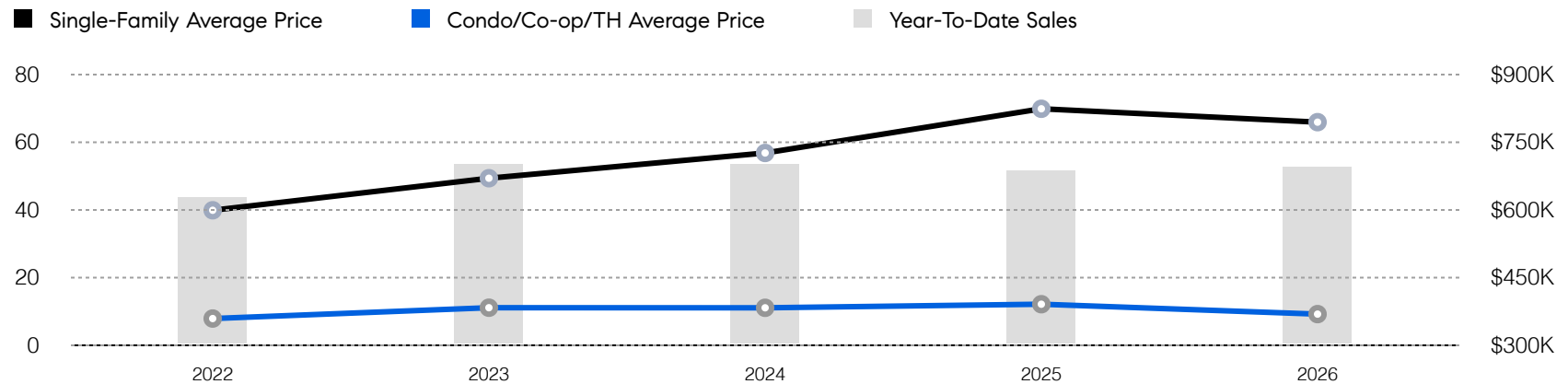
Historic Sales Trends



East Brunswick

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	45	37	-17.8%	8	5	-37.5%
	ACTIVE LISTINGS	16	12	-25.0%	16	12	-25.0%
	# OF SALES	37	35	-5.4%	7	5	-28.6%
	SALES VOLUME	\$30,496,388	\$27,810,400	-8.8%	\$5,418,000	\$3,359,900	-38.0%
	MEDIAN PRICE	\$760,000	\$755,000	-0.7%	\$750,000	\$675,000	-10.0%
	AVERAGE PRICE	\$824,227	\$794,583	-3.6%	\$774,000	\$671,980	-13.2%
	AVERAGE DOM	37	36	-2.7%	25	44	76.0%
	% OF ASKING PRICE	102.6%	102.3%	-0.3%	104.2%	99.0%	-5.2%
Condo/Co-op/TH	CONTRACTS SIGNED	13	17	30.8%	1	1	0.0%
	ACTIVE LISTINGS	1	9	800.0%	1	9	800.0%
	# OF SALES	14	17	21.4%	2	0	0.0%
	SALES VOLUME	\$5,475,500	\$6,275,750	14.6%	\$1,030,000	-	-
	MEDIAN PRICE	\$405,000	\$335,000	-17.3%	\$515,000	-	-
	AVERAGE PRICE	\$391,107	\$369,162	-5.6%	\$515,000	-	-
	AVERAGE DOM	19	46	142.1%	18	-	-
	% OF ASKING PRICE	100.1%	98.3%	-1.8%	101.8%	-	-

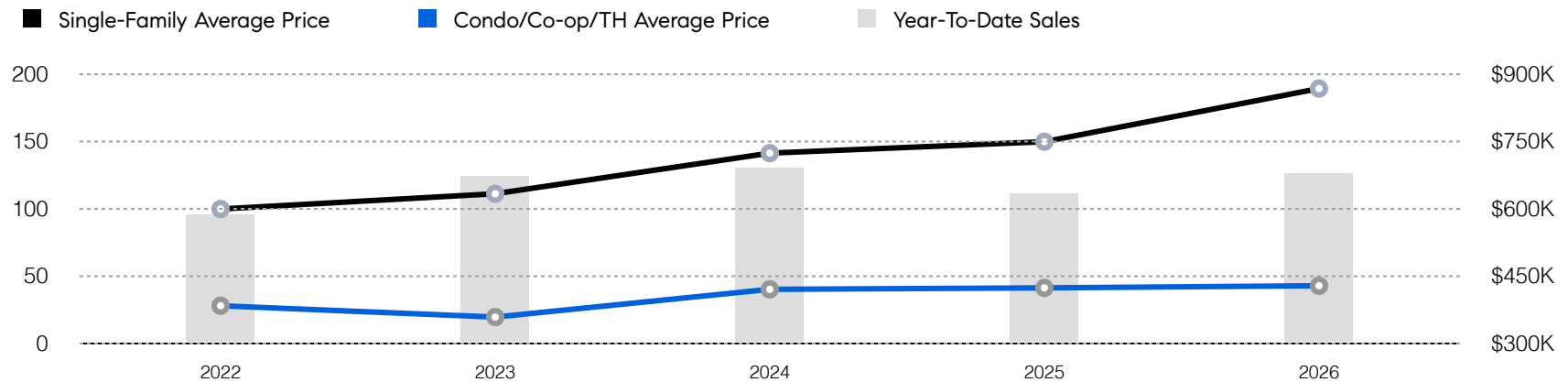
Historic Sales Trends



Edison Township

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	78	94	20.5%	6	9	50.0%
	ACTIVE LISTINGS	20	38	90.0%	20	38	90.0%
	# OF SALES	79	81	2.5%	11	13	18.2%
	SALES VOLUME	\$59,217,153	\$70,306,618	18.7%	\$7,542,448	\$12,897,501	71.0%
	MEDIAN PRICE	\$727,500	\$792,500	8.9%	\$720,000	\$920,000	27.8%
	AVERAGE PRICE	\$749,584	\$867,983	15.8%	\$685,677	\$992,115	44.7%
	AVERAGE DOM	42	39	-7.1%	37	41	10.8%
	% OF ASKING PRICE	102.8%	101.7%	-1.1%	101.8%	102.3%	0.5%
Condo/Co-op/TH	CONTRACTS SIGNED	34	44	29.4%	5	3	-40.0%
	ACTIVE LISTINGS	16	23	43.8%	16	23	43.8%
	# OF SALES	31	44	41.9%	0	6	0.0%
	SALES VOLUME	\$13,142,500	\$18,862,901	43.5%	-	\$2,260,000	-
	MEDIAN PRICE	\$435,000	\$460,000	5.7%	-	\$337,500	-
	AVERAGE PRICE	\$423,952	\$428,702	1.1%	-	\$376,667	-
	AVERAGE DOM	33	60	81.8%	-	45	-
	% OF ASKING PRICE	102.1%	100.2%	-2.0%	-	102.5%	-

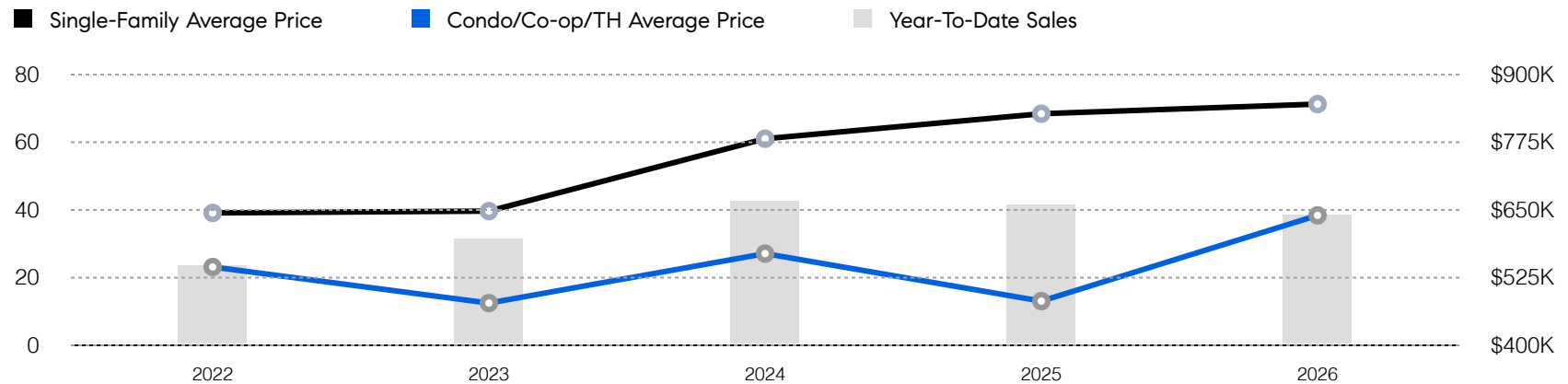
Historic Sales Trends



Metuchen Borough

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	31	34	9.7%	2	3	50.0%
	ACTIVE LISTINGS	7	11	57.1%	7	11	57.1%
	# OF SALES	33	30	-9.1%	3	3	0.0%
	SALES VOLUME	\$27,314,229	\$25,365,999	-7.1%	\$3,399,000	\$2,152,500	-36.7%
	MEDIAN PRICE	\$808,000	\$765,000	-5.3%	\$1,205,000	\$782,500	-35.1%
	AVERAGE PRICE	\$827,704	\$845,533	2.2%	\$1,133,000	\$717,500	-36.7%
	AVERAGE DOM	23	31	34.8%	13	12	-7.7%
	% OF ASKING PRICE	107.9%	105.6%	-2.3%	107.7%	103.4%	-4.3%
Condo/Co-op/TH	CONTRACTS SIGNED	7	8	14.3%	1	1	0.0%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	8	8	0.0%	1	3	200.0%
	SALES VOLUME	\$3,853,000	\$5,120,000	32.9%	\$415,000	\$1,930,000	365.1%
	MEDIAN PRICE	\$497,500	\$620,000	24.6%	\$415,000	\$660,000	59.0%
	AVERAGE PRICE	\$481,625	\$640,000	32.9%	\$415,000	\$643,333	55.0%
	AVERAGE DOM	37	30	-18.9%	10	38	280.0%
	% OF ASKING PRICE	100.9%	106.1%	5.2%	100.0%	101.2%	1.2%

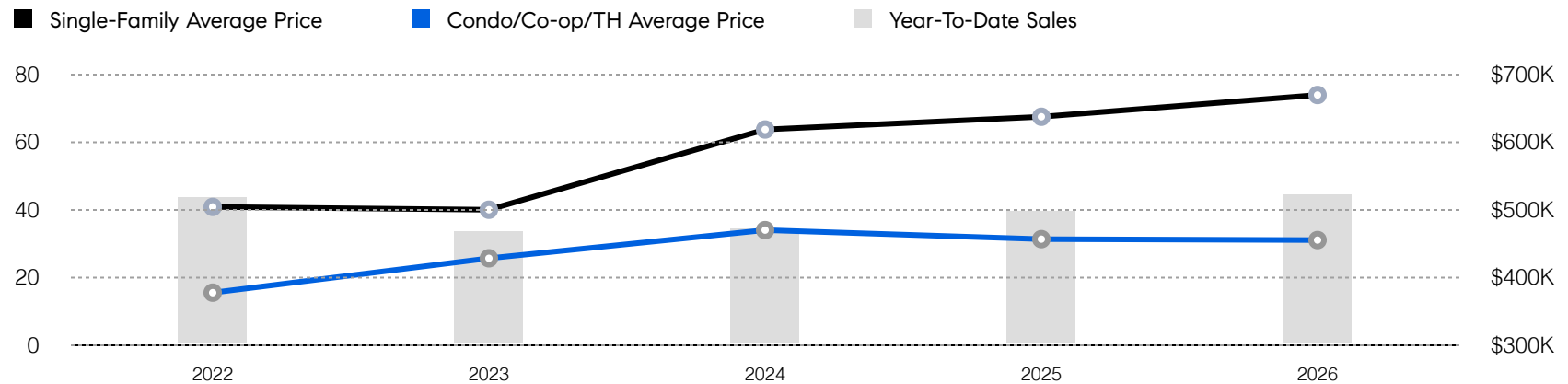
Historic Sales Trends



Old Bridge

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	31	41	32.3%	7	5	-28.6%
	ACTIVE LISTINGS	5	13	160.0%	5	13	160.0%
	# OF SALES	30	34	13.3%	3	6	100.0%
	SALES VOLUME	\$19,131,500	\$22,775,000	19.0%	\$1,925,000	\$4,608,000	139.4%
	MEDIAN PRICE	\$605,750	\$657,500	8.5%	\$715,000	\$719,000	0.6%
	AVERAGE PRICE	\$637,717	\$669,853	5.0%	\$641,667	\$768,000	19.7%
	AVERAGE DOM	45	39	-13.3%	38	42	10.5%
	% OF ASKING PRICE	101.0%	102.2%	1.2%	99.6%	99.9%	0.3%
Condo/Co-op/TH	CONTRACTS SIGNED	8	12	50.0%	0	2	0.0%
	ACTIVE LISTINGS	3	4	33.3%	3	4	33.3%
	# OF SALES	9	10	11.1%	3	1	-66.7%
	SALES VOLUME	\$4,112,000	\$4,555,000	10.8%	\$1,305,000	\$603,000	-53.8%
	MEDIAN PRICE	\$432,000	\$422,500	-2.2%	\$420,000	\$603,000	43.6%
	AVERAGE PRICE	\$456,889	\$455,500	-0.3%	\$435,000	\$603,000	38.6%
	AVERAGE DOM	38	46	21.1%	40	31	-22.5%
	% OF ASKING PRICE	99.3%	102.0%	2.6%	98.4%	109.7%	11.3%

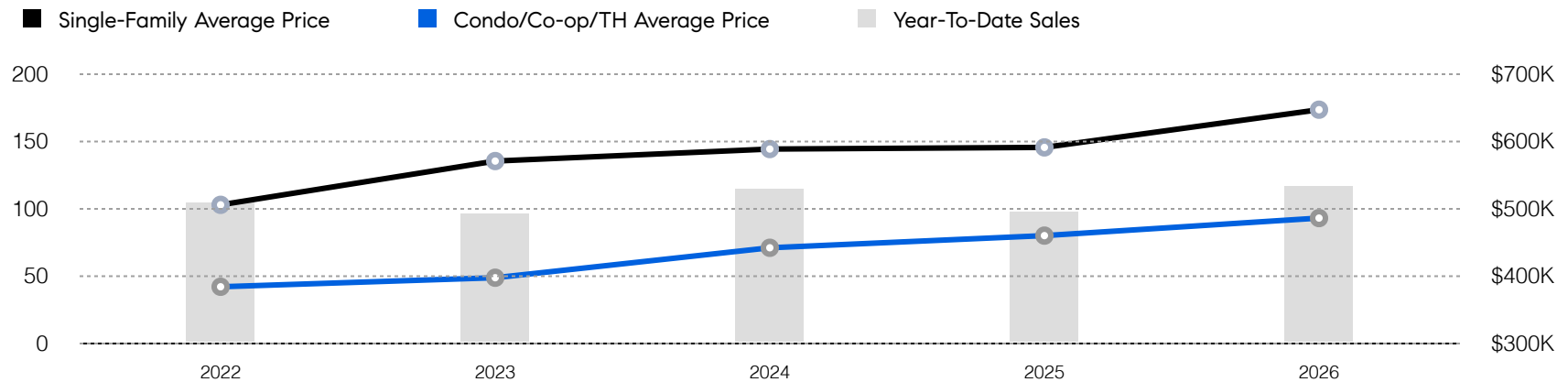
Historic Sales Trends



Piscataway

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	75	89	18.7%	13	9	-30.8%
	ACTIVE LISTINGS	25	29	16.0%	25	29	16.0%
	# OF SALES	71	82	15.5%	7	13	85.7%
	SALES VOLUME	\$41,981,031	\$53,076,548	26.4%	\$3,741,900	\$7,669,000	104.9%
	MEDIAN PRICE	\$575,000	\$610,000	6.1%	\$575,000	\$555,000	-3.5%
	AVERAGE PRICE	\$591,282	\$647,275	9.5%	\$534,557	\$589,923	10.4%
	AVERAGE DOM	29	36	24.1%	45	38	-15.6%
	% OF ASKING PRICE	105.6%	105.2%	-0.4%	107.3%	104.3%	-3.0%
Condo/Co-op/TH	CONTRACTS SIGNED	32	34	6.3%	4	1	-75.0%
	ACTIVE LISTINGS	10	12	20.0%	10	12	20.0%
	# OF SALES	25	33	32.0%	2	2	0.0%
	SALES VOLUME	\$11,506,500	\$16,048,400	39.5%	\$799,000	\$1,018,000	27.4%
	MEDIAN PRICE	\$430,000	\$455,000	5.8%	\$399,500	\$509,000	27.4%
	AVERAGE PRICE	\$460,260	\$486,315	5.7%	\$399,500	\$509,000	27.4%
	AVERAGE DOM	37	39	5.4%	16	44	175.0%
	% OF ASKING PRICE	102.0%	100.6%	-1.4%	101.3%	99.4%	-1.9%

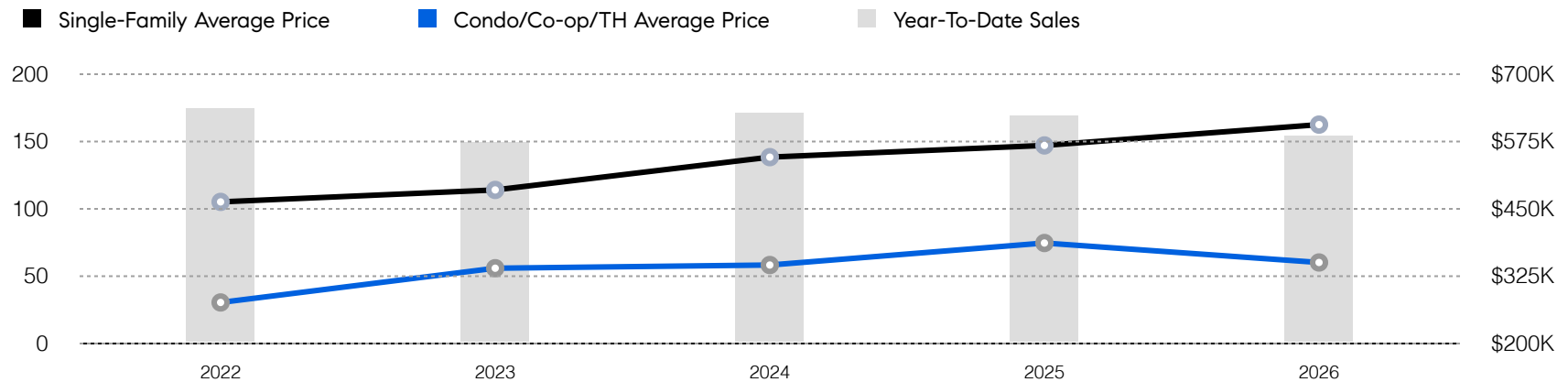
Historic Sales Trends



Woodbridge Township

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	141	148	5.0%	11	16	45.5%
	ACTIVE LISTINGS	47	57	21.3%	47	57	21.3%
	# OF SALES	145	128	-11.7%	19	10	-47.4%
	SALES VOLUME	\$82,325,031	\$77,621,075	-5.7%	\$10,493,651	\$5,978,000	-43.0%
	MEDIAN PRICE	\$555,000	\$593,500	6.9%	\$540,000	\$580,500	7.5%
	AVERAGE PRICE	\$567,759	\$606,415	6.8%	\$552,297	\$597,800	8.2%
	AVERAGE DOM	33	38	15.2%	27	33	22.2%
	% OF ASKING PRICE	104.7%	102.9%	-1.9%	107.1%	102.7%	-4.4%
Condo/Co-op/TH	CONTRACTS SIGNED	24	25	4.2%	3	1	-66.7%
	ACTIVE LISTINGS	7	14	100.0%	7	14	100.0%
	# OF SALES	23	25	8.7%	1	0	0.0%
	SALES VOLUME	\$8,892,000	\$8,761,410	-1.5%	\$475,000	-	-
	MEDIAN PRICE	\$375,000	\$341,000	-9.1%	\$475,000	-	-
	AVERAGE PRICE	\$386,609	\$350,456	-9.4%	\$475,000	-	-
	AVERAGE DOM	18	44	144.4%	15	-	-
	% OF ASKING PRICE	104.2%	100.8%	-3.4%	100.0%	-	-

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 09/30/2025 vs. 01/01/2026 - 09/30/2026

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