



Q1 2026

Middlesex County Market Report

COMPASS

Middlesex County Overview

Year-To-Date Sales

212

-26.9% Year-To-Date
-43.2% Quarter-Over-Quarter

Year-To-Date Contracts

294

4.3% Year-To-Date
-6.1% Quarter-Over-Quarter

Single-Family
Average Sale Price

\$646K

11.2% Year-To-Date
1.8% Quarter-Over-Quarter

Condo/Co-op/Townhouse
Average Sale Price

\$390K

-2.7% Year-To-Date
-13.6% Quarter-Over-Quarter

Average Days On Market

47

17.5% Year-To-Date
-6.0% Quarter-Over-Quarter

Active Listings

337

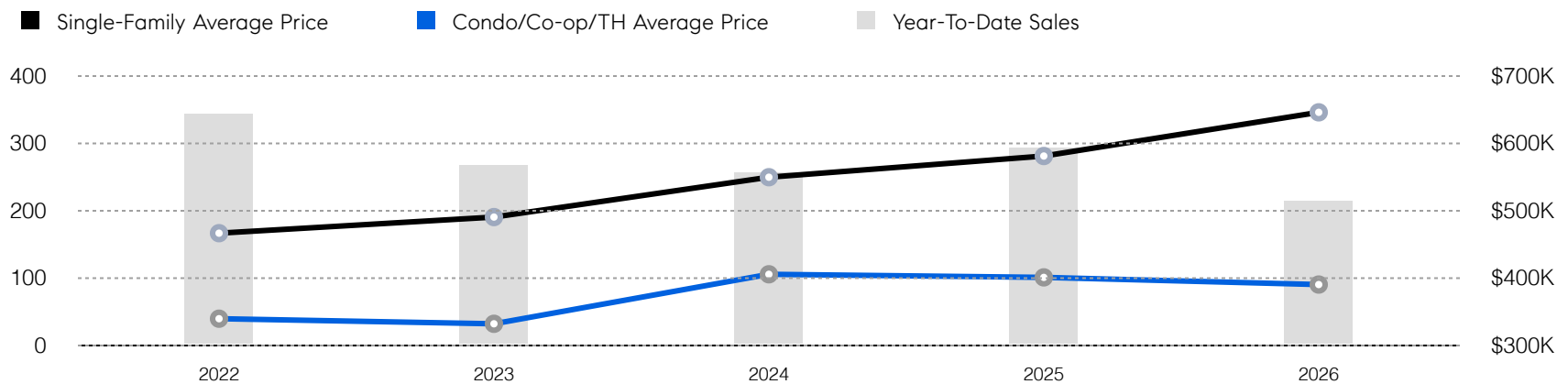
53.9% Year-Over-Year
47.8% Quarter-Over-Quarter



Middlesex County Overview

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	213	217	1.9%	213	217	1.9%
	ACTIVE LISTINGS	155	230	48.4%	155	230	48.4%
	# OF SALES	234	167	-28.6%	234	167	-28.6%
	SALES VOLUME	\$136,026,606	\$107,910,895	-20.7%	\$136,026,606	\$107,910,895	-20.7%
	MEDIAN PRICE	\$556,000	\$600,000	7.9%	\$556,000	\$600,000	7.9%
	AVERAGE PRICE	\$581,310	\$646,173	11.2%	\$581,310	\$646,173	11.2%
	AVERAGE DOM	46	52	13.0%	46	52	13.0%
	Condo/Co-op/TH	CONTRACTS SIGNED	69	77	11.6%	69	77
ACTIVE LISTINGS	64	107	67.2%	64	107	67.2%	
# OF SALES	56	45	-19.6%	56	45	-19.6%	
SALES VOLUME	\$22,463,980	\$17,571,561	-21.8%	\$22,463,980	\$17,571,561	-21.8%	
MEDIAN PRICE	\$402,750	\$400,000	-0.7%	\$402,750	\$400,000	-0.7%	
AVERAGE PRICE	\$401,143	\$390,479	-2.7%	\$401,143	\$390,479	-2.7%	
AVERAGE DOM	48	45	-6.2%	48	45	-6.2%	

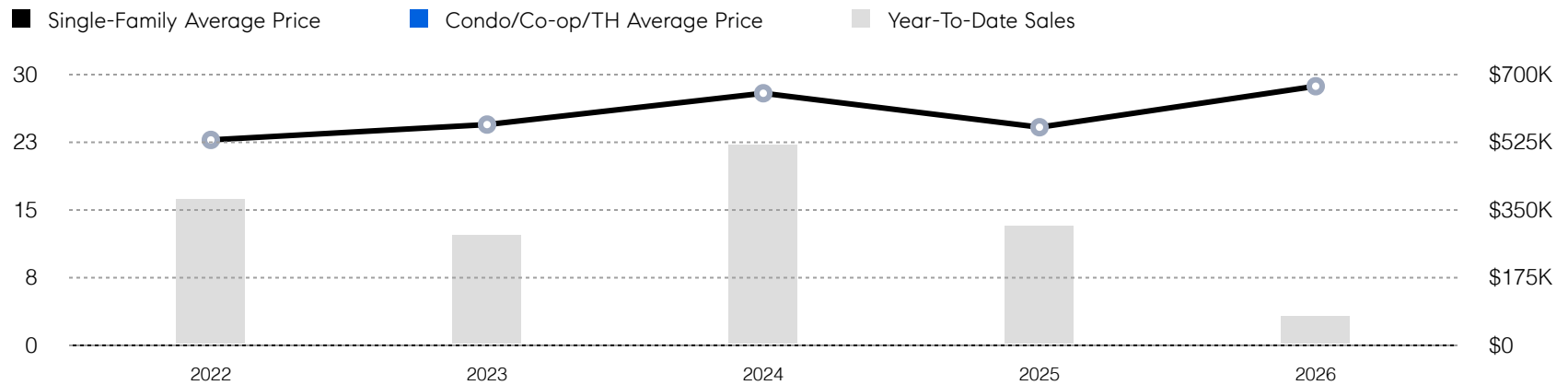
Historic Sales Trends



Colonia

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	12	8	-33.3%	12	8	-33.3%
	ACTIVE LISTINGS	8	10	25.0%	8	10	25.0%
	# OF SALES	13	3	-76.9%	13	3	-76.9%
	SALES VOLUME	\$7,331,667	\$2,010,000	-72.6%	\$7,331,667	\$2,010,000	-72.6%
	MEDIAN PRICE	\$595,000	\$680,000	14.3%	\$595,000	\$680,000	14.3%
	AVERAGE PRICE	\$563,974	\$670,000	18.8%	\$563,974	\$670,000	18.8%
	AVERAGE DOM	33	63	90.9%	33	63	90.9%
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	-	-	-	-	-	-

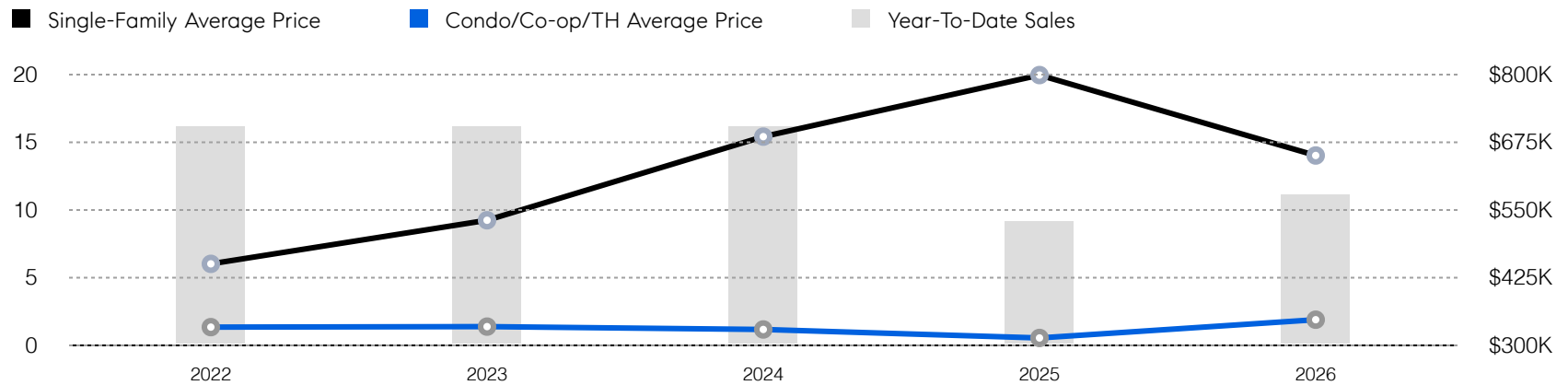
Historic Sales Trends



East Brunswick

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	11	7	-36.4%	11	7	-36.4%
	ACTIVE LISTINGS	8	7	-12.5%	8	7	-12.5%
	# OF SALES	7	7	0.0%	7	7	0.0%
	SALES VOLUME	\$5,593,888	\$4,554,500	-18.6%	\$5,593,888	\$4,554,500	-18.6%
	MEDIAN PRICE	\$770,000	\$622,000	-19.2%	\$770,000	\$622,000	-19.2%
	AVERAGE PRICE	\$799,127	\$650,643	-18.6%	\$799,127	\$650,643	-18.6%
	AVERAGE DOM	59	46	-22.0%	59	46	-22.0%
Condo/Co-op/TH	CONTRACTS SIGNED	1	9	800.0%	1	9	800.0%
	ACTIVE LISTINGS	3	7	133.3%	3	7	133.3%
	# OF SALES	2	4	100.0%	2	4	100.0%
	SALES VOLUME	\$627,500	\$1,389,750	121.5%	\$627,500	\$1,389,750	121.5%
	MEDIAN PRICE	\$313,750	\$322,375	2.7%	\$313,750	\$322,375	2.7%
	AVERAGE PRICE	\$313,750	\$347,438	10.7%	\$313,750	\$347,438	10.7%
	AVERAGE DOM	18	34	88.9%	18	34	88.9%

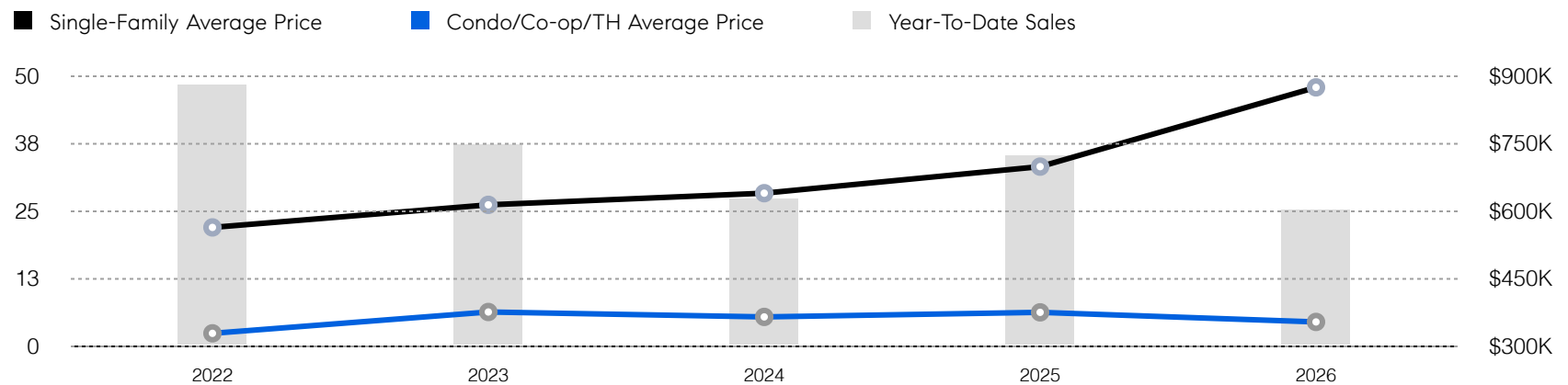
Historic Sales Trends



Edison Township

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	27	18	-33.3%	27	18	-33.3%
	ACTIVE LISTINGS	13	20	53.8%	13	20	53.8%
	# OF SALES	25	15	-40.0%	25	15	-40.0%
	SALES VOLUME	\$17,482,367	\$13,130,506	-24.9%	\$17,482,367	\$13,130,506	-24.9%
	MEDIAN PRICE	\$678,000	\$730,000	7.7%	\$678,000	\$730,000	7.7%
	AVERAGE PRICE	\$699,295	\$875,367	25.2%	\$699,295	\$875,367	25.2%
	AVERAGE DOM	63	35	-44.4%	63	35	-44.4%
Condo/Co-op/TH	CONTRACTS SIGNED	13	8	-38.5%	13	8	-38.5%
	ACTIVE LISTINGS	10	19	90.0%	10	19	90.0%
	# OF SALES	10	10	0.0%	10	10	0.0%
	SALES VOLUME	\$3,756,500	\$3,543,501	-5.7%	\$3,756,500	\$3,543,501	-5.7%
	MEDIAN PRICE	\$398,500	\$287,751	-27.8%	\$398,500	\$287,751	-27.8%
	AVERAGE PRICE	\$375,650	\$354,350	-5.7%	\$375,650	\$354,350	-5.7%
	AVERAGE DOM	42	54	28.6%	42	54	28.6%

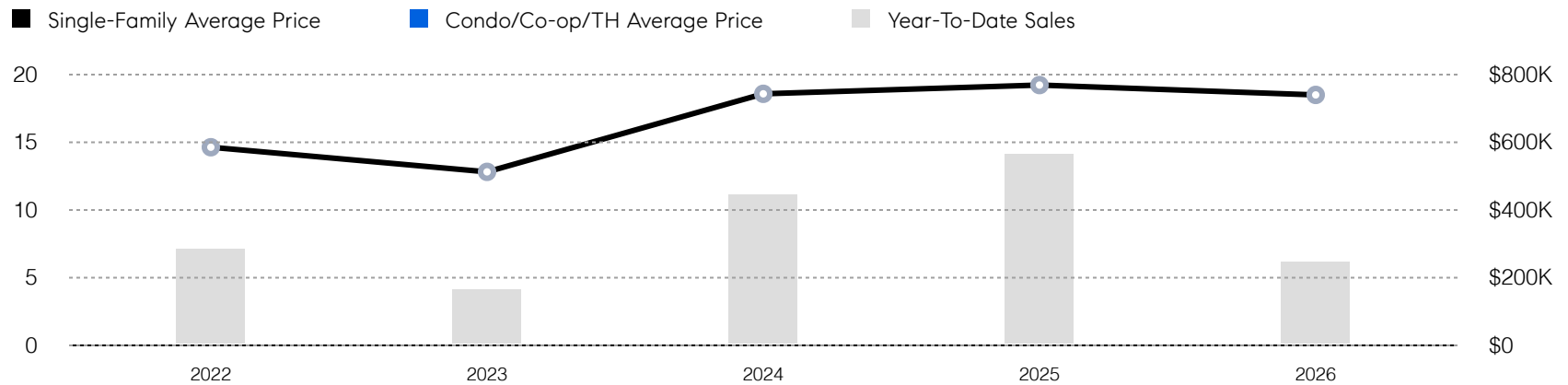
Historic Sales Trends



Metuchen Borough

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	8	7	-12.5%	8	7	-12.5%
	ACTIVE LISTINGS	6	6	0.0%	6	6	0.0%
	# OF SALES	10	6	-40.0%	10	6	-40.0%
	SALES VOLUME	\$7,691,220	\$4,440,000	-42.3%	\$7,691,220	\$4,440,000	-42.3%
	MEDIAN PRICE	\$755,110	\$710,000	-6.0%	\$755,110	\$710,000	-6.0%
	AVERAGE PRICE	\$769,122	\$740,000	-3.8%	\$769,122	\$740,000	-3.8%
	AVERAGE DOM	24	32	33.3%	24	32	33.3%
Condo/Co-op/TH	CONTRACTS SIGNED	2	1	-50.0%	2	1	-50.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	4	0	0.0%	4	0	0.0%
	SALES VOLUME	\$1,959,000	-	-	\$1,959,000	-	-
	MEDIAN PRICE	\$479,500	-	-	\$479,500	-	-
	AVERAGE PRICE	\$489,750	-	-	\$489,750	-	-
	AVERAGE DOM	55	-	-	55	-	-

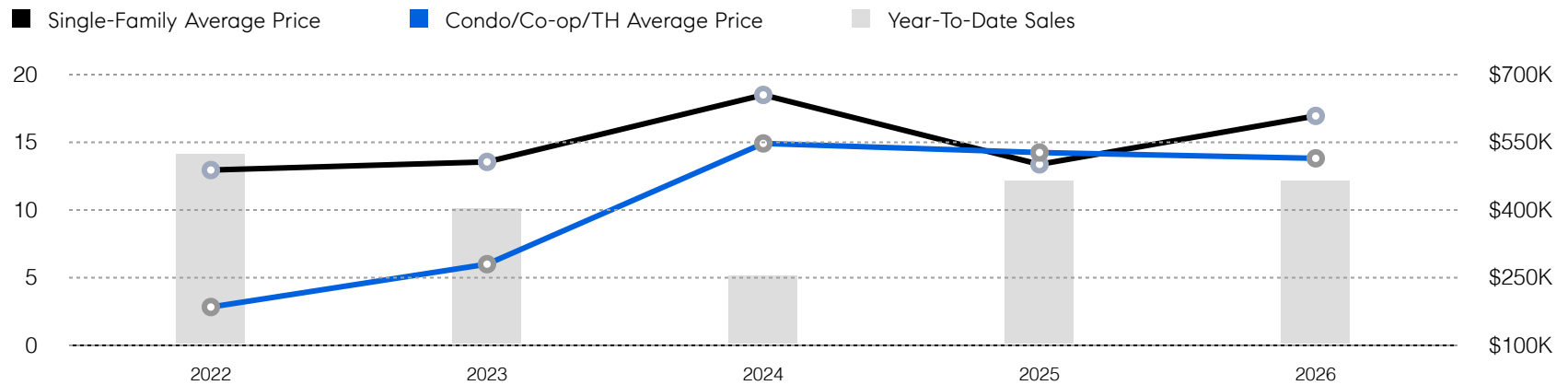
Historic Sales Trends



Old Bridge

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	5	13	160.0%	5	13	160.0%
	ACTIVE LISTINGS	4	6	50.0%	4	6	50.0%
	# OF SALES	9	10	11.1%	9	10	11.1%
	SALES VOLUME	\$4,510,000	\$6,085,000	34.9%	\$4,510,000	\$6,085,000	34.9%
	MEDIAN PRICE	\$490,000	\$616,250	25.8%	\$490,000	\$616,250	25.8%
	AVERAGE PRICE	\$501,111	\$608,500	21.4%	\$501,111	\$608,500	21.4%
	AVERAGE DOM	71	40	-43.7%	71	40	-43.7%
Condo/Co-op/TH	CONTRACTS SIGNED	2	3	50.0%	2	3	50.0%
	ACTIVE LISTINGS	2	2	0.0%	2	2	0.0%
	# OF SALES	3	2	-33.3%	3	2	-33.3%
	SALES VOLUME	\$1,582,000	\$1,029,000	-35.0%	\$1,582,000	\$1,029,000	-35.0%
	MEDIAN PRICE	\$455,000	\$514,500	13.1%	\$455,000	\$514,500	13.1%
	AVERAGE PRICE	\$527,333	\$514,500	-2.4%	\$527,333	\$514,500	-2.4%
	AVERAGE DOM	41	50	22.0%	41	50	22.0%

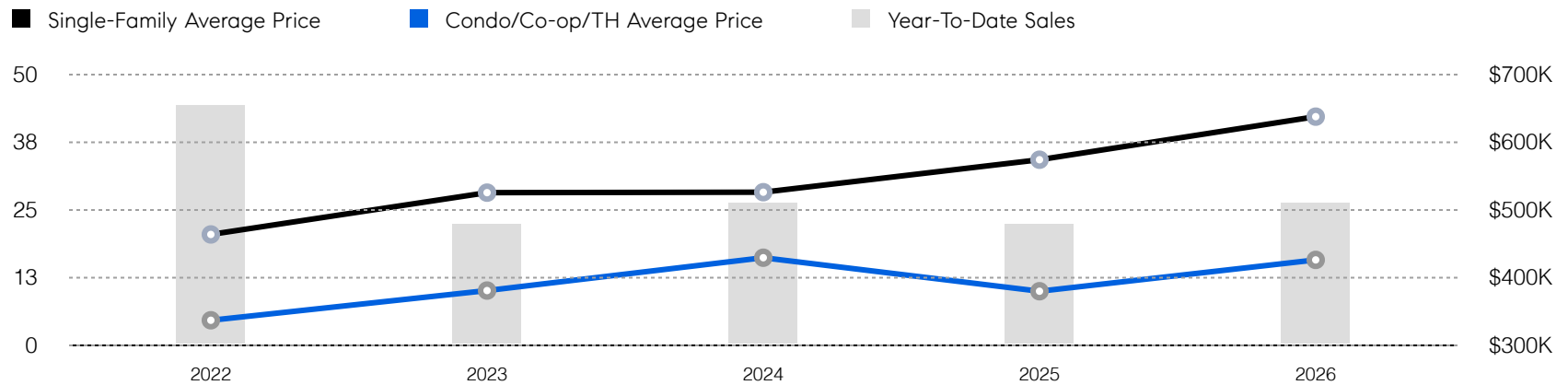
Historic Sales Trends



Piscataway

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	21	16	-23.8%	21	16	-23.8%
	ACTIVE LISTINGS	11	15	36.4%	11	15	36.4%
	# OF SALES	20	19	-5.0%	20	19	-5.0%
	SALES VOLUME	\$11,485,231	\$12,119,900	5.5%	\$11,485,231	\$12,119,900	5.5%
	MEDIAN PRICE	\$540,000	\$577,000	6.9%	\$540,000	\$577,000	6.9%
	AVERAGE PRICE	\$574,262	\$637,889	11.1%	\$574,262	\$637,889	11.1%
	AVERAGE DOM	33	53	60.6%	33	53	60.6%
Condo/Co-op/TH	CONTRACTS SIGNED	7	10	42.9%	7	10	42.9%
	ACTIVE LISTINGS	6	9	50.0%	6	9	50.0%
	# OF SALES	2	7	250.0%	2	7	250.0%
	SALES VOLUME	\$760,000	\$2,984,000	292.6%	\$760,000	\$2,984,000	292.6%
	MEDIAN PRICE	\$380,000	\$430,000	13.2%	\$380,000	\$430,000	13.2%
	AVERAGE PRICE	\$380,000	\$426,286	12.2%	\$380,000	\$426,286	12.2%
	AVERAGE DOM	41	32	-22.0%	41	32	-22.0%

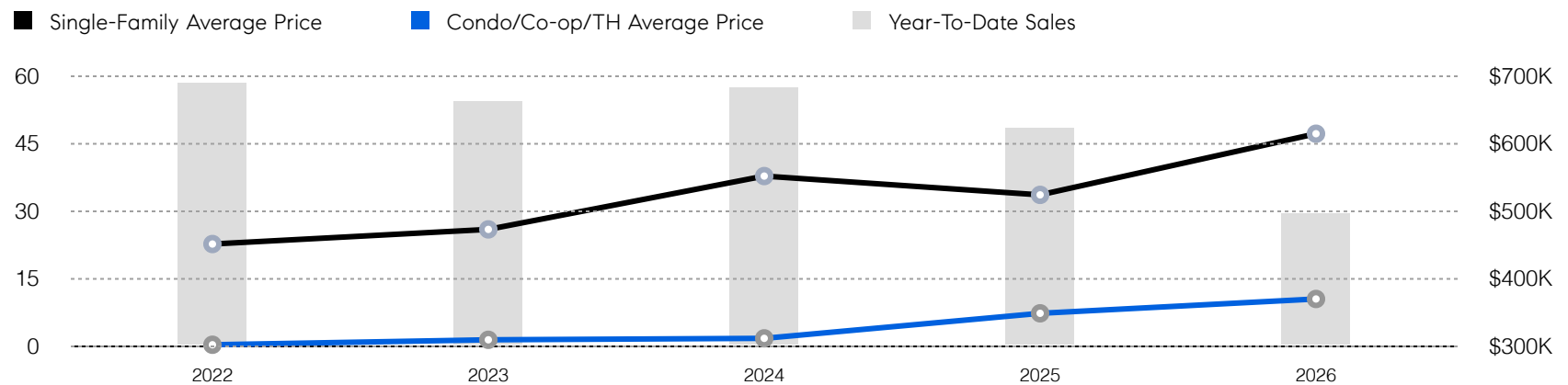
Historic Sales Trends



Woodbridge Township

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	41	38	-7.3%	41	38	-7.3%
	ACTIVE LISTINGS	31	43	38.7%	31	43	38.7%
	# OF SALES	40	23	-42.5%	40	23	-42.5%
	SALES VOLUME	\$20,975,568	\$14,143,100	-32.6%	\$20,975,568	\$14,143,100	-32.6%
	MEDIAN PRICE	\$552,500	\$597,000	8.1%	\$552,500	\$597,000	8.1%
	AVERAGE PRICE	\$524,389	\$614,917	17.3%	\$524,389	\$614,917	17.3%
	AVERAGE DOM	42	51	21.4%	42	51	21.4%
Condo/Co-op/TH	CONTRACTS SIGNED	9	10	11.1%	9	10	11.1%
	ACTIVE LISTINGS	6	13	116.7%	6	13	116.7%
	# OF SALES	8	6	-25.0%	8	6	-25.0%
	SALES VOLUME	\$2,792,000	\$2,221,410	-20.4%	\$2,792,000	\$2,221,410	-20.4%
	MEDIAN PRICE	\$353,500	\$353,500	-	\$353,500	\$353,500	-
	AVERAGE PRICE	\$349,000	\$370,235	6.1%	\$349,000	\$370,235	6.1%
	AVERAGE DOM	18	43	138.9%	18	43	138.9%

Historic Sales Trends



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Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 03/31/2025 vs. 01/01/2026 - 03/31/2026

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