



Q3 2026

Middlesex County Market Report

COMPASS

Middlesex County Overview

Year-To-Date Sales

1,025

3.6% Year-To-Date
12.6% Quarter-Over-Quarter

Year-To-Date Contracts

1,144

15.2% Year-To-Date
-0.7% Quarter-Over-Quarter

Single-Family
Average Sale Price

\$661K

6.2% Year-To-Date
1.1% Quarter-Over-Quarter

Condo/Co-op/Townhouse
Average Sale Price

\$433K

0.0% Year-To-Date
2.5% Quarter-Over-Quarter

Average Days On Market

42

23.5% Year-To-Date
13.5% Quarter-Over-Quarter

Active Listings

465

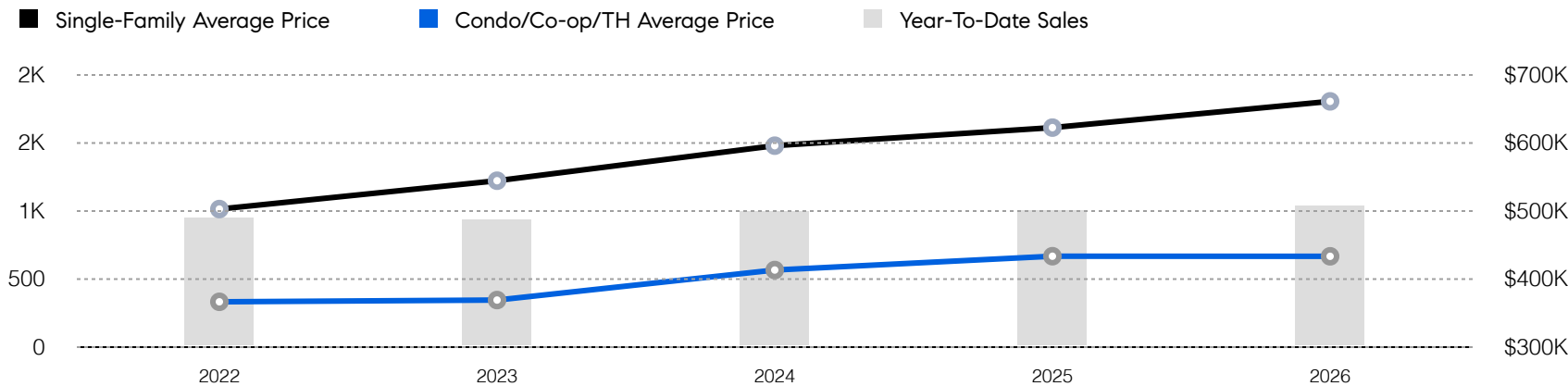
36.4% Year-Over-Year
5.7% Quarter-Over-Quarter



Middlesex County Overview

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	765	880	15.0%	284	344	21.1%
	ACTIVE LISTINGS	266	332	24.8%	266	332	24.8%
	# OF SALES	767	780	1.7%	297	341	14.8%
	SALES VOLUME	\$477,557,435	\$515,746,022	8.0%	\$191,741,120	\$227,325,721	18.6%
	MEDIAN PRICE	\$580,000	\$615,000	6.0%	\$599,000	\$620,000	3.5%
	AVERAGE PRICE	\$622,630	\$661,213	6.2%	\$645,593	\$666,644	3.3%
	AVERAGE DOM	35	41	17.1%	31	37	19.4%
	% OF ASKING PRICE	103.8%	102.7%	-1.1%	104.2%	102.6%	-1.6%
Condo/Co-op/TH	CONTRACTS SIGNED	228	264	15.8%	79	88	11.4%
	ACTIVE LISTINGS	75	133	77.3%	75	133	77.3%
	# OF SALES	222	245	10.4%	82	88	7.3%
	SALES VOLUME	\$96,263,715	\$106,202,611	10.3%	\$35,954,655	\$39,540,550	10.0%
	MEDIAN PRICE	\$420,000	\$425,000	1.2%	\$417,500	\$438,750	5.1%
	AVERAGE PRICE	\$433,620	\$433,480	0.0%	\$438,471	\$449,324	2.5%
	AVERAGE DOM	38	50	31.6%	39	49	25.6%
	% OF ASKING PRICE	101.5%	100.2%	-1.2%	100.3%	100.1%	-0.1%

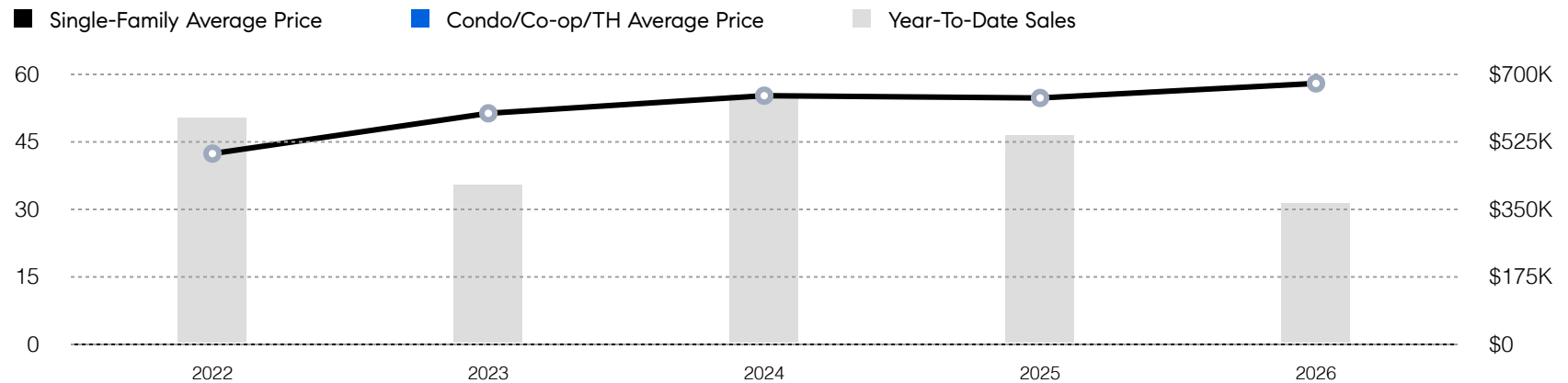
Historic Sales Trends



Colonia

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	44	34	-22.7%	17	8	-52.9%
	ACTIVE LISTINGS	12	11	-8.3%	12	11	-8.3%
	# OF SALES	46	31	-32.6%	17	14	-17.6%
	SALES VOLUME	\$29,388,967	\$20,976,000	-28.6%	\$11,751,800	\$9,844,000	-16.2%
	MEDIAN PRICE	\$620,000	\$635,000	2.4%	\$680,000	\$662,500	-2.6%
	AVERAGE PRICE	\$638,891	\$676,645	5.9%	\$691,282	\$703,143	1.7%
	AVERAGE DOM	27	35	29.6%	27	39	44.4%
	% OF ASKING PRICE	104.9%	105.3%	0.4%	105.8%	106.3%	0.5%
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	-	-	-	-	-	-

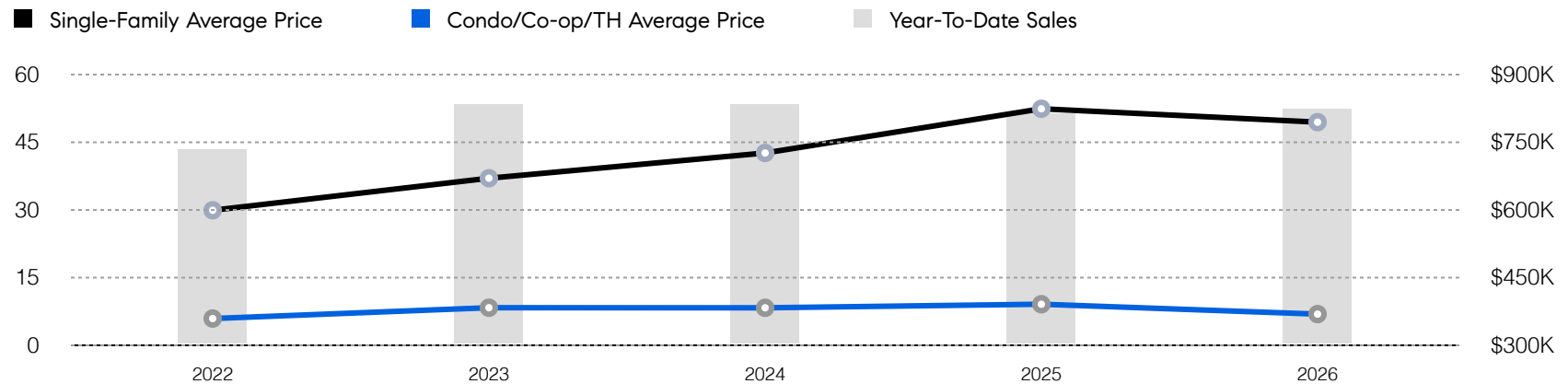
Historic Sales Trends



East Brunswick

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	45	37	-17.8%	19	17	-10.5%
	ACTIVE LISTINGS	16	12	-25.0%	16	12	-25.0%
	# OF SALES	37	35	-5.4%	16	16	0.0%
	SALES VOLUME	\$30,496,388	\$27,810,400	-8.8%	\$11,883,500	\$13,898,900	17.0%
	MEDIAN PRICE	\$760,000	\$755,000	-0.7%	\$710,000	\$757,500	6.7%
	AVERAGE PRICE	\$824,227	\$794,583	-3.6%	\$742,719	\$868,681	17.0%
	AVERAGE DOM	37	36	-2.7%	29	31	6.9%
	% OF ASKING PRICE	102.6%	102.3%	-0.3%	103.0%	100.7%	-2.3%
Condo/Co-op/TH	CONTRACTS SIGNED	13	17	30.8%	7	4	-42.9%
	ACTIVE LISTINGS	1	9	800.0%	1	9	800.0%
	# OF SALES	14	17	21.4%	6	3	-50.0%
	SALES VOLUME	\$5,475,500	\$6,275,750	14.6%	\$2,786,000	\$926,000	-66.8%
	MEDIAN PRICE	\$405,000	\$335,000	-17.3%	\$492,000	\$303,000	-38.4%
	AVERAGE PRICE	\$391,107	\$369,162	-5.6%	\$464,333	\$308,667	-33.5%
	AVERAGE DOM	19	46	142.1%	20	65	225.0%
	% OF ASKING PRICE	100.1%	98.3%	-1.8%	99.2%	92.4%	-6.8%

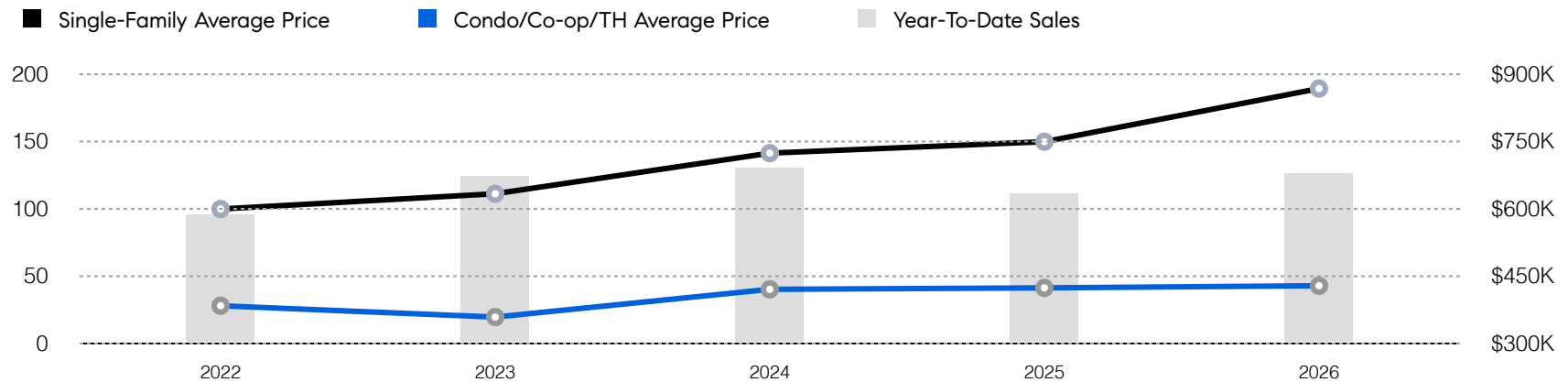
Historic Sales Trends



Edison Township

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	78	94	20.5%	31	39	25.8%
	ACTIVE LISTINGS	20	38	90.0%	20	38	90.0%
	# OF SALES	79	81	2.5%	30	40	33.3%
	SALES VOLUME	\$59,217,153	\$70,306,618	18.7%	\$23,119,447	\$33,740,611	45.9%
	MEDIAN PRICE	\$727,500	\$792,500	8.9%	\$770,000	\$815,556	5.9%
	AVERAGE PRICE	\$749,584	\$867,983	15.8%	\$770,648	\$843,515	9.5%
	AVERAGE DOM	42	39	-7.1%	32	41	28.1%
	% OF ASKING PRICE	102.8%	101.7%	-1.1%	103.7%	101.5%	-2.2%
Condo/Co-op/TH	CONTRACTS SIGNED	34	44	29.4%	9	16	77.8%
	ACTIVE LISTINGS	16	23	43.8%	16	23	43.8%
	# OF SALES	31	44	41.9%	8	17	112.5%
	SALES VOLUME	\$13,142,500	\$18,862,901	43.5%	\$2,877,000	\$7,692,000	167.4%
	MEDIAN PRICE	\$435,000	\$460,000	5.7%	\$270,500	\$530,000	95.9%
	AVERAGE PRICE	\$423,952	\$428,702	1.1%	\$359,625	\$452,471	25.8%
	AVERAGE DOM	33	60	81.8%	30	53	76.7%
	% OF ASKING PRICE	102.1%	100.2%	-2.0%	98.9%	100.0%	1.0%

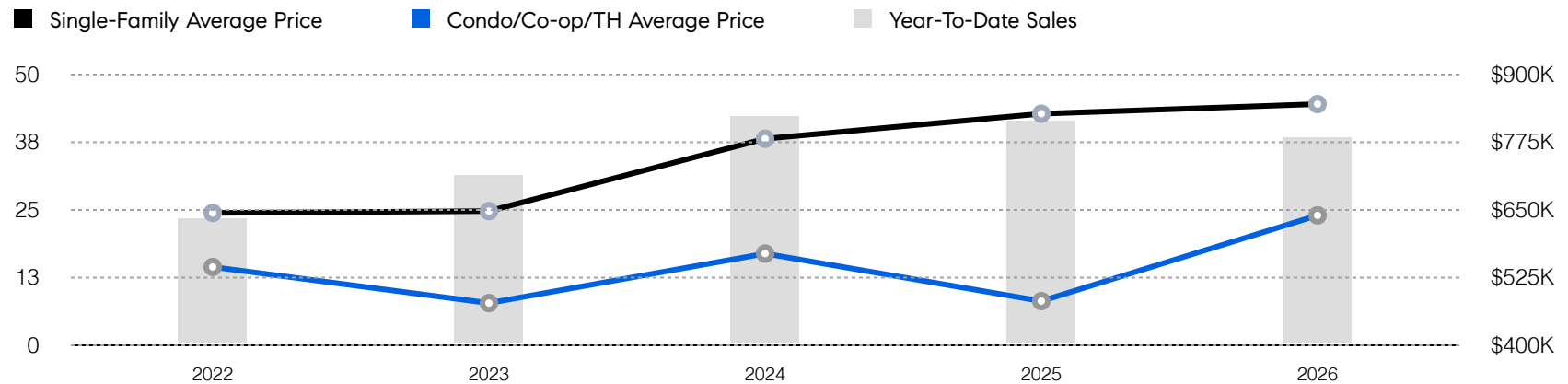
Historic Sales Trends



Metuchen Borough

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	31	34	9.7%	13	11	-15.4%
	ACTIVE LISTINGS	7	11	57.1%	7	11	57.1%
	# OF SALES	33	30	-9.1%	15	13	-13.3%
	SALES VOLUME	\$27,314,229	\$25,365,999	-7.1%	\$12,653,000	\$10,804,000	-14.6%
	MEDIAN PRICE	\$808,000	\$765,000	-5.3%	\$801,000	\$770,000	-3.9%
	AVERAGE PRICE	\$827,704	\$845,533	2.2%	\$843,533	\$831,077	-1.5%
	AVERAGE DOM	23	31	34.8%	26	34	30.8%
	% OF ASKING PRICE	107.9%	105.6%	-2.3%	105.4%	103.1%	-2.4%
Condo/Co-op/TH	CONTRACTS SIGNED	7	8	14.3%	4	3	-25.0%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	8	8	0.0%	4	3	-25.0%
	SALES VOLUME	\$3,853,000	\$5,120,000	32.9%	\$1,894,000	\$1,930,000	1.9%
	MEDIAN PRICE	\$497,500	\$620,000	24.6%	\$502,500	\$660,000	31.3%
	AVERAGE PRICE	\$481,625	\$640,000	32.9%	\$473,500	\$643,333	35.9%
	AVERAGE DOM	37	30	-18.9%	19	38	100.0%
	% OF ASKING PRICE	100.9%	106.1%	5.2%	101.4%	101.2%	-0.3%

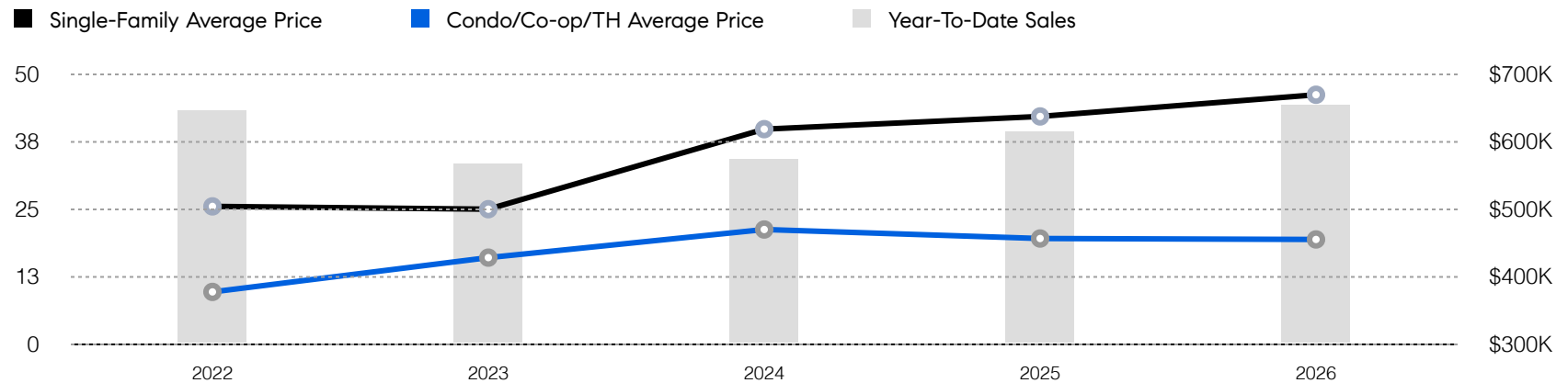
Historic Sales Trends



Old Bridge

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	31	41	32.3%	11	18	63.6%
	ACTIVE LISTINGS	5	13	160.0%	5	13	160.0%
	# OF SALES	30	34	13.3%	12	15	25.0%
	SALES VOLUME	\$19,131,500	\$22,775,000	19.0%	\$8,950,000	\$9,953,000	11.2%
	MEDIAN PRICE	\$605,750	\$657,500	8.5%	\$682,500	\$655,000	-4.0%
	AVERAGE PRICE	\$637,717	\$669,853	5.0%	\$745,833	\$663,533	-11.0%
	AVERAGE DOM	45	39	-13.3%	38	38	0.0%
	% OF ASKING PRICE	101.0%	102.2%	1.2%	101.2%	102.1%	1.0%
Condo/Co-op/TH	CONTRACTS SIGNED	8	12	50.0%	4	3	-25.0%
	ACTIVE LISTINGS	3	4	33.3%	3	4	33.3%
	# OF SALES	9	10	11.1%	4	4	0.0%
	SALES VOLUME	\$4,112,000	\$4,555,000	10.8%	\$1,825,000	\$2,138,000	17.2%
	MEDIAN PRICE	\$432,000	\$422,500	-2.2%	\$460,000	\$509,000	10.7%
	AVERAGE PRICE	\$456,889	\$455,500	-0.3%	\$456,250	\$534,500	17.2%
	AVERAGE DOM	38	46	21.1%	35	44	25.7%
	% OF ASKING PRICE	99.3%	102.0%	2.6%	99.8%	104.7%	4.8%

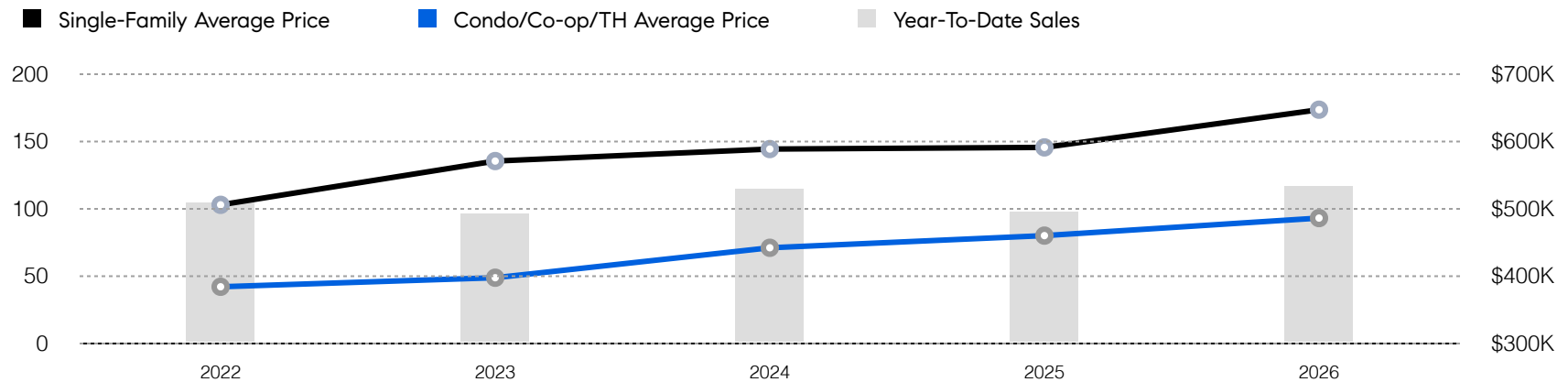
Historic Sales Trends



Piscataway

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	75	89	18.7%	28	41	46.4%
	ACTIVE LISTINGS	25	29	16.0%	25	29	16.0%
	# OF SALES	71	82	15.5%	27	40	48.1%
	SALES VOLUME	\$41,981,031	\$53,076,548	26.4%	\$16,128,800	\$25,610,999	58.8%
	MEDIAN PRICE	\$575,000	\$610,000	6.1%	\$580,000	\$622,500	7.3%
	AVERAGE PRICE	\$591,282	\$647,275	9.5%	\$597,363	\$640,275	7.2%
	AVERAGE DOM	29	36	24.1%	28	30	7.1%
	% OF ASKING PRICE	105.6%	105.2%	-0.4%	104.6%	105.2%	0.6%
Condo/Co-op/TH	CONTRACTS SIGNED	32	34	6.3%	14	14	0.0%
	ACTIVE LISTINGS	10	12	20.0%	10	12	20.0%
	# OF SALES	25	33	32.0%	10	15	50.0%
	SALES VOLUME	\$11,506,500	\$16,048,400	39.5%	\$4,863,000	\$7,864,400	61.7%
	MEDIAN PRICE	\$430,000	\$455,000	5.8%	\$459,500	\$559,900	21.8%
	AVERAGE PRICE	\$460,260	\$486,315	5.7%	\$486,300	\$524,293	7.8%
	AVERAGE DOM	37	39	5.4%	35	34	-2.9%
	% OF ASKING PRICE	102.0%	100.6%	-1.4%	100.8%	100.0%	-0.8%

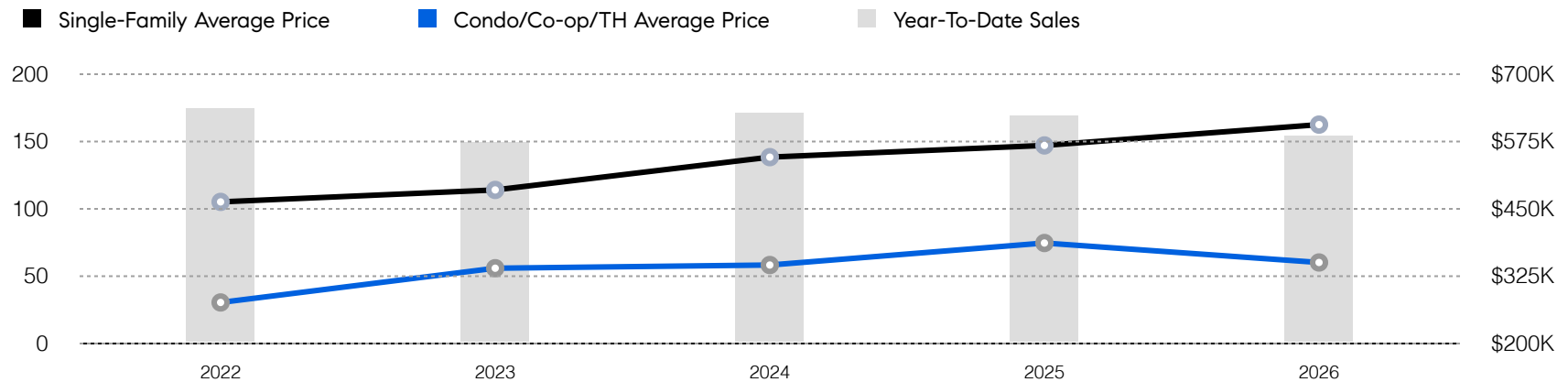
Historic Sales Trends



Woodbridge Township

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	141	148	5.0%	47	49	4.3%
	ACTIVE LISTINGS	47	57	21.3%	47	57	21.3%
	# OF SALES	145	128	-11.7%	61	54	-11.5%
	SALES VOLUME	\$82,325,031	\$77,621,075	-5.7%	\$36,221,201	\$32,338,400	-10.7%
	MEDIAN PRICE	\$555,000	\$593,500	6.9%	\$579,000	\$600,500	3.7%
	AVERAGE PRICE	\$567,759	\$606,415	6.8%	\$593,790	\$598,859	0.9%
	AVERAGE DOM	33	38	15.2%	31	36	16.1%
	% OF ASKING PRICE	104.7%	102.9%	-1.9%	105.6%	102.8%	-2.8%
Condo/Co-op/TH	CONTRACTS SIGNED	24	25	4.2%	7	5	-28.6%
	ACTIVE LISTINGS	7	14	100.0%	7	14	100.0%
	# OF SALES	23	25	8.7%	6	7	16.7%
	SALES VOLUME	\$8,892,000	\$8,761,410	-1.5%	\$2,459,000	\$2,504,000	1.8%
	MEDIAN PRICE	\$375,000	\$341,000	-9.1%	\$377,500	\$355,000	-6.0%
	AVERAGE PRICE	\$386,609	\$350,456	-9.4%	\$409,833	\$357,714	-12.7%
	AVERAGE DOM	18	44	144.4%	14	32	128.6%
	% OF ASKING PRICE	104.2%	100.8%	-3.4%	103.2%	101.6%	-1.6%

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

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.