



June 2026

# Middlesex County Market Report

COMPASS

# Middlesex County Overview

Year-To-Date Sales

592

-3.0% Year-To-Date  
48.1% Month-Over-Month

Year-To-Date Contracts

720

14.3% Year-To-Date  
-3.7% Month-Over-Month

Single-Family  
Average Sale Price

\$657K

8.1% Year-To-Date  
-0.6% Month-Over-Month

Condo/Co-op/Townhouse  
Average Sale Price

\$424K

-1.5% Year-To-Date  
11.5% Month-Over-Month

Average Days On Market

41

20.6% Year-To-Date  
41.4% Month-Over-Month

Active Listings

404

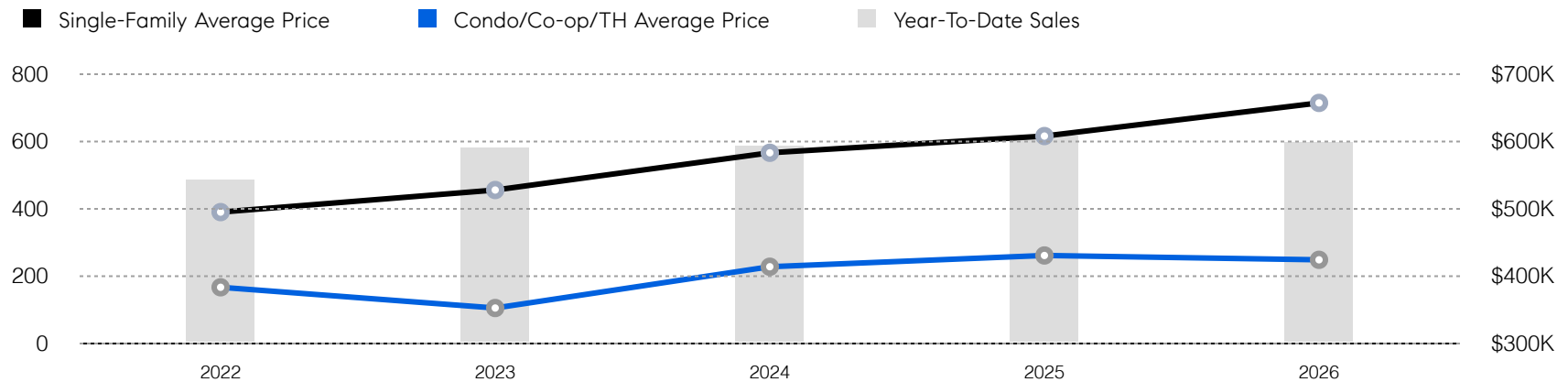
33.8% Year-Over-Year  
3.1% Month-Over-Month



# Middlesex County Overview

|                |                   | YTD 2025      | YTD 2026      | % Change | Jun 2025     | Jun 2026     | % Change |
|----------------|-------------------|---------------|---------------|----------|--------------|--------------|----------|
| Single-Family  | CONTRACTS SIGNED  | 481           | 544           | 13.1%    | 95           | 122          | 28.4%    |
|                | ACTIVE LISTINGS   | 230           | 300           | 30.4%    | 230          | 300          | 30.4%    |
|                | # OF SALES        | 470           | 436           | -7.2%    | 89           | 126          | 41.6%    |
|                | SALES VOLUME      | \$285,816,315 | \$286,607,801 | 0.3%     | \$56,532,400 | \$84,102,233 | 48.8%    |
|                | MEDIAN PRICE      | \$567,576     | \$610,000     | 7.5%     | \$560,000    | \$622,500    | 11.2%    |
|                | AVERAGE PRICE     | \$608,120     | \$657,357     | 8.1%     | \$635,196    | \$667,478    | 5.1%     |
|                | AVERAGE DOM       | 38            | 44            | 15.8%    | 25           | 31           | 24.0%    |
|                | % OF ASKING PRICE | 103.6%        | 102.7%        | -0.9%    | 104.0%       | 103.5%       | -0.5%    |
| Condo/Co-op/TH | CONTRACTS SIGNED  | 149           | 176           | 18.1%    | 17           | 32           | 88.2%    |
|                | ACTIVE LISTINGS   | 72            | 104           | 44.4%    | 72           | 104          | 44.4%    |
|                | # OF SALES        | 140           | 156           | 11.4%    | 28           | 34           | 21.4%    |
|                | SALES VOLUME      | \$60,309,060  | \$66,197,061  | 9.8%     | \$13,397,580 | \$16,266,500 | 21.4%    |
|                | MEDIAN PRICE      | \$420,000     | \$415,000     | -1.2%    | \$469,000    | \$425,000    | -9.4%    |
|                | AVERAGE PRICE     | \$430,779     | \$424,340     | -1.5%    | \$478,485    | \$478,426    | 0.0%     |
|                | AVERAGE DOM       | 37            | 50            | 35.1%    | 23           | 53           | 130.4%   |
|                | % OF ASKING PRICE | 102.2%        | 100.3%        | -1.9%    | 102.6%       | 100.4%       | -2.2%    |

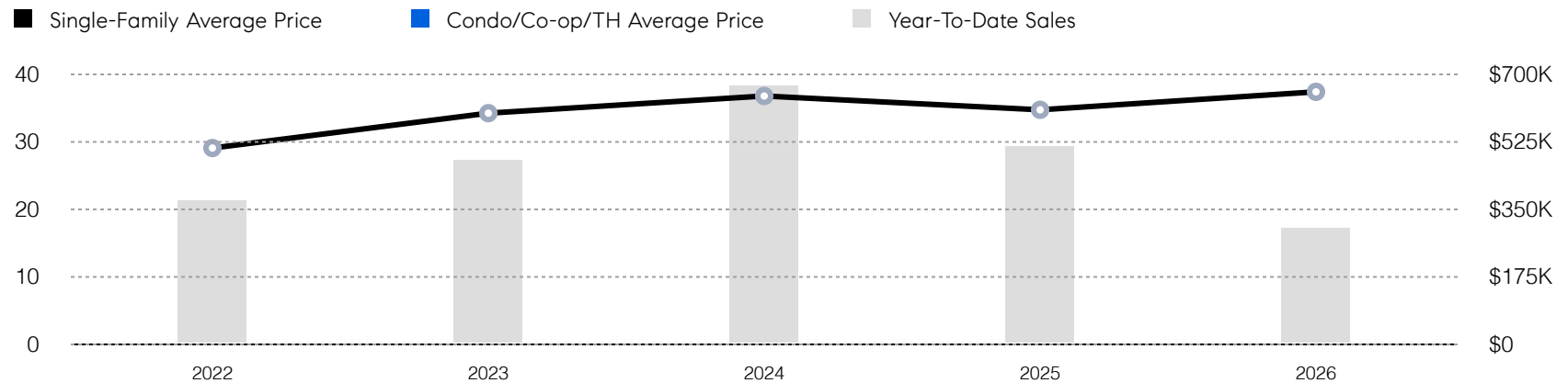
## Historic Sales Trends



# Colonia

|                |                   | YTD 2025     | YTD 2026     | % Change | Jun 2025    | Jun 2026    | % Change |
|----------------|-------------------|--------------|--------------|----------|-------------|-------------|----------|
| Single-Family  | CONTRACTS SIGNED  | 27           | 26           | -3.7%    | 5           | 7           | 40.0%    |
|                | ACTIVE LISTINGS   | 12           | 7            | -41.7%   | 12          | 7           | -41.7%   |
|                | # OF SALES        | 29           | 17           | -41.4%   | 7           | 7           | 0.0%     |
|                | SALES VOLUME      | \$17,637,167 | \$11,132,000 | -36.9%   | \$4,615,500 | \$4,544,000 | -1.5%    |
|                | MEDIAN PRICE      | \$610,000    | \$630,000    | 3.3%     | \$630,000   | \$625,000   | -0.8%    |
|                | AVERAGE PRICE     | \$608,178    | \$654,824    | 7.7%     | \$659,357   | \$649,143   | -1.5%    |
|                | AVERAGE DOM       | 27           | 31           | 14.8%    | 20          | 24          | 20.0%    |
|                | % OF ASKING PRICE | 104.4%       | 104.5%       | 0.1%     | 105.8%      | 102.5%      | -3.3%    |
| 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

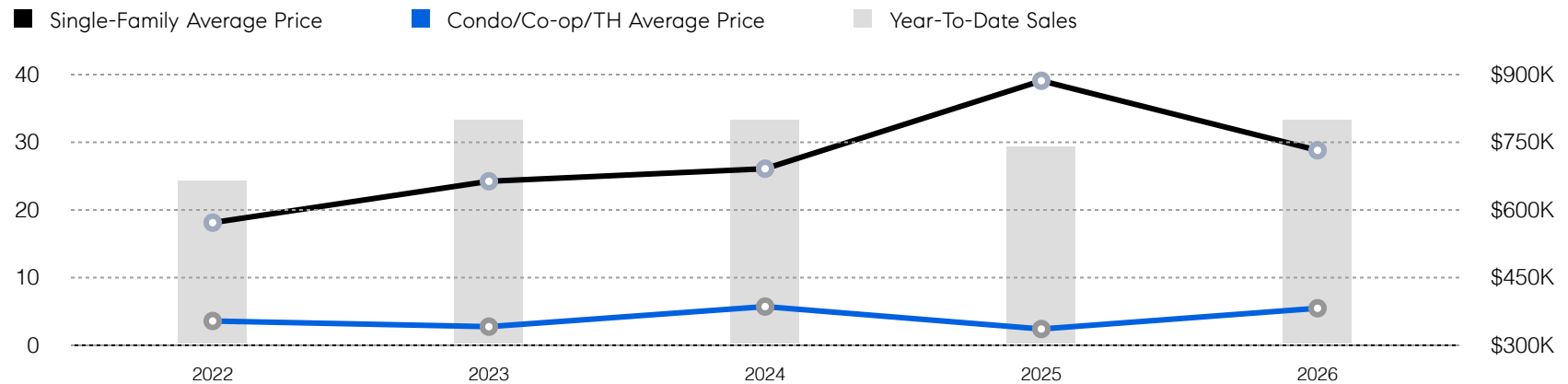


\* Line graphs may be hidden due to limited sales data

# East Brunswick

|                |                   | YTD 2025     | YTD 2026     | % Change | Jun 2025    | Jun 2026    | % Change |
|----------------|-------------------|--------------|--------------|----------|-------------|-------------|----------|
| Single-Family  | CONTRACTS SIGNED  | 26           | 21           | -19.2%   | 6           | 4           | -33.3%   |
|                | ACTIVE LISTINGS   | 14           | 18           | 28.6%    | 14          | 18          | 28.6%    |
|                | # OF SALES        | 21           | 19           | -9.5%    | 6           | 5           | -16.7%   |
|                | SALES VOLUME      | \$18,612,888 | \$13,911,500 | -25.3%   | \$6,254,000 | \$3,877,000 | -38.0%   |
|                | MEDIAN PRICE      | \$850,000    | \$700,000    | -17.6%   | \$909,000   | \$692,000   | -23.9%   |
|                | AVERAGE PRICE     | \$886,328    | \$732,184    | -17.4%   | \$1,042,333 | \$775,400   | -25.6%   |
|                | AVERAGE DOM       | 43           | 40           | -7.0%    | 14          | 19          | 35.7%    |
|                | % OF ASKING PRICE | 102.3%       | 103.6%       | 1.3%     | 102.9%      | 106.3%      | 3.4%     |
| Condo/Co-op/TH | CONTRACTS SIGNED  | 6            | 13           | 116.7%   | 0           | 0           | 0.0%     |
|                | ACTIVE LISTINGS   | 5            | 4            | -20.0%   | 5           | 4           | -20.0%   |
|                | # OF SALES        | 8            | 14           | 75.0%    | 2           | 0           | 0.0%     |
|                | SALES VOLUME      | \$2,689,500  | \$5,349,750  | 98.9%    | \$755,000   | -           | -        |
|                | MEDIAN PRICE      | \$350,500    | \$360,000    | 2.7%     | \$377,500   | -           | -        |
|                | AVERAGE PRICE     | \$336,188    | \$382,125    | 13.7%    | \$377,500   | -           | -        |
|                | AVERAGE DOM       | 19           | 43           | 126.3%   | 26          | -           | -        |
|                | % OF ASKING PRICE | 100.8%       | 99.6%        | -1.3%    | 102.5%      | -           | -        |

## Historic Sales Trends

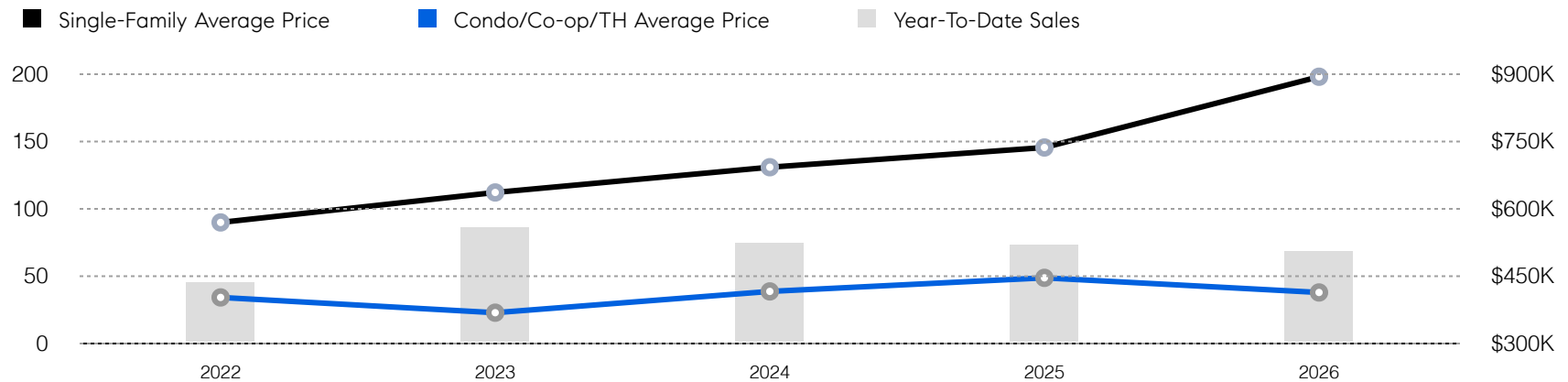


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# Edison Township

|                |                   | YTD 2025     | YTD 2026     | % Change | Jun 2025    | Jun 2026     | % Change |
|----------------|-------------------|--------------|--------------|----------|-------------|--------------|----------|
| Single-Family  | CONTRACTS SIGNED  | 47           | 56           | 19.1%    | 6           | 15           | 150.0%   |
|                | ACTIVE LISTINGS   | 22           | 40           | 81.8%    | 22          | 40           | 81.8%    |
|                | # OF SALES        | 49           | 40           | -18.4%   | 9           | 17           | 88.9%    |
|                | SALES VOLUME      | \$36,097,706 | \$35,773,507 | -0.9%    | \$6,386,900 | \$13,199,001 | 106.7%   |
|                | MEDIAN PRICE      | \$691,000    | \$775,500    | 12.2%    | \$679,900   | \$750,000    | 10.3%    |
|                | AVERAGE PRICE     | \$736,688    | \$894,338    | 21.4%    | \$709,656   | \$776,412    | 9.4%     |
|                | AVERAGE DOM       | 48           | 38           | -20.8%   | 32          | 34           | 6.3%     |
|                | % OF ASKING PRICE | 102.2%       | 101.8%       | -0.5%    | 106.7%      | 101.4%       | -5.4%    |
| Condo/Co-op/TH | CONTRACTS SIGNED  | 25           | 27           | 8.0%     | 2           | 4            | 100.0%   |
|                | ACTIVE LISTINGS   | 7            | 20           | 185.7%   | 7           | 20           | 185.7%   |
|                | # OF SALES        | 23           | 27           | 17.4%    | 5           | 5            | 0.0%     |
|                | SALES VOLUME      | \$10,265,500 | \$11,170,901 | 8.8%     | \$2,938,000 | \$2,578,000  | -12.3%   |
|                | MEDIAN PRICE      | \$450,000    | \$420,000    | -6.7%    | \$660,000   | \$499,000    | -24.4%   |
|                | AVERAGE PRICE     | \$446,326    | \$413,737    | -7.3%    | \$587,600   | \$515,600    | -12.3%   |
|                | AVERAGE DOM       | 33           | 64           | 93.9%    | 27          | 43           | 59.3%    |
|                | % OF ASKING PRICE | 103.3%       | 100.3%       | -3.0%    | 101.6%      | 98.8%        | -2.9%    |

## Historic Sales Trends

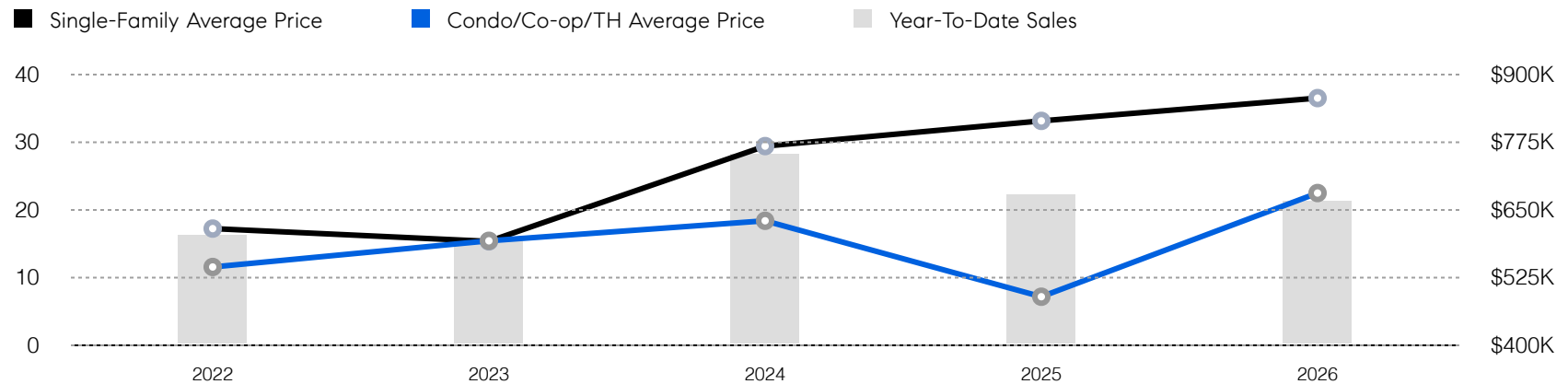


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# Metuchen Borough

|                |                   | YTD 2025     | YTD 2026     | % Change | Jun 2025  | Jun 2026    | % Change |
|----------------|-------------------|--------------|--------------|----------|-----------|-------------|----------|
| Single-Family  | CONTRACTS SIGNED  | 18           | 22           | 22.2%    | 4         | 4           | 0.0%     |
|                | ACTIVE LISTINGS   | 6            | 8            | 33.3%    | 6         | 8           | 33.3%    |
|                | # OF SALES        | 18           | 17           | -5.6%    | 1         | 5           | 400.0%   |
|                | SALES VOLUME      | \$14,661,229 | \$14,561,999 | -0.7%    | \$975,000 | \$4,590,000 | 370.8%   |
|                | MEDIAN PRICE      | \$841,500    | \$755,000    | -10.3%   | \$975,000 | \$930,000   | -4.6%    |
|                | AVERAGE PRICE     | \$814,513    | \$856,588    | 5.2%     | \$975,000 | \$918,000   | -5.8%    |
|                | AVERAGE DOM       | 20           | 28           | 40.0%    | 27        | 26          | -3.7%    |
|                | % OF ASKING PRICE | 110.0%       | 107.6%       | -2.4%    | 97.6%     | 107.9%      | 10.3%    |
| Condo/Co-op/TH | CONTRACTS SIGNED  | 3            | 5            | 66.7%    | 1         | 1           | 0.0%     |
|                | ACTIVE LISTINGS   | 3            | 1            | -66.7%   | 3         | 1           | -66.7%   |
|                | # OF SALES        | 4            | 4            | 0.0%     | 0         | 3           | 0.0%     |
|                | SALES VOLUME      | \$1,959,000  | \$2,725,000  | 39.1%    | -         | \$2,400,000 | -        |
|                | MEDIAN PRICE      | \$479,500    | \$620,000    | 29.3%    | -         | \$650,000   | -        |
|                | AVERAGE PRICE     | \$489,750    | \$681,250    | 39.1%    | -         | \$800,000   | -        |
|                | AVERAGE DOM       | 55           | 18           | -67.3%   | -         | 21          | -        |
|                | % OF ASKING PRICE | 100.4%       | 111.4%       | 11.0%    | -         | 111.0%      | -        |

## Historic Sales Trends

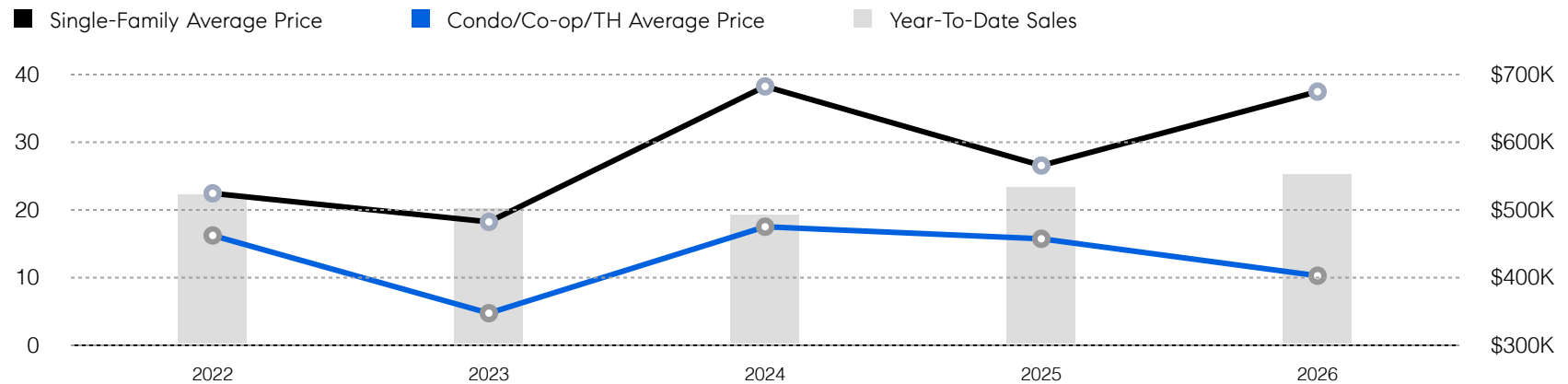


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# Old Bridge

|                |                   | YTD 2025     | YTD 2026     | % Change | Jun 2025    | Jun 2026    | % Change |
|----------------|-------------------|--------------|--------------|----------|-------------|-------------|----------|
| Single-Family  | CONTRACTS SIGNED  | 20           | 24           | 20.0%    | 8           | 2           | -75.0%   |
|                | ACTIVE LISTINGS   | 5            | 13           | 160.0%   | 5           | 13          | 160.0%   |
|                | # OF SALES        | 18           | 19           | 5.6%     | 4           | 5           | 25.0%    |
|                | SALES VOLUME      | \$10,181,500 | \$12,822,000 | 25.9%    | \$2,670,000 | \$3,907,000 | 46.3%    |
|                | MEDIAN PRICE      | \$583,450    | \$680,000    | 16.5%    | \$665,000   | \$750,000   | 12.8%    |
|                | AVERAGE PRICE     | \$565,639    | \$674,842    | 19.3%    | \$667,500   | \$781,400   | 17.1%    |
|                | AVERAGE DOM       | 50           | 40           | -20.0%   | 41          | 31          | -24.4%   |
|                | % OF ASKING PRICE | 100.9%       | 102.2%       | 1.4%     | 96.8%       | 99.7%       | 2.9%     |
| Condo/Co-op/TH | CONTRACTS SIGNED  | 4            | 9            | 125.0%   | 0           | 1           | 0.0%     |
|                | ACTIVE LISTINGS   | 5            | 2            | -60.0%   | 5           | 2           | -60.0%   |
|                | # OF SALES        | 5            | 6            | 20.0%    | 1           | 1           | 0.0%     |
|                | SALES VOLUME      | \$2,287,000  | \$2,417,000  | 5.7%     | \$380,000   | \$359,000   | -5.5%    |
|                | MEDIAN PRICE      | \$432,000    | \$394,500    | -8.7%    | \$380,000   | \$359,000   | -5.5%    |
|                | AVERAGE PRICE     | \$457,400    | \$402,833    | -11.9%   | \$380,000   | \$359,000   | -5.5%    |
|                | AVERAGE DOM       | 41           | 47           | 14.6%    | 55          | 20          | -63.6%   |
|                | % OF ASKING PRICE | 98.9%        | 100.2%       | 1.2%     | 95.0%       | 100.0%      | 5.0%     |

## Historic Sales Trends

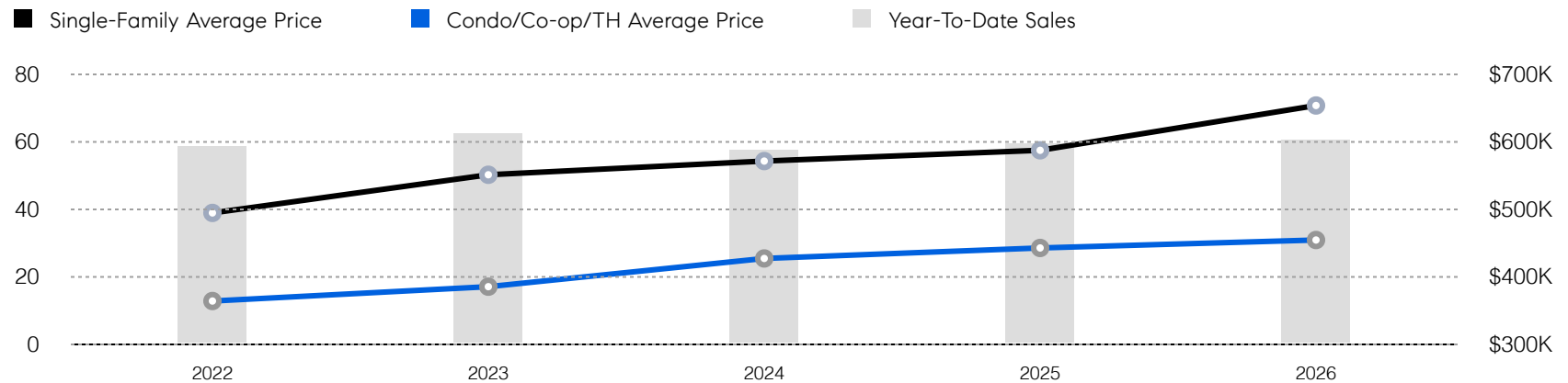


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# Piscataway

|                |                   | YTD 2025     | YTD 2026     | % Change | Jun 2025    | Jun 2026    | % Change |
|----------------|-------------------|--------------|--------------|----------|-------------|-------------|----------|
| Single-Family  | CONTRACTS SIGNED  | 47           | 52           | 10.6%    | 10          | 20          | 100.0%   |
|                | ACTIVE LISTINGS   | 26           | 27           | 3.8%     | 26          | 27          | 3.8%     |
|                | # OF SALES        | 44           | 42           | -4.5%    | 7           | 10          | 42.9%    |
|                | SALES VOLUME      | \$25,852,231 | \$27,465,549 | 6.2%     | \$3,928,000 | \$7,205,000 | 83.4%    |
|                | MEDIAN PRICE      | \$572,500    | \$595,000    | 3.9%     | \$551,000   | \$605,000   | 9.8%     |
|                | AVERAGE PRICE     | \$587,551    | \$653,942    | 11.3%    | \$561,143   | \$720,500   | 28.4%    |
|                | AVERAGE DOM       | 30           | 41           | 36.7%    | 21          | 23          | 9.5%     |
|                | % OF ASKING PRICE | 106.2%       | 105.2%       | -1.0%    | 107.0%      | 105.0%      | -2.0%    |
| Condo/Co-op/TH | CONTRACTS SIGNED  | 18           | 21           | 16.7%    | 3           | 5           | 66.7%    |
|                | ACTIVE LISTINGS   | 9            | 16           | 77.8%    | 9           | 16          | 77.8%    |
|                | # OF SALES        | 15           | 18           | 20.0%    | 3           | 4           | 33.3%    |
|                | SALES VOLUME      | \$6,643,500  | \$8,184,000  | 23.2%    | \$1,506,000 | \$2,135,000 | 41.8%    |
|                | MEDIAN PRICE      | \$425,000    | \$430,000    | 1.2%     | \$488,000   | \$552,500   | 13.2%    |
|                | AVERAGE PRICE     | \$442,900    | \$454,667    | 2.7%     | \$502,000   | \$533,750   | 6.3%     |
|                | AVERAGE DOM       | 37           | 43           | 16.2%    | 13          | 58          | 346.2%   |
|                | % OF ASKING PRICE | 102.9%       | 101.1%       | -1.7%    | 103.5%      | 104.2%      | 0.6%     |

## Historic Sales Trends

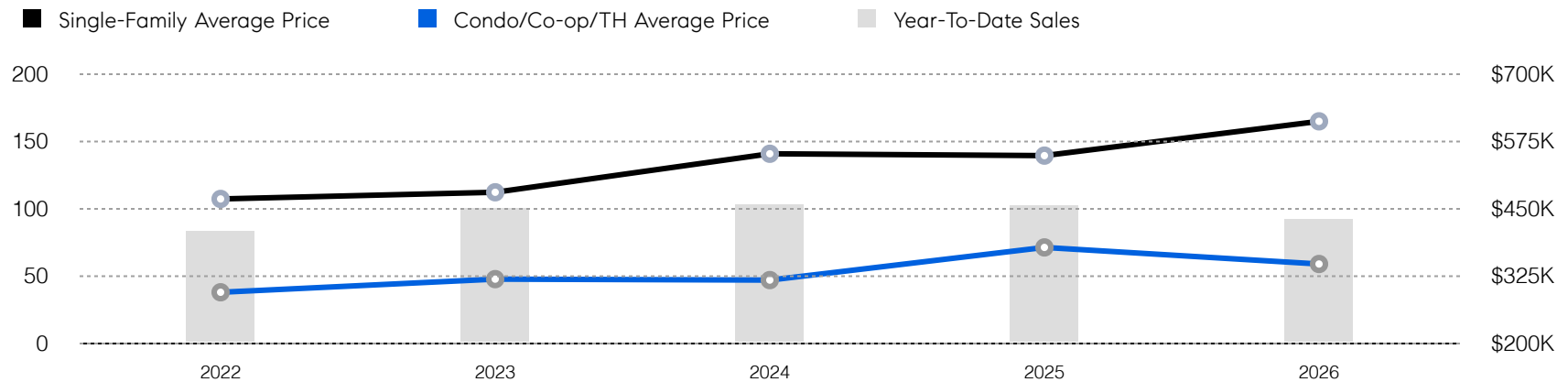


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# Woodbridge Township

|                |                   | YTD 2025     | YTD 2026     | % Change | Jun 2025     | Jun 2026     | % Change |
|----------------|-------------------|--------------|--------------|----------|--------------|--------------|----------|
| Single-Family  | CONTRACTS SIGNED  | 94           | 100          | 6.4%     | 22           | 23           | 4.5%     |
|                | ACTIVE LISTINGS   | 42           | 43           | 2.4%     | 42           | 43           | 2.4%     |
|                | # OF SALES        | 84           | 73           | -13.1%   | 20           | 27           | 35.0%    |
|                | SALES VOLUME      | \$46,103,830 | \$44,712,675 | -3.0%    | \$11,417,000 | \$16,004,950 | 40.2%    |
|                | MEDIAN PRICE      | \$550,000    | \$590,000    | 7.3%     | \$575,000    | \$580,000    | 0.9%     |
|                | AVERAGE PRICE     | \$548,855    | \$612,502    | 11.6%    | \$570,850    | \$592,776    | 3.8%     |
|                | AVERAGE DOM       | 34           | 40           | 17.6%    | 26           | 27           | 3.8%     |
|                | % OF ASKING PRICE | 104.1%       | 102.9%       | -1.2%    | 105.9%       | 103.1%       | -2.7%    |
| Condo/Co-op/TH | CONTRACTS SIGNED  | 17           | 20           | 17.6%    | 2            | 6            | 200.0%   |
|                | ACTIVE LISTINGS   | 4            | 6            | 50.0%    | 4            | 6            | 50.0%    |
|                | # OF SALES        | 17           | 18           | 5.9%     | 4            | 3            | -25.0%   |
|                | SALES VOLUME      | \$6,433,000  | \$6,257,410  | -2.7%    | \$1,426,000  | \$819,000    | -42.6%   |
|                | MEDIAN PRICE      | \$375,000    | \$341,000    | -9.1%    | \$370,000    | \$339,000    | -8.4%    |
|                | AVERAGE PRICE     | \$378,412    | \$347,634    | -8.1%    | \$356,500    | \$273,000    | -23.4%   |
|                | AVERAGE DOM       | 19           | 48           | 152.6%   | 23           | 68           | 195.7%   |
|                | % OF ASKING PRICE | 104.6%       | 100.4%       | -4.1%    | 101.9%       | 101.2%       | -0.7%    |

## Historic Sales Trends



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



Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 06/30/2025 vs. 01/01/2026 - 06/30/2026

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