



April 2026

Middlesex County Market Report

COMPASS

Middlesex County Overview

Year-To-Date Sales

319

-17.8% Year-To-Date
22.4% Month-Over-Month

Year-To-Date Contracts

434

13.9% Year-To-Date
15.1% Month-Over-Month

Single-Family
Average Sale Price

\$648K

10.7% Year-To-Date
-1.1% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$399K

-2.0% Year-To-Date
-8.9% Month-Over-Month

Average Days On Market

46

24.3% Year-To-Date
-20.0% Month-Over-Month

Active Listings

421

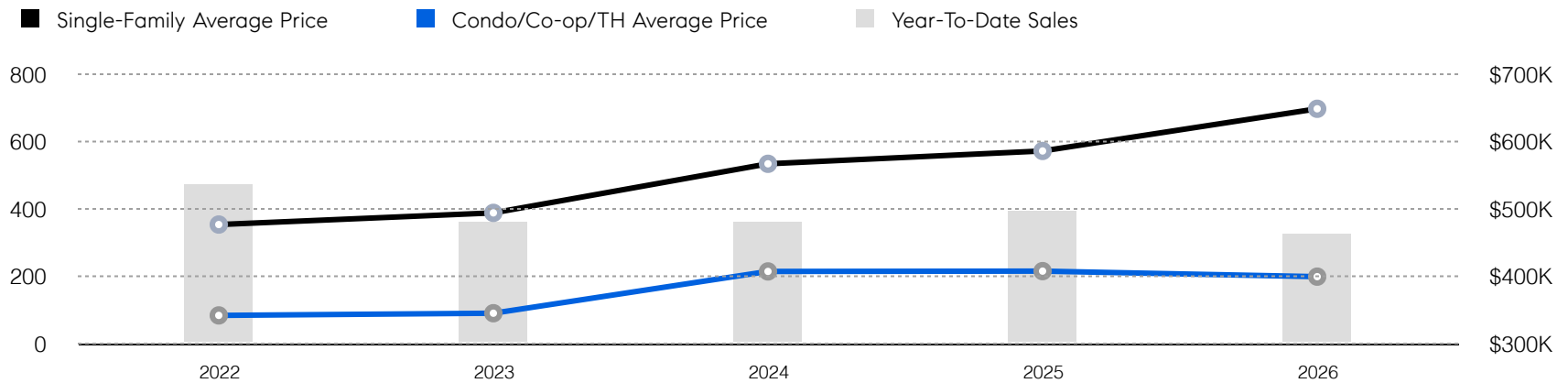
56.5% Year-Over-Year
19.9% Month-Over-Month



Middlesex County Overview

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	288	317	10.1%	75	107	42.7%
	ACTIVE LISTINGS	195	298	52.8%	195	298	52.8%
	# OF SALES	314	242	-22.9%	80	73	-8.7%
	SALES VOLUME	\$184,022,327	\$156,977,644	-14.7%	\$47,995,721	\$46,627,749	-2.9%
	MEDIAN PRICE	\$560,000	\$600,000	7.1%	\$567,576	\$595,000	4.8%
	AVERAGE PRICE	\$586,058	\$648,668	10.7%	\$599,947	\$638,736	6.5%
	AVERAGE DOM	43	51	18.6%	35	46	31.4%
Condo/Co-op/TH	CONTRACTS SIGNED	93	117	25.8%	24	38	58.3%
	ACTIVE LISTINGS	74	123	66.2%	74	123	66.2%
	# OF SALES	74	77	4.1%	18	31	72.2%
	SALES VOLUME	\$30,163,980	\$30,754,061	2.0%	\$7,700,000	\$12,727,500	65.3%
	MEDIAN PRICE	\$402,750	\$400,000	-0.7%	\$402,500	\$395,000	-1.9%
	AVERAGE PRICE	\$407,621	\$399,403	-2.0%	\$427,778	\$410,565	-4.0%
	AVERAGE DOM	45	51	13.3%	36	61	69.4%

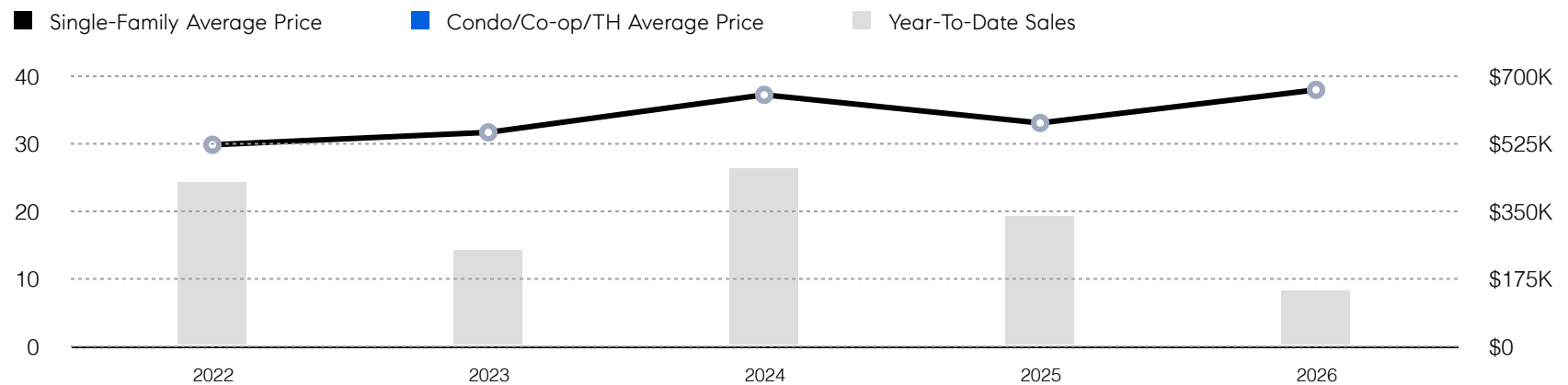
Historic Sales Trends



Colonia

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	16	12	-25.0%	4	4	0.0%
	ACTIVE LISTINGS	10	14	40.0%	10	14	40.0%
	# OF SALES	19	8	-57.9%	6	5	-16.7%
	SALES VOLUME	\$11,000,667	\$5,318,000	-51.7%	\$3,669,000	\$3,308,000	-9.8%
	MEDIAN PRICE	\$595,000	\$657,500	10.5%	\$570,500	\$635,000	11.3%
	AVERAGE PRICE	\$578,982	\$664,750	14.8%	\$611,500	\$661,600	8.2%
	AVERAGE DOM	28	43	53.6%	18	31	72.2%
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

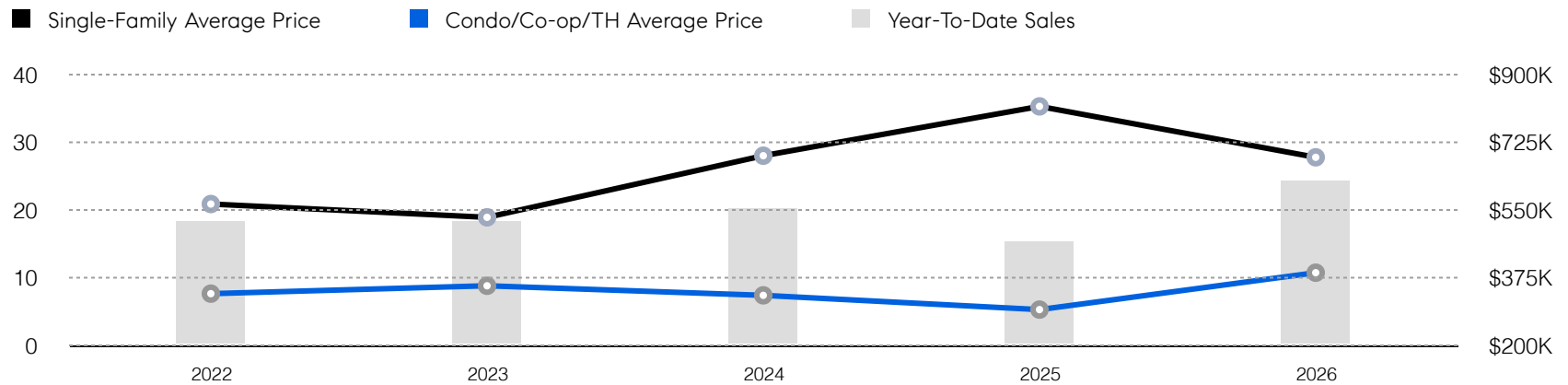


* Line graphs may be hidden due to limited sales data

East Brunswick

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	13	11	-15.4%	2	4	100.0%
	ACTIVE LISTINGS	13	13	0.0%	13	13	0.0%
	# OF SALES	12	12	0.0%	5	5	0.0%
	SALES VOLUME	\$9,813,888	\$8,234,500	-16.1%	\$4,220,000	\$3,680,000	-12.8%
	MEDIAN PRICE	\$767,500	\$661,000	-13.9%	\$765,000	\$775,000	1.3%
	AVERAGE PRICE	\$817,824	\$686,208	-16.1%	\$844,000	\$736,000	-12.8%
	AVERAGE DOM	62	52	-16.1%	67	59	-11.9%
Condo/Co-op/TH	CONTRACTS SIGNED	4	12	200.0%	3	3	0.0%
	ACTIVE LISTINGS	0	9	0.0%	0	9	0.0%
	# OF SALES	3	12	300.0%	1	8	700.0%
	SALES VOLUME	\$877,500	\$4,654,750	430.5%	\$250,000	\$3,265,000	1,206.0%
	MEDIAN PRICE	\$250,000	\$372,500	49.0%	\$250,000	\$417,500	67.0%
	AVERAGE PRICE	\$292,500	\$387,896	32.6%	\$250,000	\$408,125	63.2%
	AVERAGE DOM	15	39	160.0%	10	42	320.0%

Historic Sales Trends

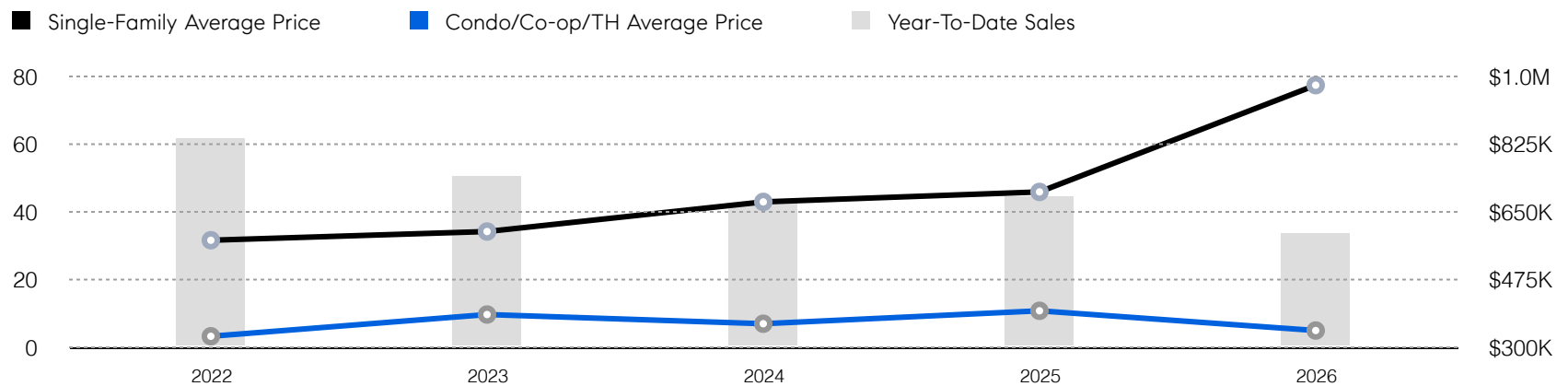


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Edison Township

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	32	30	-6.2%	5	12	140.0%
	ACTIVE LISTINGS	21	24	14.3%	21	24	14.3%
	# OF SALES	31	19	-38.7%	6	3	-50.0%
	SALES VOLUME	\$21,749,437	\$18,572,506	-14.6%	\$4,267,070	\$3,843,000	-9.9%
	MEDIAN PRICE	\$678,000	\$730,000	7.7%	\$630,000	\$688,000	9.2%
	AVERAGE PRICE	\$701,595	\$977,500	39.3%	\$711,178	\$1,281,000	80.1%
	AVERAGE DOM	57	40	-29.8%	32	23	-28.1%
Condo/Co-op/TH	CONTRACTS SIGNED	16	17	6.3%	3	8	166.7%
	ACTIVE LISTINGS	16	22	37.5%	16	22	37.5%
	# OF SALES	13	14	7.7%	3	4	33.3%
	SALES VOLUME	\$5,126,500	\$4,807,501	-6.2%	\$1,370,000	\$1,264,000	-7.7%
	MEDIAN PRICE	\$410,000	\$287,751	-29.8%	\$450,000	\$310,000	-31.1%
	AVERAGE PRICE	\$394,346	\$343,393	-12.9%	\$456,667	\$316,000	-30.8%
	AVERAGE DOM	40	91	127.5%	30	183	510.0%

Historic Sales Trends

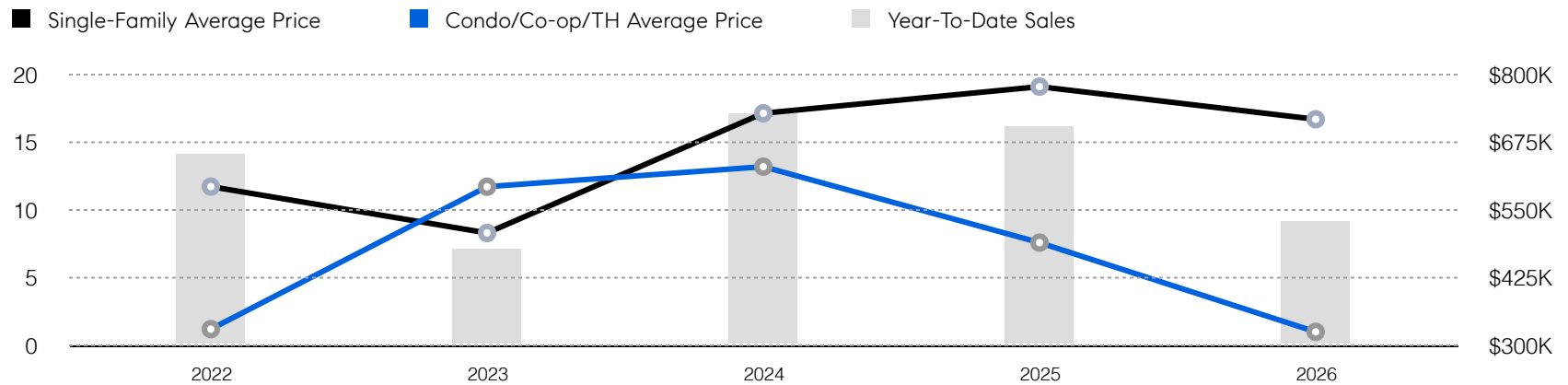


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Metuchen Borough

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	12	13	8.3%	4	6	50.0%
	ACTIVE LISTINGS	5	8	60.0%	5	8	60.0%
	# OF SALES	12	8	-33.3%	2	2	0.0%
	SALES VOLUME	\$9,333,220	\$5,740,000	-38.5%	\$1,642,000	\$1,300,000	-20.8%
	MEDIAN PRICE	\$761,500	\$710,000	-6.8%	\$821,000	\$650,000	-20.8%
	AVERAGE PRICE	\$777,768	\$717,500	-7.7%	\$821,000	\$650,000	-20.8%
	AVERAGE DOM	22	26	18.2%	15	9	-40.0%
Condo/Co-op/TH	CONTRACTS SIGNED	2	3	50.0%	0	2	0.0%
	ACTIVE LISTINGS	0	3	0.0%	0	3	0.0%
	# OF SALES	4	1	-75.0%	0	1	0.0%
	SALES VOLUME	\$1,959,000	\$325,000	-83.4%	-	\$325,000	-
	MEDIAN PRICE	\$479,500	\$325,000	-32.2%	-	\$325,000	-
	AVERAGE PRICE	\$489,750	\$325,000	-33.6%	-	\$325,000	-
	AVERAGE DOM	55	8	-85.5%	-	8	-

Historic Sales Trends

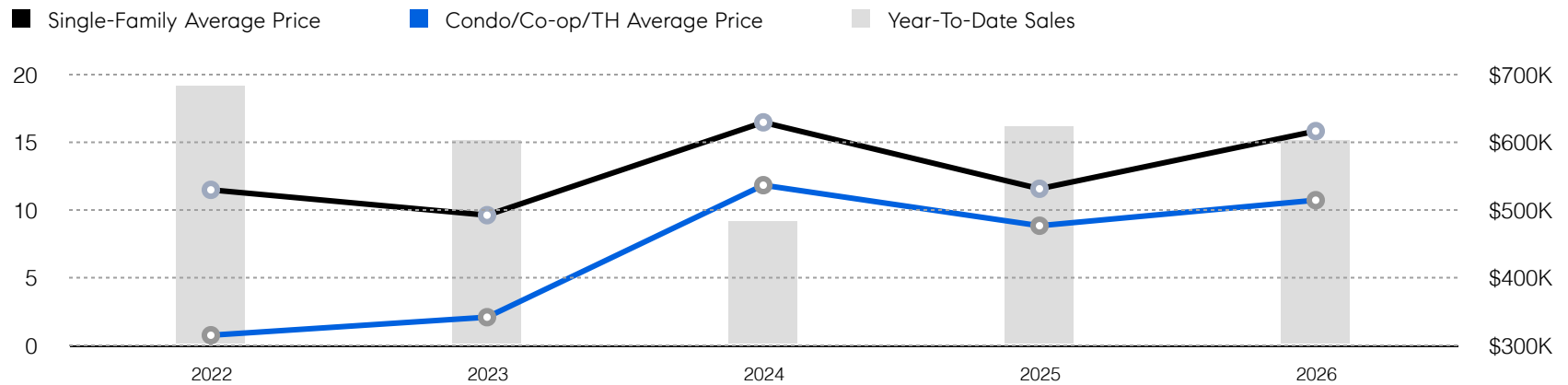


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Old Bridge

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	8	15	87.5%	3	2	-33.3%
	ACTIVE LISTINGS	12	8	-33.3%	12	8	-33.3%
	# OF SALES	12	13	8.3%	3	3	0.0%
	SALES VOLUME	\$6,376,500	\$8,015,000	25.7%	\$1,866,500	\$1,930,000	3.4%
	MEDIAN PRICE	\$555,050	\$625,000	12.6%	\$611,500	\$625,000	2.2%
	AVERAGE PRICE	\$531,375	\$616,538	16.0%	\$622,167	\$643,333	3.4%
	AVERAGE DOM	60	42	-30.0%	26	48	84.6%
Condo/Co-op/TH	CONTRACTS SIGNED	2	5	150.0%	0	2	0.0%
	ACTIVE LISTINGS	3	5	66.7%	3	5	66.7%
	# OF SALES	4	2	-50.0%	1	0	0.0%
	SALES VOLUME	\$1,907,000	\$1,029,000	-46.0%	\$325,000	-	-
	MEDIAN PRICE	\$443,500	\$514,500	16.0%	\$325,000	-	-
	AVERAGE PRICE	\$476,750	\$514,500	7.9%	\$325,000	-	-
	AVERAGE DOM	38	50	31.6%	28	-	-

Historic Sales Trends

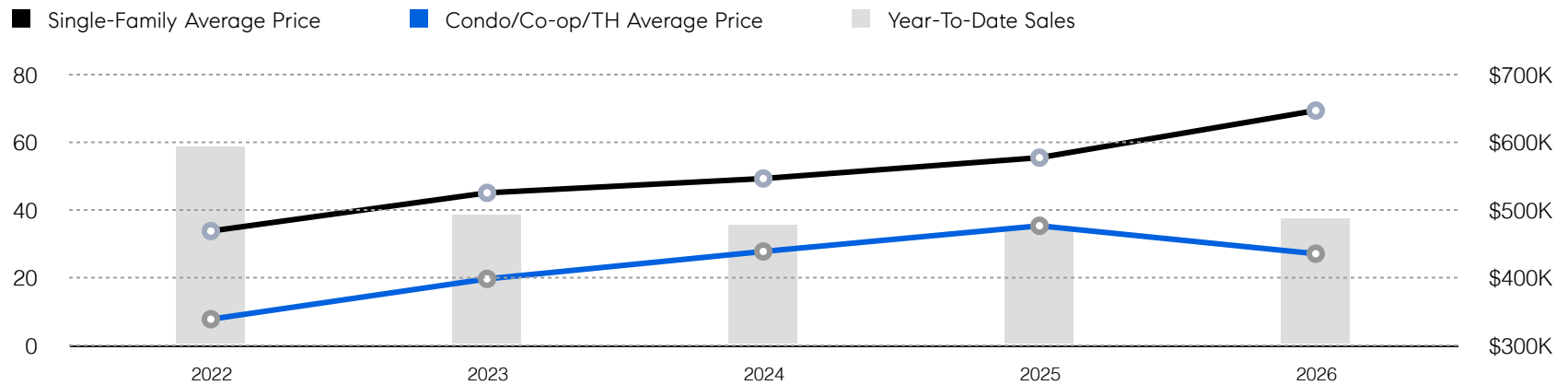


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Piscataway

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	29	22	-24.1%	8	7	-12.5%
	ACTIVE LISTINGS	17	19	11.8%	17	19	11.8%
	# OF SALES	31	27	-12.9%	11	7	-36.4%
	SALES VOLUME	\$17,897,231	\$17,465,549	-2.4%	\$6,412,000	\$4,505,649	-29.7%
	MEDIAN PRICE	\$560,000	\$590,000	5.4%	\$575,000	\$605,000	5.2%
	AVERAGE PRICE	\$577,330	\$646,872	12.0%	\$582,909	\$643,664	10.4%
	AVERAGE DOM	33	50	51.5%	34	45	32.4%
Condo/Co-op/TH	CONTRACTS SIGNED	10	13	30.0%	3	3	0.0%
	ACTIVE LISTINGS	9	10	11.1%	9	10	11.1%
	# OF SALES	3	10	233.3%	1	3	200.0%
	SALES VOLUME	\$1,430,000	\$4,354,000	204.5%	\$670,000	\$1,370,000	104.5%
	MEDIAN PRICE	\$430,000	\$410,000	-4.7%	\$670,000	\$390,000	-41.8%
	AVERAGE PRICE	\$476,667	\$435,400	-8.7%	\$670,000	\$456,667	-31.8%
	AVERAGE DOM	35	45	28.6%	25	75	200.0%

Historic Sales Trends

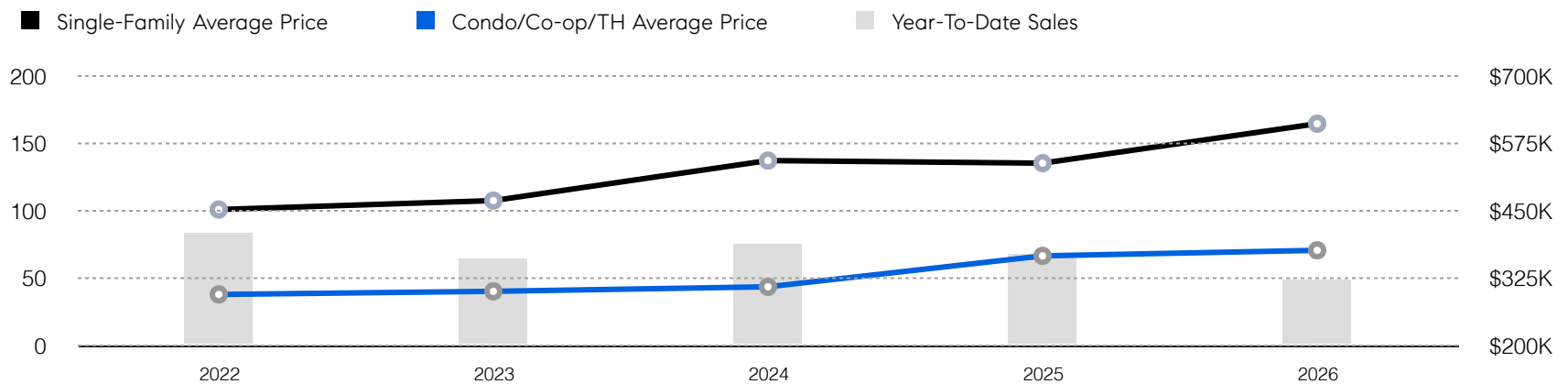


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Woodbridge Township

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	54	60	11.1%	13	23	76.9%
	ACTIVE LISTINGS	33	59	78.8%	33	59	78.8%
	# OF SALES	57	37	-35.1%	17	14	-17.6%
	SALES VOLUME	\$30,686,719	\$22,628,600	-26.3%	\$9,711,151	\$8,485,500	-12.6%
	MEDIAN PRICE	\$550,000	\$580,000	5.5%	\$546,000	\$550,000	0.7%
	AVERAGE PRICE	\$538,363	\$611,584	13.6%	\$571,244	\$606,107	6.1%
	AVERAGE DOM	36	52	44.4%	23	54	134.8%
Condo/Co-op/TH	CONTRACTS SIGNED	10	14	40.0%	1	3	200.0%
	ACTIVE LISTINGS	8	12	50.0%	8	12	50.0%
	# OF SALES	9	10	11.1%	1	4	300.0%
	SALES VOLUME	\$3,297,000	\$3,766,410	14.2%	\$505,000	\$1,545,000	205.9%
	MEDIAN PRICE	\$367,000	\$381,000	3.8%	\$505,000	\$386,000	-23.6%
	AVERAGE PRICE	\$366,333	\$376,641	2.8%	\$505,000	\$386,250	-23.5%
	AVERAGE DOM	17	39	129.4%	7	33	371.4%

Historic Sales Trends



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Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 04/30/2025 vs. 01/01/2026 - 04/30/2026

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