



Q2 2026

Middlesex County Market Report

COMPASS

Middlesex County Overview

Year-To-Date Sales

592

-3.0% Year-To-Date
75.3% Quarter-Over-Quarter

Year-To-Date Contracts

720

14.3% Year-To-Date
59.0% Quarter-Over-Quarter

Single-Family
Average Sale Price

\$657K

8.1% Year-To-Date
1.1% Quarter-Over-Quarter

Condo/Co-op/Townhouse
Average Sale Price

\$424K

-1.5% Year-To-Date
11.7% Quarter-Over-Quarter

Average Days On Market

41

20.6% Year-To-Date
-28.0% Quarter-Over-Quarter

Active Listings

404

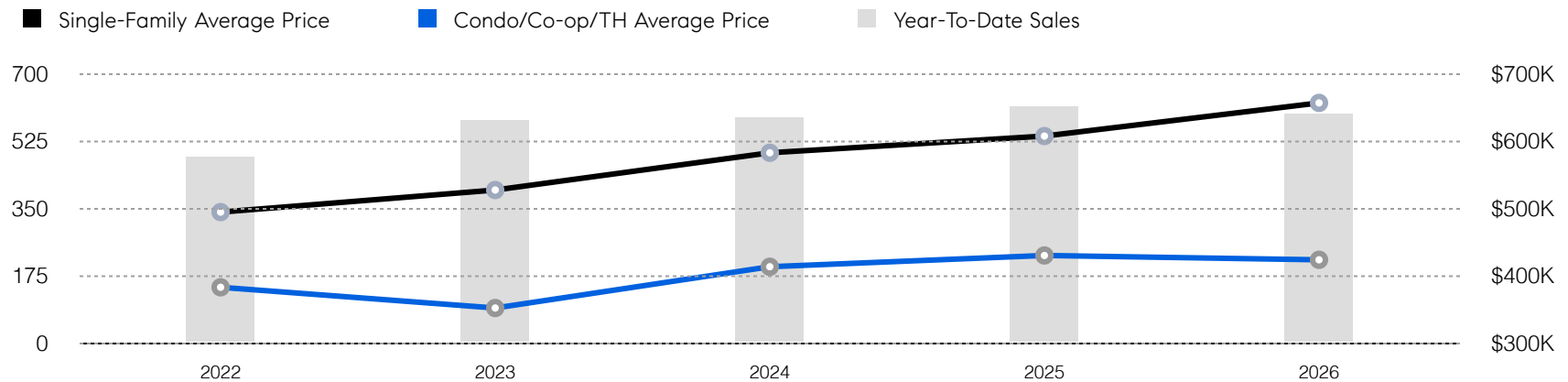
33.8% Year-Over-Year
33.3% Quarter-Over-Quarter



Middlesex County Overview

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	481	544	13.1%	268	342	27.6%
	ACTIVE LISTINGS	230	300	30.4%	230	300	30.4%
	# OF SALES	470	436	-7.2%	236	267	13.1%
	SALES VOLUME	\$285,816,315	\$286,607,801	0.3%	\$149,789,709	\$176,257,906	17.7%
	MEDIAN PRICE	\$567,576	\$610,000	7.5%	\$577,500	\$612,000	6.0%
	AVERAGE PRICE	\$608,120	\$657,357	8.1%	\$634,702	\$660,142	4.0%
	AVERAGE DOM	38	44	15.8%	30	39	30.0%
	% OF ASKING PRICE	103.6%	102.7%	-0.9%	104.6%	103.4%	-1.2%
Condo/Co-op/TH	CONTRACTS SIGNED	149	176	18.1%	80	100	25.0%
	ACTIVE LISTINGS	72	104	44.4%	72	104	44.4%
	# OF SALES	140	156	11.4%	84	110	31.0%
	SALES VOLUME	\$60,309,060	\$66,197,061	9.8%	\$37,845,080	\$48,170,500	27.3%
	MEDIAN PRICE	\$420,000	\$415,000	-1.2%	\$430,000	\$420,250	-2.3%
	AVERAGE PRICE	\$430,779	\$424,340	-1.5%	\$450,537	\$437,914	-2.8%
	AVERAGE DOM	37	50	35.1%	29	52	79.3%
	% OF ASKING PRICE	102.2%	100.3%	-1.9%	102.7%	100.0%	-2.7%

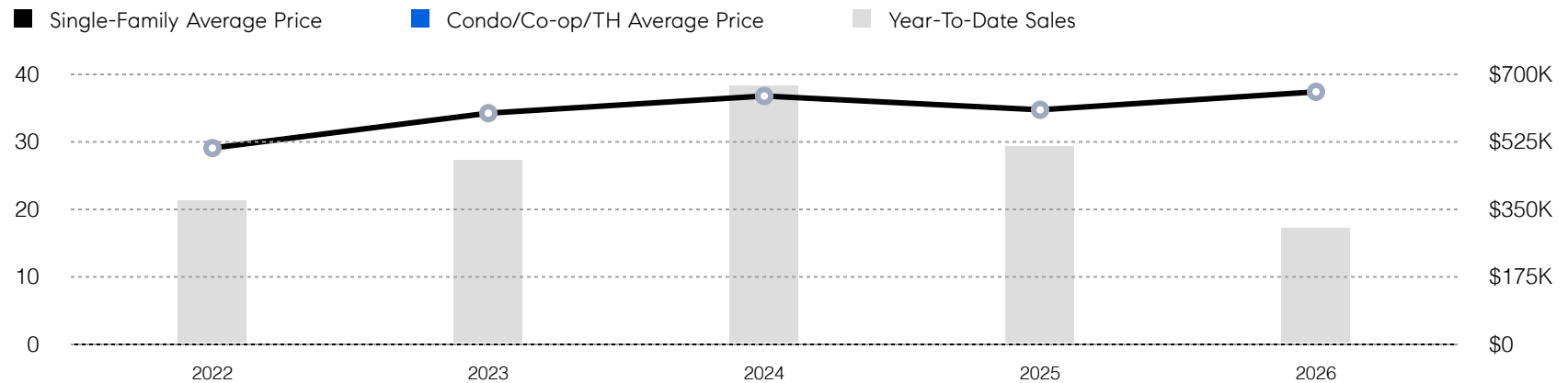
Historic Sales Trends



Colonia

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	27	26	-3.7%	15	18	20.0%
	ACTIVE LISTINGS	12	7	-41.7%	12	7	-41.7%
	# OF SALES	29	17	-41.4%	16	14	-12.5%
	SALES VOLUME	\$17,637,167	\$11,132,000	-36.9%	\$10,305,500	\$9,122,000	-11.5%
	MEDIAN PRICE	\$610,000	\$630,000	3.3%	\$625,000	\$627,500	0.4%
	AVERAGE PRICE	\$608,178	\$654,824	7.7%	\$644,094	\$651,571	1.2%
	AVERAGE DOM	27	31	14.8%	23	25	8.7%
	% OF ASKING PRICE	104.4%	104.5%	0.1%	105.8%	104.7%	-1.1%
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	-	-	-	-	-	-

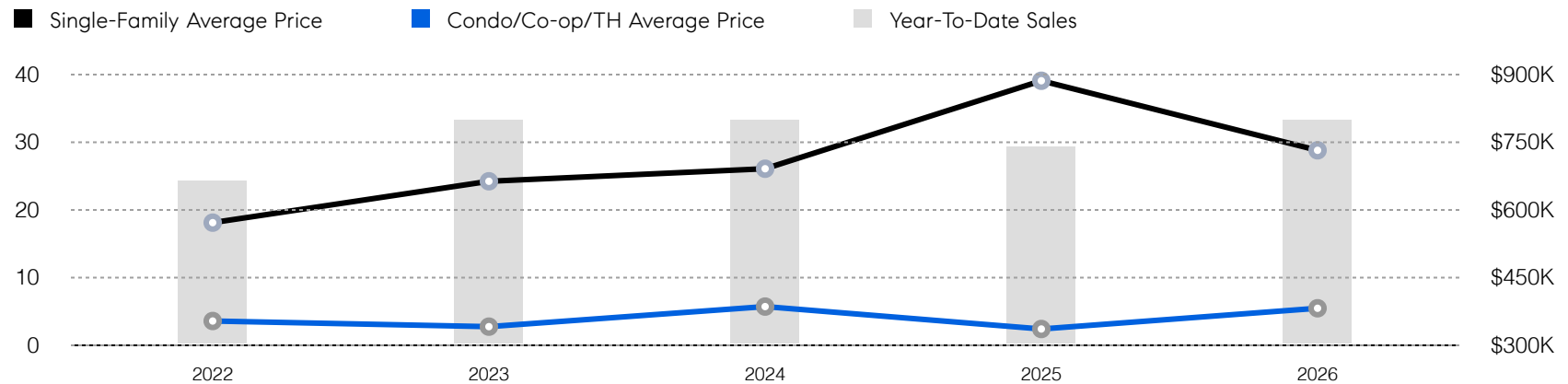
Historic Sales Trends



East Brunswick

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	26	21	-19.2%	15	14	-6.7%
	ACTIVE LISTINGS	14	18	28.6%	14	18	28.6%
	# OF SALES	21	19	-9.5%	14	12	-14.3%
	SALES VOLUME	\$18,612,888	\$13,911,500	-25.3%	\$13,019,000	\$9,357,000	-28.1%
	MEDIAN PRICE	\$850,000	\$700,000	-17.6%	\$871,500	\$810,000	-7.1%
	AVERAGE PRICE	\$886,328	\$732,184	-17.4%	\$929,929	\$779,750	-16.1%
	AVERAGE DOM	43	40	-7.0%	35	36	2.9%
	% OF ASKING PRICE	102.3%	103.6%	1.3%	103.3%	105.9%	2.6%
Condo/Co-op/TH	CONTRACTS SIGNED	6	13	116.7%	5	4	-20.0%
	ACTIVE LISTINGS	5	4	-20.0%	5	4	-20.0%
	# OF SALES	8	14	75.0%	6	10	66.7%
	SALES VOLUME	\$2,689,500	\$5,349,750	98.9%	\$2,062,000	\$3,960,000	92.0%
	MEDIAN PRICE	\$350,500	\$360,000	2.7%	\$365,000	\$382,500	4.8%
	AVERAGE PRICE	\$336,188	\$382,125	13.7%	\$343,667	\$396,000	15.2%
	AVERAGE DOM	19	43	126.3%	19	46	142.1%
	% OF ASKING PRICE	100.8%	99.6%	-1.3%	99.9%	99.1%	-0.8%

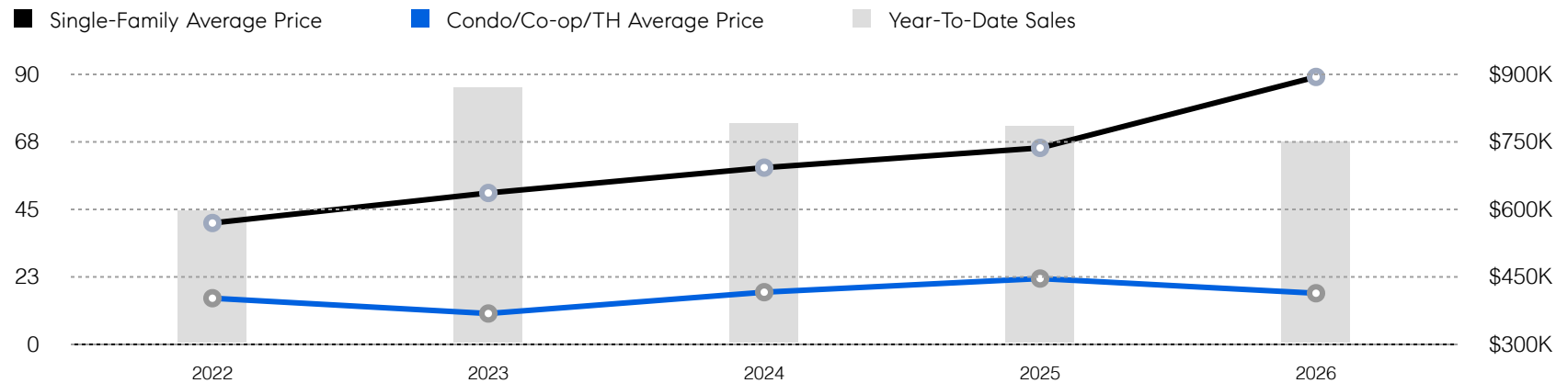
Historic Sales Trends



Edison Township

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	47	56	19.1%	20	38	90.0%
	ACTIVE LISTINGS	22	40	81.8%	22	40	81.8%
	# OF SALES	49	40	-18.4%	24	24	0.0%
	SALES VOLUME	\$36,097,706	\$35,773,507	-0.9%	\$18,615,339	\$21,044,001	13.0%
	MEDIAN PRICE	\$691,000	\$775,500	12.2%	\$720,000	\$775,500	7.7%
	AVERAGE PRICE	\$736,688	\$894,338	21.4%	\$775,639	\$876,833	13.0%
	AVERAGE DOM	48	38	-20.8%	32	35	9.4%
	% OF ASKING PRICE	102.2%	101.8%	-0.5%	104.1%	101.3%	-2.8%
Condo/Co-op/TH	CONTRACTS SIGNED	25	27	8.0%	12	18	50.0%
	ACTIVE LISTINGS	7	20	185.7%	7	20	185.7%
	# OF SALES	23	27	17.4%	13	17	30.8%
	SALES VOLUME	\$10,265,500	\$11,170,901	8.8%	\$6,509,000	\$7,627,400	17.2%
	MEDIAN PRICE	\$450,000	\$420,000	-6.7%	\$502,000	\$455,000	-9.4%
	AVERAGE PRICE	\$446,326	\$413,737	-7.3%	\$500,692	\$448,671	-10.4%
	AVERAGE DOM	33	64	93.9%	26	70	169.2%
	% OF ASKING PRICE	103.3%	100.3%	-3.0%	103.9%	99.6%	-4.3%

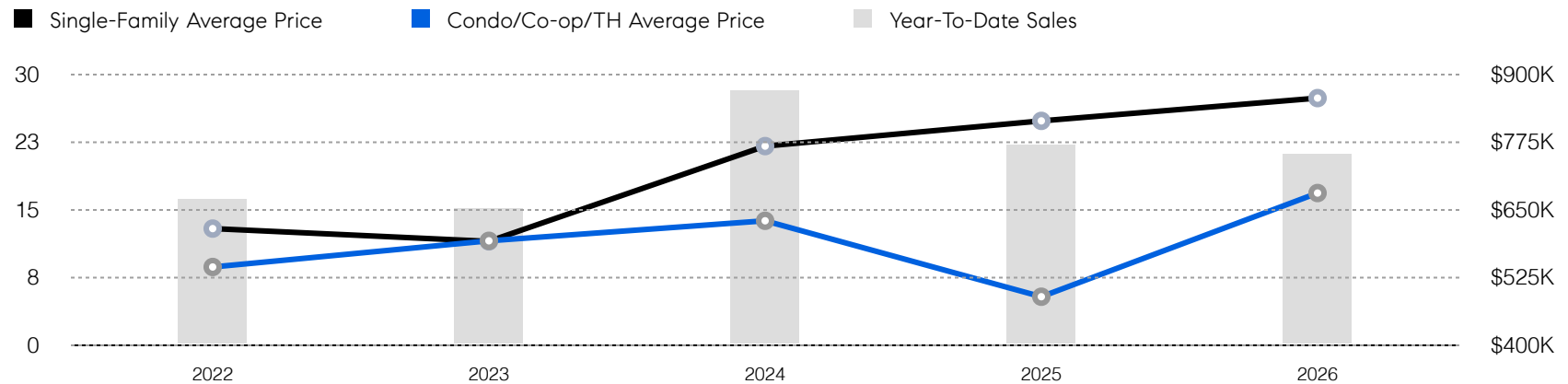
Historic Sales Trends



Metuchen Borough

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	18	22	22.2%	10	15	50.0%
	ACTIVE LISTINGS	6	8	33.3%	6	8	33.3%
	# OF SALES	18	17	-5.6%	8	11	37.5%
	SALES VOLUME	\$14,661,229	\$14,561,999	-0.7%	\$6,970,009	\$10,121,999	45.2%
	MEDIAN PRICE	\$841,500	\$755,000	-10.3%	\$916,000	\$930,000	1.5%
	AVERAGE PRICE	\$814,513	\$856,588	5.2%	\$871,251	\$920,182	5.6%
	AVERAGE DOM	20	28	40.0%	16	26	62.5%
	% OF ASKING PRICE	110.0%	107.6%	-2.4%	111.5%	109.6%	-1.8%
Condo/Co-op/TH	CONTRACTS SIGNED	3	5	66.7%	1	4	300.0%
	ACTIVE LISTINGS	3	1	-66.7%	3	1	-66.7%
	# OF SALES	4	4	0.0%	0	4	0.0%
	SALES VOLUME	\$1,959,000	\$2,725,000	39.1%	-	\$2,725,000	-
	MEDIAN PRICE	\$479,500	\$620,000	29.3%	-	\$620,000	-
	AVERAGE PRICE	\$489,750	\$681,250	39.1%	-	\$681,250	-
	AVERAGE DOM	55	18	-67.3%	-	18	-
	% OF ASKING PRICE	100.4%	111.4%	11.0%	-	111.4%	-

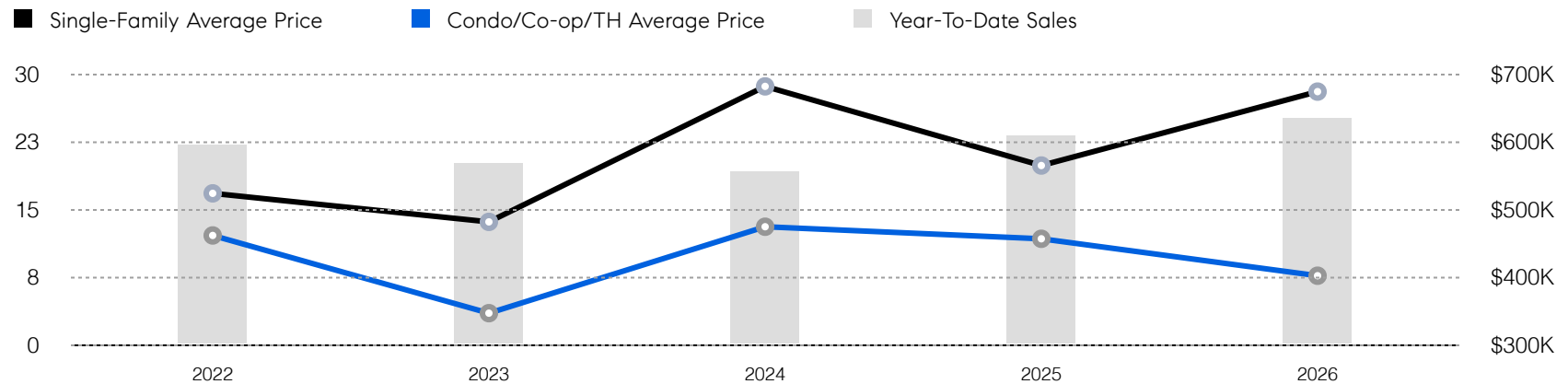
Historic Sales Trends



Old Bridge

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	20	24	20.0%	15	11	-26.7%
	ACTIVE LISTINGS	5	13	160.0%	5	13	160.0%
	# OF SALES	18	19	5.6%	9	9	0.0%
	SALES VOLUME	\$10,181,500	\$12,822,000	25.9%	\$5,671,500	\$6,737,000	18.8%
	MEDIAN PRICE	\$583,450	\$680,000	16.5%	\$611,500	\$732,000	19.7%
	AVERAGE PRICE	\$565,639	\$674,842	19.3%	\$630,167	\$748,556	18.8%
	AVERAGE DOM	50	40	-20.0%	30	39	30.0%
	% OF ASKING PRICE	100.9%	102.2%	1.4%	101.8%	101.7%	-0.1%
Condo/Co-op/TH	CONTRACTS SIGNED	4	9	125.0%	2	7	250.0%
	ACTIVE LISTINGS	5	2	-60.0%	5	2	-60.0%
	# OF SALES	5	6	20.0%	2	4	100.0%
	SALES VOLUME	\$2,287,000	\$2,417,000	5.7%	\$705,000	\$1,388,000	96.9%
	MEDIAN PRICE	\$432,000	\$394,500	-8.7%	\$352,500	\$339,000	-3.8%
	AVERAGE PRICE	\$457,400	\$402,833	-11.9%	\$352,500	\$347,000	-1.6%
	AVERAGE DOM	41	47	14.6%	42	46	9.5%
	% OF ASKING PRICE	98.9%	100.2%	1.2%	97.5%	99.6%	2.0%

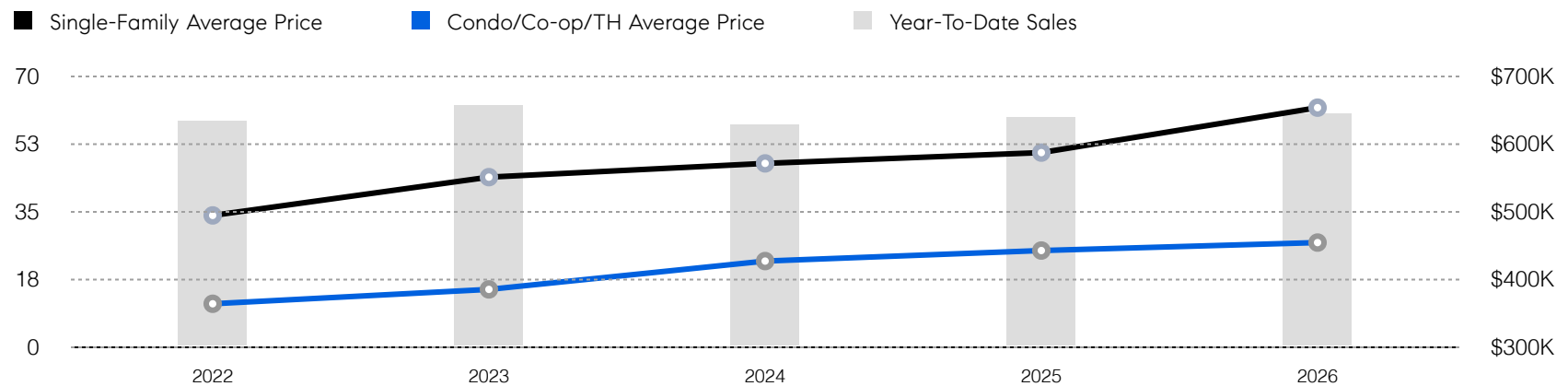
Historic Sales Trends



Piscataway

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	47	52	10.6%	26	37	42.3%
	ACTIVE LISTINGS	26	27	3.8%	26	27	3.8%
	# OF SALES	44	42	-4.5%	24	22	-8.3%
	SALES VOLUME	\$25,852,231	\$27,465,549	6.2%	\$14,367,000	\$14,505,649	1.0%
	MEDIAN PRICE	\$572,500	\$595,000	3.9%	\$590,000	\$600,000	1.7%
	AVERAGE PRICE	\$587,551	\$653,942	11.3%	\$598,625	\$659,348	10.1%
	AVERAGE DOM	30	41	36.7%	27	32	18.5%
	% OF ASKING PRICE	106.2%	105.2%	-1.0%	106.5%	107.1%	0.6%
Condo/Co-op/TH	CONTRACTS SIGNED	18	21	16.7%	11	11	0.0%
	ACTIVE LISTINGS	9	16	77.8%	9	16	77.8%
	# OF SALES	15	18	20.0%	13	11	-15.4%
	SALES VOLUME	\$6,643,500	\$8,184,000	23.2%	\$5,883,500	\$5,200,000	-11.6%
	MEDIAN PRICE	\$425,000	\$430,000	1.2%	\$425,000	\$430,000	1.2%
	AVERAGE PRICE	\$442,900	\$454,667	2.7%	\$452,577	\$472,727	4.5%
	AVERAGE DOM	37	43	16.2%	37	49	32.4%
	% OF ASKING PRICE	102.9%	101.1%	-1.7%	103.3%	99.9%	-3.4%

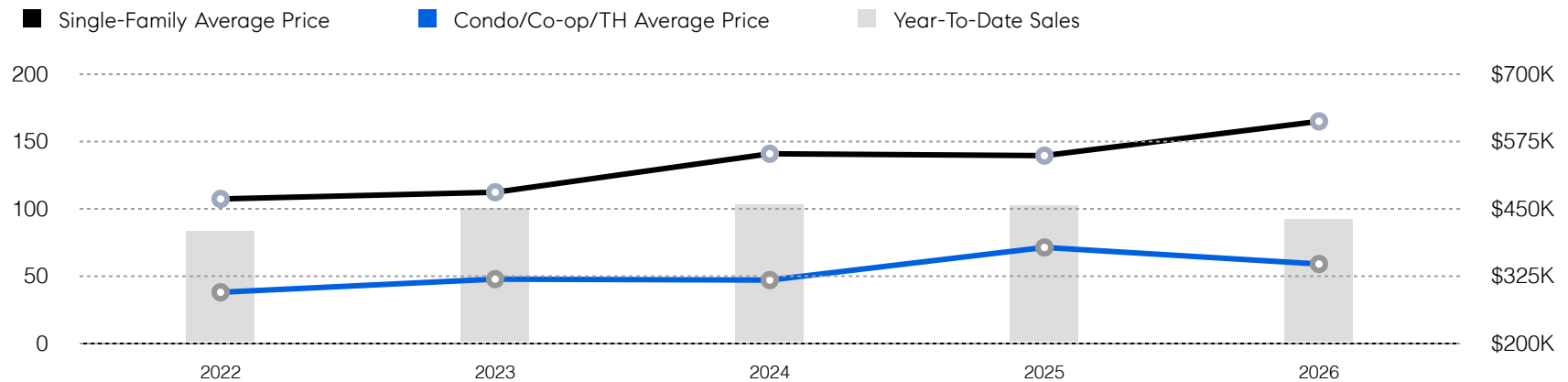
Historic Sales Trends



Woodbridge Township

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	94	100	6.4%	53	65	22.6%
	ACTIVE LISTINGS	42	43	2.4%	42	43	2.4%
	# OF SALES	84	73	-13.1%	44	50	13.6%
	SALES VOLUME	\$46,103,830	\$44,712,675	-3.0%	\$25,128,262	\$30,569,575	21.7%
	MEDIAN PRICE	\$550,000	\$590,000	7.3%	\$550,000	\$585,000	6.4%
	AVERAGE PRICE	\$548,855	\$612,502	11.6%	\$571,097	\$611,392	7.1%
	AVERAGE DOM	34	40	17.6%	27	35	29.6%
	% OF ASKING PRICE	104.1%	102.9%	-1.2%	105.7%	103.1%	-2.5%
Condo/Co-op/TH	CONTRACTS SIGNED	17	20	17.6%	8	11	37.5%
	ACTIVE LISTINGS	4	6	50.0%	4	6	50.0%
	# OF SALES	17	18	5.9%	9	12	33.3%
	SALES VOLUME	\$6,433,000	\$6,257,410	-2.7%	\$3,641,000	\$4,036,000	10.8%
	MEDIAN PRICE	\$375,000	\$341,000	-9.1%	\$385,000	\$341,000	-11.4%
	AVERAGE PRICE	\$378,412	\$347,634	-8.1%	\$404,556	\$336,333	-16.9%
	AVERAGE DOM	19	48	152.6%	21	51	142.9%
	% OF ASKING PRICE	104.6%	100.4%	-4.1%	103.6%	100.8%	-2.8%

Historic Sales Trends





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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