



March 2026

# Middlesex County Market Report

COMPASS

# Middlesex County Overview

Year-To-Date Sales

**212**

-26.9% Year-To-Date  
46.4% Month-Over-Month

Year-To-Date Contracts

**294**

4.3% Year-To-Date  
39.4% Month-Over-Month

Single-Family  
Average Sale Price

**\$646K**

11.2% Year-To-Date  
-7.2% Month-Over-Month

Condo/Co-op/Townhouse  
Average Sale Price

**\$390K**

-2.7% Year-To-Date  
20.9% Month-Over-Month

Average Days On Market

**47**

17.5% Year-To-Date  
0.0% Month-Over-Month

Active Listings

**337**

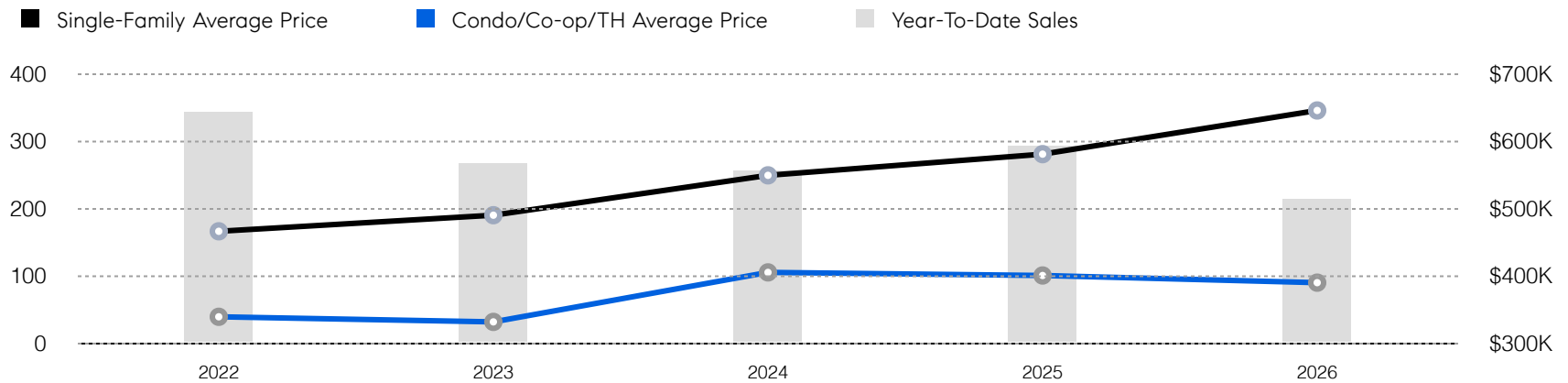
53.9% Year-Over-Year  
37.6% Month-Over-Month



# Middlesex County Overview

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	213	217	1.9%	87	92	5.7%
	ACTIVE LISTINGS	155	230	48.4%	155	230	48.4%
	# OF SALES	234	167	-28.6%	76	65	-14.5%
	SALES VOLUME	\$136,026,606	\$107,910,895	-20.7%	\$46,766,063	\$40,830,500	-12.7%
	MEDIAN PRICE	\$556,000	\$600,000	7.9%	\$580,000	\$605,000	4.3%
	AVERAGE PRICE	\$581,310	\$646,173	11.2%	\$615,343	\$628,162	2.1%
	AVERAGE DOM	46	52	13.0%	43	49	14.0%
Condo/Co-op/TH	CONTRACTS SIGNED	69	77	11.6%	28	39	39.3%
	ACTIVE LISTINGS	64	107	67.2%	64	107	67.2%
	# OF SALES	56	45	-19.6%	18	17	-5.6%
	SALES VOLUME	\$22,463,980	\$17,571,561	-21.8%	\$6,318,892	\$7,661,401	21.2%
	MEDIAN PRICE	\$402,750	\$400,000	-0.7%	\$337,500	\$440,000	30.4%
	AVERAGE PRICE	\$401,143	\$390,479	-2.7%	\$351,050	\$450,671	28.4%
	AVERAGE DOM	48	45	-6.2%	51	47	-7.8%

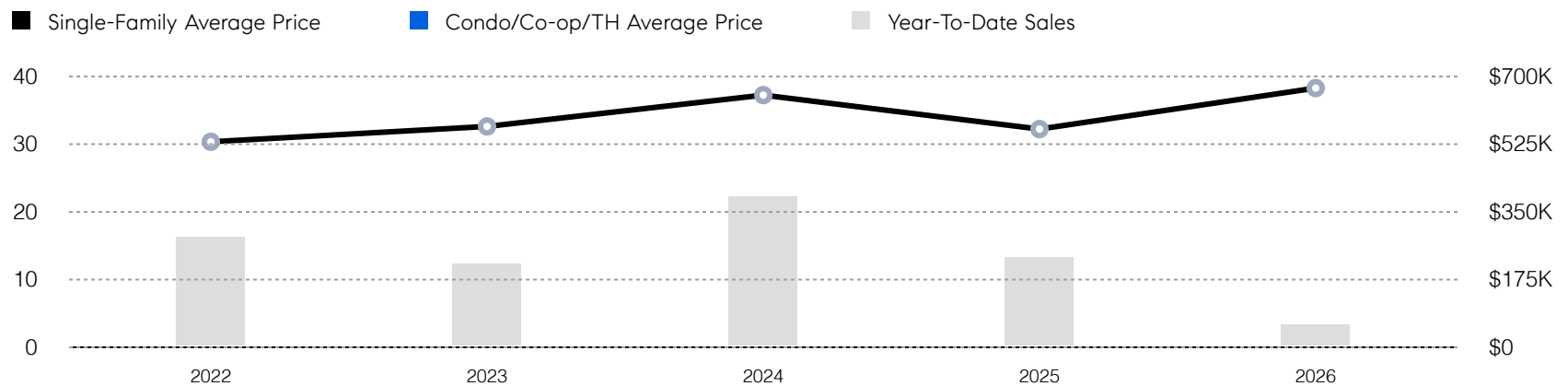
## Historic Sales Trends



# Colonia

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	12	8	-33.3%	7	4	-42.9%
	ACTIVE LISTINGS	8	10	25.0%	8	10	25.0%
	# OF SALES	13	3	-76.9%	2	2	0.0%
	SALES VOLUME	\$7,331,667	\$2,010,000	-72.6%	\$1,199,555	\$1,330,000	10.9%
	MEDIAN PRICE	\$595,000	\$680,000	14.3%	\$599,778	\$665,000	10.9%
	AVERAGE PRICE	\$563,974	\$670,000	18.8%	\$599,778	\$665,000	10.9%
	AVERAGE DOM	33	63	90.9%	20	49	145.0%
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

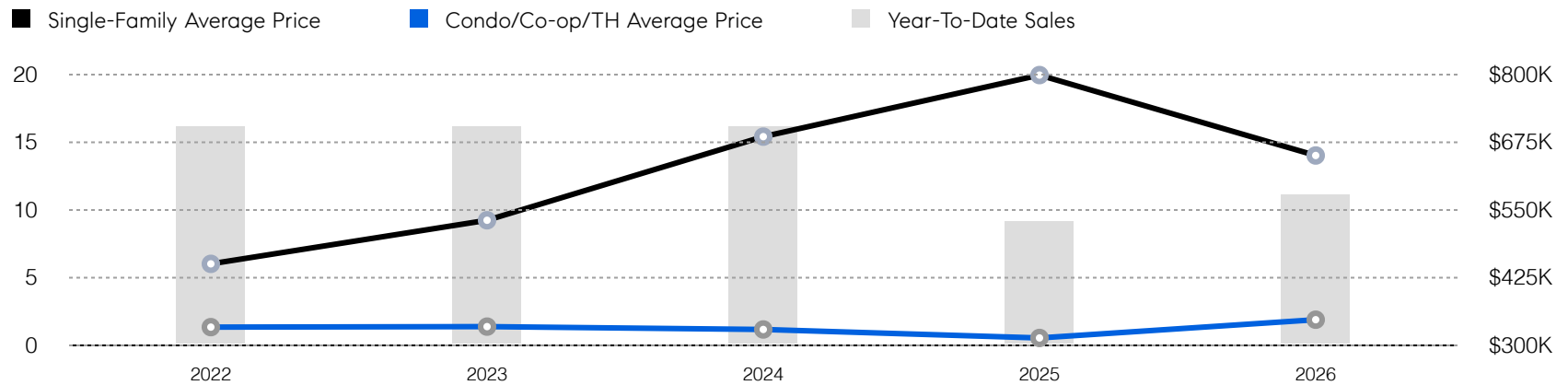


\* Line graphs may be hidden due to limited sales data

# East Brunswick

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	11	7	-36.4%	5	2	-60.0%
	ACTIVE LISTINGS	8	7	-12.5%	8	7	-12.5%
	# OF SALES	7	7	0.0%	4	1	-75.0%
	SALES VOLUME	\$5,593,888	\$4,554,500	-18.6%	\$3,208,888	\$420,000	-86.9%
	MEDIAN PRICE	\$770,000	\$622,000	-19.2%	\$822,500	\$420,000	-48.9%
	AVERAGE PRICE	\$799,127	\$650,643	-18.6%	\$802,222	\$420,000	-47.6%
	AVERAGE DOM	59	46	-22.0%	64	13	-79.7%
Condo/Co-op/TH	CONTRACTS SIGNED	1	9	800.0%	1	6	500.0%
	ACTIVE LISTINGS	3	7	133.3%	3	7	133.3%
	# OF SALES	2	4	100.0%	0	1	0.0%
	SALES VOLUME	\$627,500	\$1,389,750	121.5%	-	\$440,000	-
	MEDIAN PRICE	\$313,750	\$322,375	2.7%	-	\$440,000	-
	AVERAGE PRICE	\$313,750	\$347,438	10.7%	-	\$440,000	-
	AVERAGE DOM	18	34	88.9%	-	23	-

## Historic Sales Trends

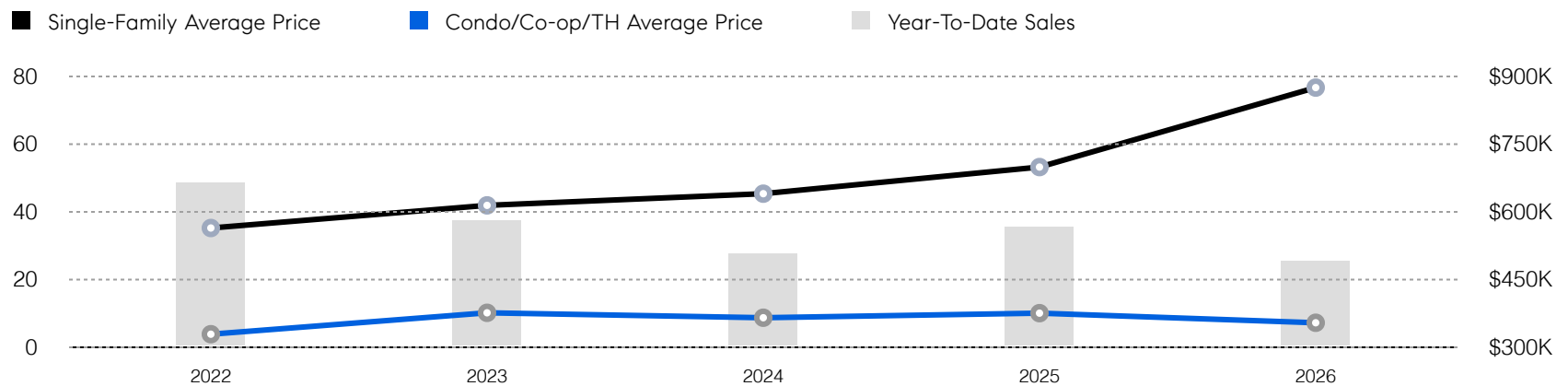


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# Edison Township

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	27	18	-33.3%	13	7	-46.2%
	ACTIVE LISTINGS	13	20	53.8%	13	20	53.8%
	# OF SALES	25	15	-40.0%	12	5	-58.3%
	SALES VOLUME	\$17,482,367	\$13,130,506	-24.9%	\$7,503,900	\$4,540,000	-39.5%
	MEDIAN PRICE	\$678,000	\$730,000	7.7%	\$609,500	\$730,000	19.8%
	AVERAGE PRICE	\$699,295	\$875,367	25.2%	\$625,325	\$908,000	45.2%
	AVERAGE DOM	63	35	-44.4%	61	22	-63.9%
Condo/Co-op/TH	CONTRACTS SIGNED	13	8	-38.5%	3	4	33.3%
	ACTIVE LISTINGS	10	19	90.0%	10	19	90.0%
	# OF SALES	10	10	0.0%	4	3	-25.0%
	SALES VOLUME	\$3,756,500	\$3,543,501	-5.7%	\$1,495,000	\$1,505,501	0.7%
	MEDIAN PRICE	\$398,500	\$287,751	-27.8%	\$352,500	\$470,000	33.3%
	AVERAGE PRICE	\$375,650	\$354,350	-5.7%	\$373,750	\$501,834	34.3%
	AVERAGE DOM	42	54	28.6%	57	75	31.6%

## Historic Sales Trends

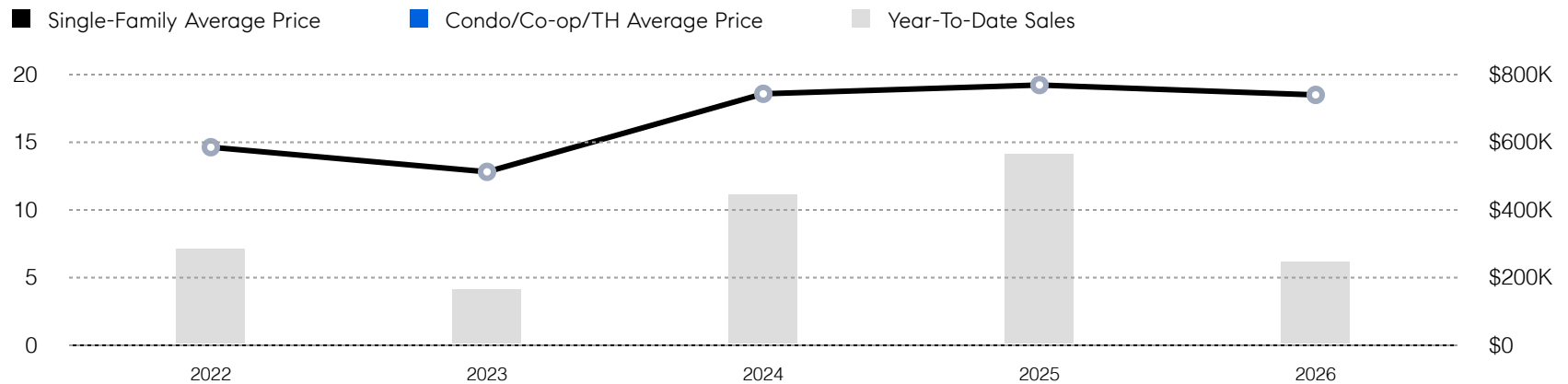


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# Metuchen Borough

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	8	7	-12.5%	4	5	25.0%
	ACTIVE LISTINGS	6	6	0.0%	6	6	0.0%
	# OF SALES	10	6	-40.0%	5	3	-40.0%
	SALES VOLUME	\$7,691,220	\$4,440,000	-42.3%	\$3,852,220	\$1,770,000	-54.1%
	MEDIAN PRICE	\$755,110	\$710,000	-6.0%	\$702,220	\$615,000	-12.4%
	AVERAGE PRICE	\$769,122	\$740,000	-3.8%	\$770,444	\$590,000	-23.4%
	AVERAGE DOM	24	32	33.3%	22	37	68.2%
Condo/Co-op/TH	CONTRACTS SIGNED	2	1	-50.0%	0	1	0.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	4	0	0.0%	2	0	0.0%
	SALES VOLUME	\$1,959,000	-	-	\$679,000	-	-
	MEDIAN PRICE	\$479,500	-	-	\$339,500	-	-
	AVERAGE PRICE	\$489,750	-	-	\$339,500	-	-
	AVERAGE DOM	55	-	-	36	-	-

## Historic Sales Trends

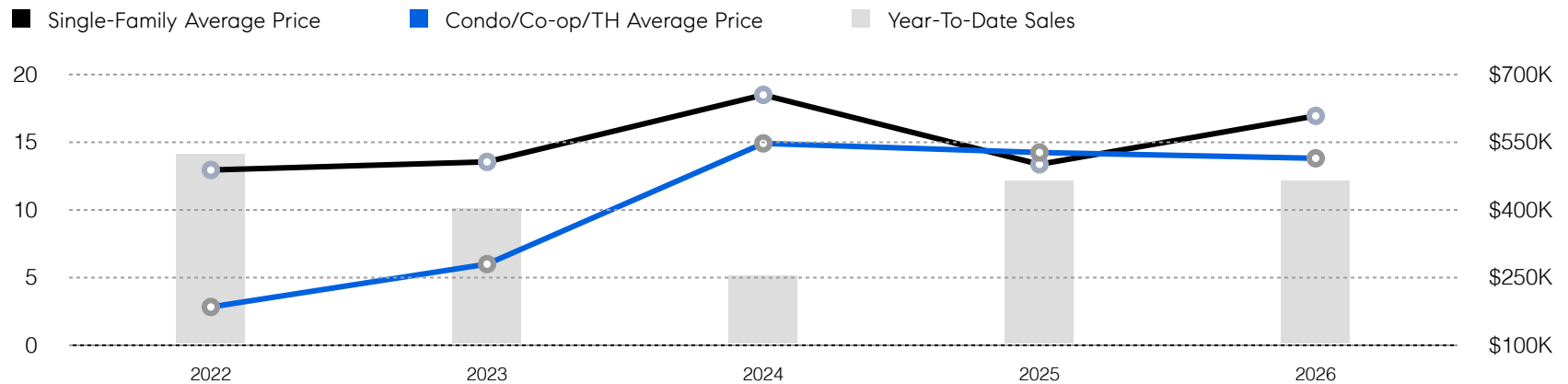


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# Old Bridge

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	5	13	160.0%	2	2	0.0%
	ACTIVE LISTINGS	4	6	50.0%	4	6	50.0%
	# OF SALES	9	10	11.1%	0	6	0.0%
	SALES VOLUME	\$4,510,000	\$6,085,000	34.9%	-	\$3,902,500	-
	MEDIAN PRICE	\$490,000	\$616,250	25.8%	-	\$670,000	-
	AVERAGE PRICE	\$501,111	\$608,500	21.4%	-	\$650,417	-
	AVERAGE DOM	71	40	-43.7%	-	48	-
Condo/Co-op/TH	CONTRACTS SIGNED	2	3	50.0%	0	0	0.0%
	ACTIVE LISTINGS	2	2	0.0%	2	2	0.0%
	# OF SALES	3	2	-33.3%	1	1	0.0%
	SALES VOLUME	\$1,582,000	\$1,029,000	-35.0%	\$695,000	\$509,000	-26.8%
	MEDIAN PRICE	\$455,000	\$514,500	13.1%	\$695,000	\$509,000	-26.8%
	AVERAGE PRICE	\$527,333	\$514,500	-2.4%	\$695,000	\$509,000	-26.8%
	AVERAGE DOM	41	50	22.0%	30	76	153.3%

## Historic Sales Trends

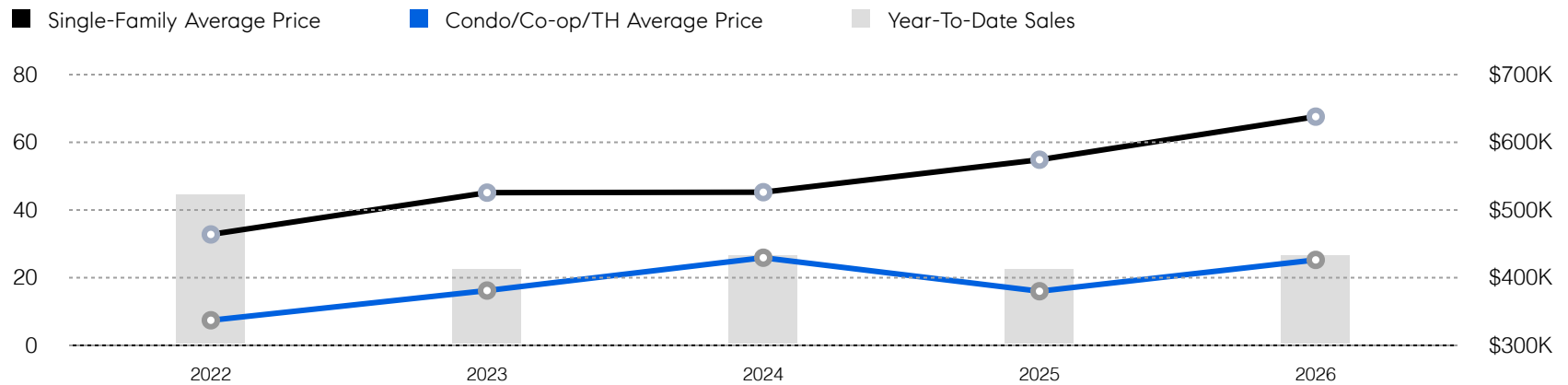


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# Piscataway

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	21	16	-23.8%	8	7	-12.5%
	ACTIVE LISTINGS	11	15	36.4%	11	15	36.4%
	# OF SALES	20	19	-5.0%	7	5	-28.6%
	SALES VOLUME	\$11,485,231	\$12,119,900	5.5%	\$3,863,000	\$3,306,000	-14.4%
	MEDIAN PRICE	\$540,000	\$577,000	6.9%	\$515,000	\$670,000	30.1%
	AVERAGE PRICE	\$574,262	\$637,889	11.1%	\$551,857	\$661,200	19.8%
	AVERAGE DOM	33	53	60.6%	37	39	5.4%
Condo/Co-op/TH	CONTRACTS SIGNED	7	10	42.9%	5	4	-20.0%
	ACTIVE LISTINGS	6	9	50.0%	6	9	50.0%
	# OF SALES	2	7	250.0%	0	5	0.0%
	SALES VOLUME	\$760,000	\$2,984,000	292.6%	-	\$2,045,000	-
	MEDIAN PRICE	\$380,000	\$430,000	13.2%	-	\$430,000	-
	AVERAGE PRICE	\$380,000	\$426,286	12.2%	-	\$409,000	-
	AVERAGE DOM	41	32	-22.0%	-	28	-

## Historic Sales Trends

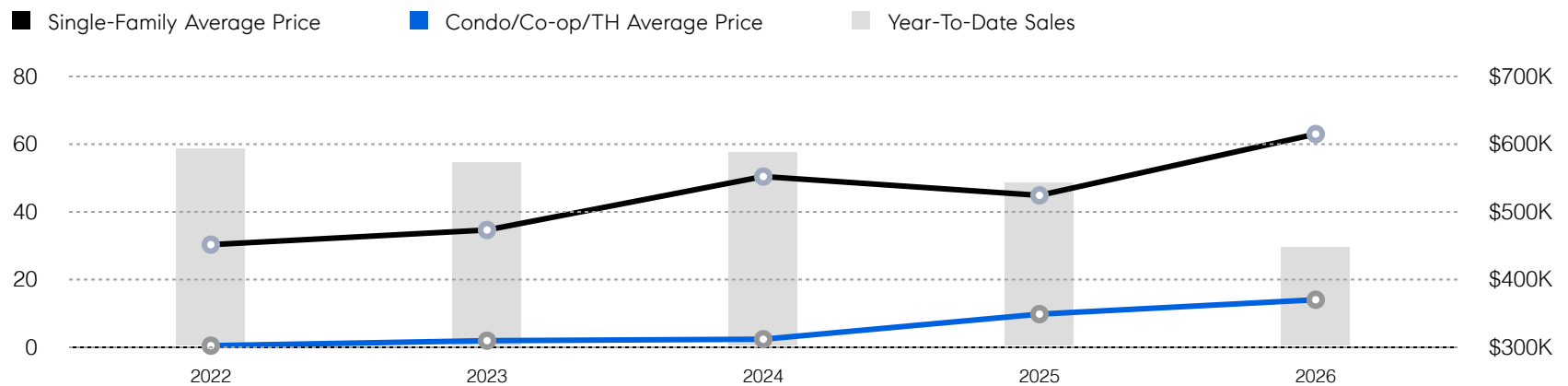


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# Woodbridge Township

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	41	38	-7.3%	17	22	29.4%
	ACTIVE LISTINGS	31	43	38.7%	31	43	38.7%
	# OF SALES	40	23	-42.5%	9	8	-11.1%
	SALES VOLUME	\$20,975,568	\$14,143,100	-32.6%	\$5,123,555	\$4,892,500	-4.5%
	MEDIAN PRICE	\$552,500	\$597,000	8.1%	\$555,000	\$592,500	6.8%
	AVERAGE PRICE	\$524,389	\$614,917	17.3%	\$569,284	\$611,563	7.4%
	AVERAGE DOM	42	51	21.4%	40	59	47.5%
Condo/Co-op/TH	CONTRACTS SIGNED	9	10	11.1%	5	4	-20.0%
	ACTIVE LISTINGS	6	13	116.7%	6	13	116.7%
	# OF SALES	8	6	-25.0%	4	1	-75.0%
	SALES VOLUME	\$2,792,000	\$2,221,410	-20.4%	\$1,126,000	\$319,000	-71.7%
	MEDIAN PRICE	\$353,500	\$353,500	-	\$340,000	\$319,000	-6.2%
	AVERAGE PRICE	\$349,000	\$370,235	6.1%	\$281,500	\$319,000	13.3%
	AVERAGE DOM	18	43	138.9%	15	29	93.3%

## Historic Sales Trends



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# COMPASS

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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