



August 2026

Middlesex County Market Report

COMPASS

Middlesex County Overview

Year-To-Date Sales

883

0.8% Year-To-Date
-8.7% Month-Over-Month

Year-To-Date Contracts

1,031

16.9% Year-To-Date
-11.4% Month-Over-Month

Single-Family
Average Sale Price

\$658K

6.1% Year-To-Date
-2.0% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$428K

-1.6% Year-To-Date
-5.0% Month-Over-Month

Average Days On Market

42

27.3% Year-To-Date
7.5% Month-Over-Month

Active Listings

509

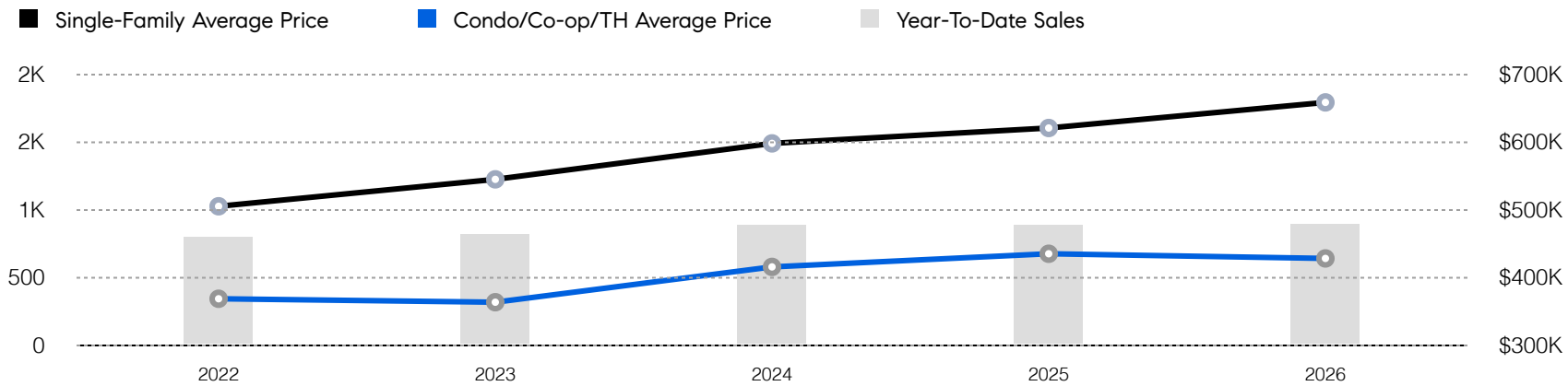
56.1% Year-Over-Year
22.1% Month-Over-Month



Middlesex County Overview

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	676	787	16.4%	103	113	9.7%
	ACTIVE LISTINGS	254	370	45.7%	254	370	45.7%
	# OF SALES	679	668	-1.6%	112	107	-4.5%
	SALES VOLUME	\$421,772,932	\$440,197,010	4.4%	\$72,736,149	\$70,149,310	-3.6%
	MEDIAN PRICE	\$582,500	\$612,250	5.1%	\$617,500	\$620,000	0.4%
	AVERAGE PRICE	\$621,168	\$658,978	6.1%	\$649,430	\$655,601	1.0%
	AVERAGE DOM	36	41	13.9%	32	30	-6.2%
	% OF ASKING PRICE	103.7%	102.8%	-0.9%	103.5%	102.7%	-0.8%
Condo/Co-op/TH	CONTRACTS SIGNED	206	244	18.4%	28	34	21.4%
	ACTIVE LISTINGS	72	139	93.1%	72	139	93.1%
	# OF SALES	197	215	9.1%	23	30	30.4%
	SALES VOLUME	\$85,780,715	\$92,137,611	7.4%	\$9,093,000	\$12,850,050	41.3%
	MEDIAN PRICE	\$430,000	\$415,000	-3.5%	\$430,000	\$361,038	-16.0%
	AVERAGE PRICE	\$435,435	\$428,547	-1.6%	\$395,348	\$428,335	8.3%
	AVERAGE DOM	36	49	36.1%	41	45	9.8%
	% OF ASKING PRICE	101.7%	100.1%	-1.6%	99.9%	98.9%	-1.1%

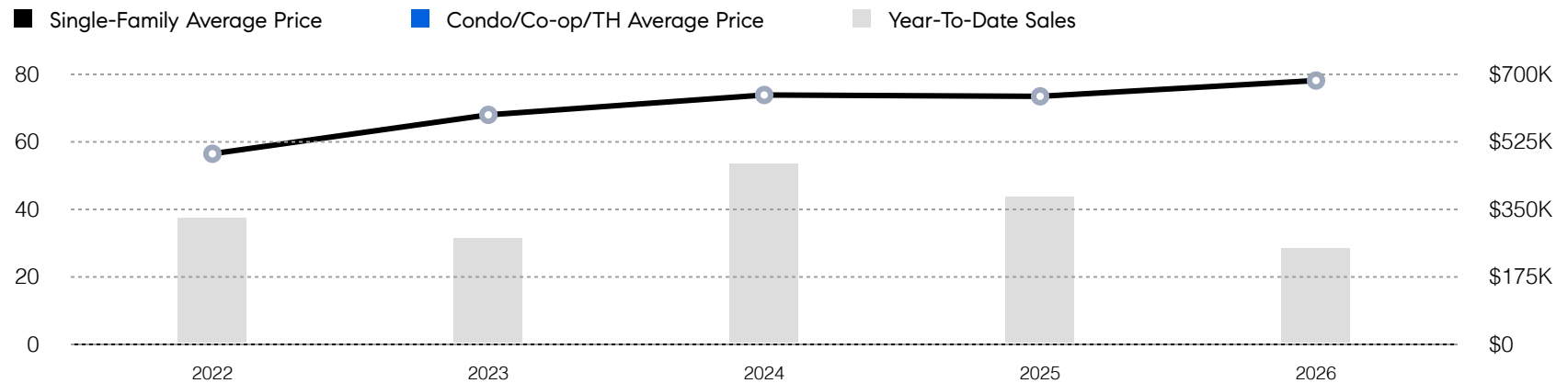
Historic Sales Trends



Colonia

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	40	32	-20.0%	5	2	-60.0%
	ACTIVE LISTINGS	12	12	0.0%	12	12	0.0%
	# OF SALES	43	28	-34.9%	5	6	20.0%
	SALES VOLUME	\$27,653,967	\$19,155,000	-30.7%	\$3,860,000	\$4,078,000	5.6%
	MEDIAN PRICE	\$625,000	\$650,000	4.0%	\$730,000	\$676,500	-7.3%
	AVERAGE PRICE	\$643,116	\$684,107	6.4%	\$772,000	\$679,667	-12.0%
	AVERAGE DOM	28	34	21.4%	30	25	-16.7%
	% OF ASKING PRICE	104.8%	105.2%	0.4%	103.4%	107.0%	3.6%
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	-	-	-	-	-	-

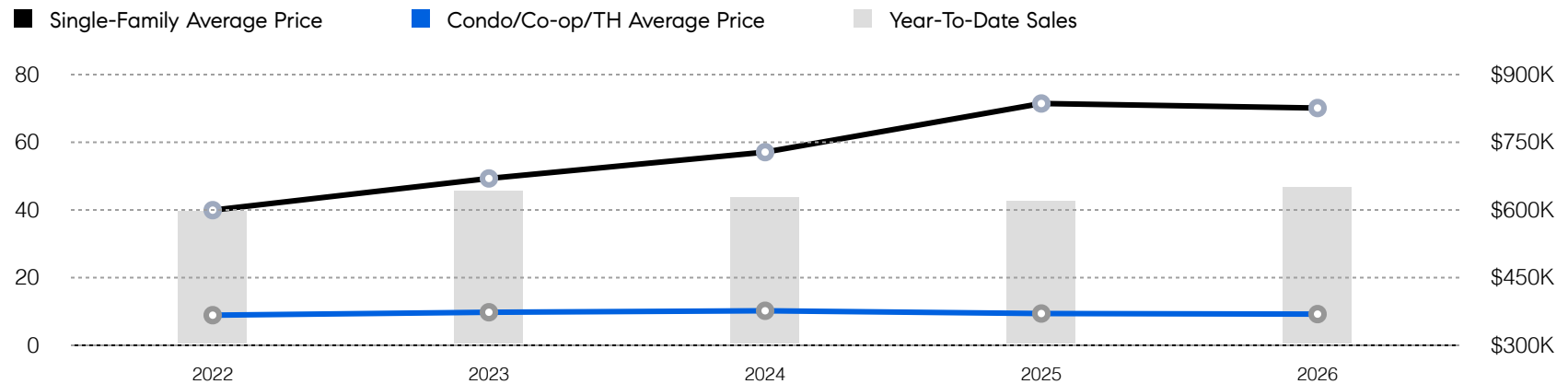
Historic Sales Trends



East Brunswick

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	37	33	-10.8%	6	2	-66.7%
	ACTIVE LISTINGS	20	11	-45.0%	20	11	-45.0%
	# OF SALES	30	29	-3.3%	6	3	-50.0%
	SALES VOLUME	\$25,078,388	\$23,950,500	-4.5%	\$4,379,000	\$3,088,000	-29.5%
	MEDIAN PRICE	\$762,500	\$775,000	1.6%	\$687,500	\$755,000	9.8%
	AVERAGE PRICE	\$835,946	\$825,879	-1.2%	\$729,833	\$1,029,333	41.0%
	AVERAGE DOM	40	34	-15.0%	32	13	-59.4%
	% OF ASKING PRICE	102.2%	102.9%	0.7%	103.1%	101.9%	-1.2%
Condo/Co-op/TH	CONTRACTS SIGNED	12	16	33.3%	2	2	0.0%
	ACTIVE LISTINGS	2	4	100.0%	2	4	100.0%
	# OF SALES	12	17	41.7%	1	2	100.0%
	SALES VOLUME	\$4,445,500	\$6,275,750	41.2%	\$245,000	\$606,000	147.3%
	MEDIAN PRICE	\$395,500	\$335,000	-15.3%	\$245,000	\$303,000	23.7%
	AVERAGE PRICE	\$370,458	\$369,162	-0.3%	\$245,000	\$303,000	23.7%
	AVERAGE DOM	20	46	130.0%	20	89	345.0%
	% OF ASKING PRICE	99.8%	98.3%	-1.5%	98.4%	88.5%	-9.8%

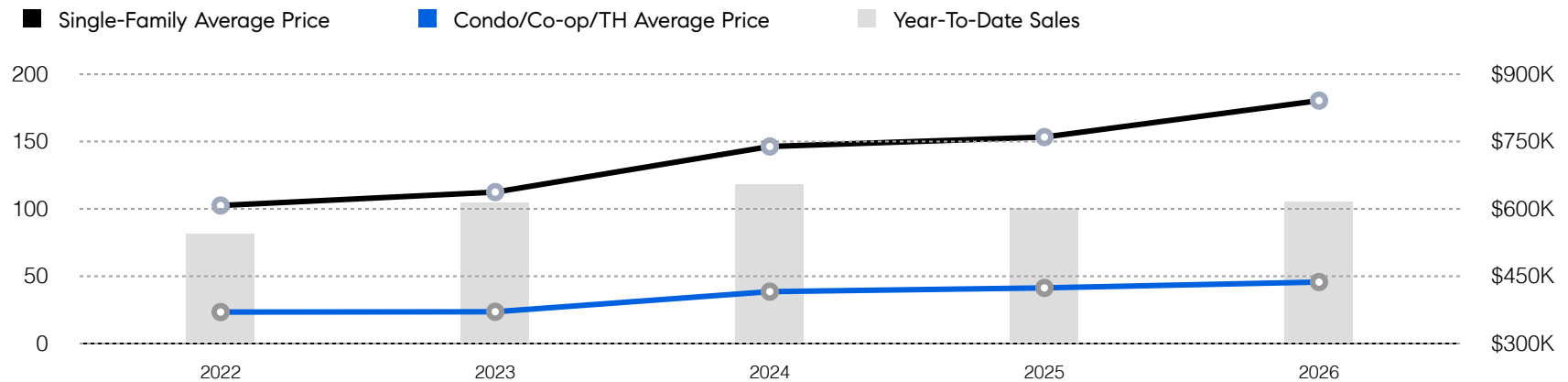
Historic Sales Trends



Edison Township

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	72	85	18.1%	14	14	0.0%
	ACTIVE LISTINGS	18	44	144.4%	18	44	144.4%
	# OF SALES	68	66	-2.9%	9	11	22.2%
	SALES VOLUME	\$51,674,705	\$55,519,117	7.4%	\$7,253,000	\$8,068,110	11.2%
	MEDIAN PRICE	\$728,750	\$770,000	5.7%	\$700,000	\$700,000	-
	AVERAGE PRICE	\$759,922	\$841,199	10.7%	\$805,889	\$733,465	-9.0%
	AVERAGE DOM	43	39	-9.3%	28	28	0.0%
	% OF ASKING PRICE	103.0%	101.6%	-1.4%	107.0%	101.0%	-6.0%
Condo/Co-op/TH	CONTRACTS SIGNED	29	42	44.8%	1	6	500.0%
	ACTIVE LISTINGS	14	29	107.1%	14	29	107.1%
	# OF SALES	31	38	22.6%	5	6	20.0%
	SALES VOLUME	\$13,142,500	\$16,602,901	26.3%	\$1,725,000	\$2,760,000	60.0%
	MEDIAN PRICE	\$435,000	\$462,500	6.3%	\$315,000	\$467,500	48.4%
	AVERAGE PRICE	\$423,952	\$436,918	3.1%	\$345,000	\$460,000	33.3%
	AVERAGE DOM	33	62	87.9%	32	60	87.5%
	% OF ASKING PRICE	102.1%	99.8%	-2.3%	98.0%	97.2%	-0.8%

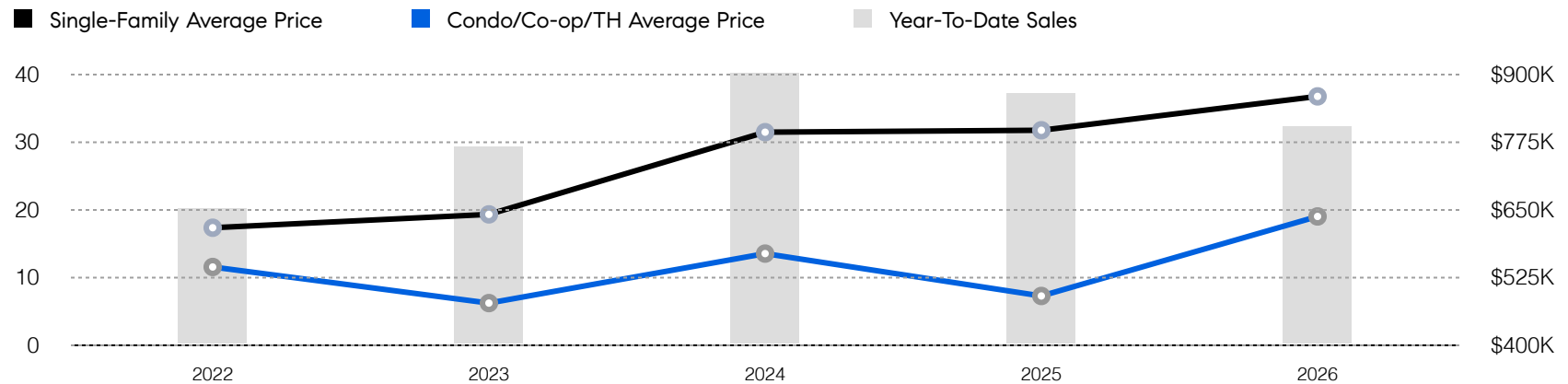
Historic Sales Trends



Metuchen Borough

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	29	31	6.9%	6	6	0.0%
	ACTIVE LISTINGS	1	7	600.0%	1	7	600.0%
	# OF SALES	30	27	-10.0%	8	4	-50.0%
	SALES VOLUME	\$23,915,229	\$23,213,499	-2.9%	\$6,274,000	\$4,062,500	-35.2%
	MEDIAN PRICE	\$800,500	\$760,000	-5.1%	\$800,500	\$950,000	18.7%
	AVERAGE PRICE	\$797,174	\$859,759	7.9%	\$784,250	\$1,015,625	29.5%
	AVERAGE DOM	24	33	37.5%	31	14	-54.8%
	% OF ASKING PRICE	107.9%	105.9%	-2.1%	105.6%	105.8%	0.1%
Condo/Co-op/TH	CONTRACTS SIGNED	6	6	0.0%	1	0	0.0%
	ACTIVE LISTINGS	2	3	50.0%	2	3	50.0%
	# OF SALES	7	5	-28.6%	1	0	0.0%
	SALES VOLUME	\$3,438,000	\$3,190,000	-7.2%	\$287,000	-	-
	MEDIAN PRICE	\$580,000	\$590,000	1.7%	\$287,000	-	-
	AVERAGE PRICE	\$491,143	\$638,000	29.9%	\$287,000	-	-
	AVERAGE DOM	41	26	-36.6%	13	-	-
	% OF ASKING PRICE	101.1%	109.1%	8.0%	104.4%	-	-

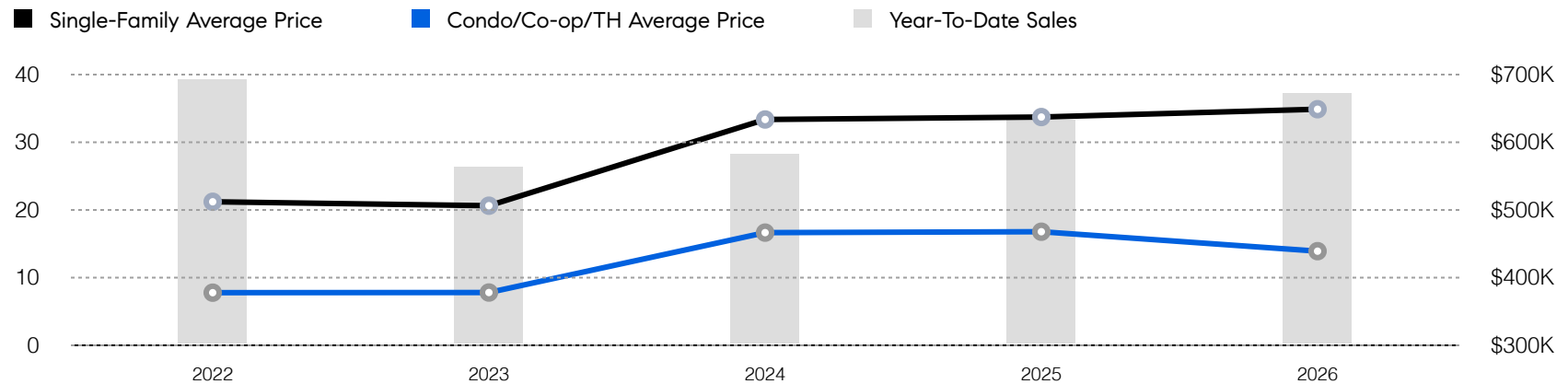
Historic Sales Trends



Old Bridge

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	24	36	50.0%	3	3	0.0%
	ACTIVE LISTINGS	10	14	40.0%	10	14	40.0%
	# OF SALES	27	28	3.7%	5	6	20.0%
	SALES VOLUME	\$17,206,500	\$18,167,000	5.6%	\$4,640,000	\$3,735,000	-19.5%
	MEDIAN PRICE	\$600,000	\$627,500	4.6%	\$800,000	\$492,500	-38.4%
	AVERAGE PRICE	\$637,278	\$648,821	1.8%	\$928,000	\$622,500	-32.9%
	AVERAGE DOM	46	38	-17.4%	20	30	50.0%
	% OF ASKING PRICE	101.1%	102.7%	1.6%	100.4%	104.5%	4.1%
Condo/Co-op/TH	CONTRACTS SIGNED	8	10	25.0%	2	0	0.0%
	ACTIVE LISTINGS	1	6	500.0%	1	6	500.0%
	# OF SALES	6	9	50.0%	0	1	0.0%
	SALES VOLUME	\$2,807,000	\$3,952,000	40.8%	-	\$380,000	-
	MEDIAN PRICE	\$443,500	\$415,000	-6.4%	-	\$380,000	-
	AVERAGE PRICE	\$467,833	\$439,111	-6.1%	-	\$380,000	-
	AVERAGE DOM	38	48	26.3%	-	16	-
	% OF ASKING PRICE	99.8%	101.1%	1.3%	-	115.2%	-

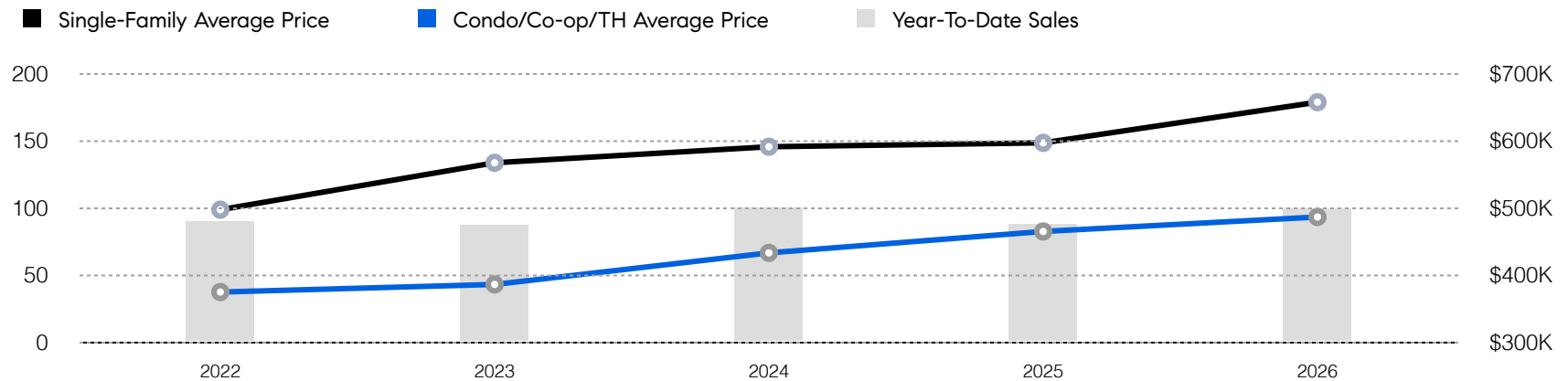
Historic Sales Trends



Piscataway

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	62	82	32.3%	6	13	116.7%
	ACTIVE LISTINGS	28	32	14.3%	28	32	14.3%
	# OF SALES	64	69	7.8%	15	15	0.0%
	SALES VOLUME	\$38,239,131	\$45,407,548	18.7%	\$9,312,000	\$9,547,000	2.5%
	MEDIAN PRICE	\$577,500	\$620,000	7.4%	\$585,000	\$620,000	6.0%
	AVERAGE PRICE	\$597,486	\$658,080	10.1%	\$620,800	\$636,467	2.5%
	AVERAGE DOM	28	35	25.0%	25	28	12.0%
	% OF ASKING PRICE	105.4%	105.4%	0.0%	103.7%	103.1%	-0.5%
Condo/Co-op/TH	CONTRACTS SIGNED	28	33	17.9%	7	4	-42.9%
	ACTIVE LISTINGS	8	15	87.5%	8	15	87.5%
	# OF SALES	23	29	26.1%	4	7	75.0%
	SALES VOLUME	\$10,707,500	\$14,125,400	31.9%	\$1,859,000	\$3,978,900	114.0%
	MEDIAN PRICE	\$437,000	\$455,000	4.1%	\$459,500	\$575,000	25.1%
	AVERAGE PRICE	\$465,543	\$487,083	4.6%	\$464,750	\$568,414	22.3%
	AVERAGE DOM	38	39	2.6%	62	33	-46.8%
	% OF ASKING PRICE	102.1%	100.6%	-1.5%	100.3%	99.6%	-0.7%

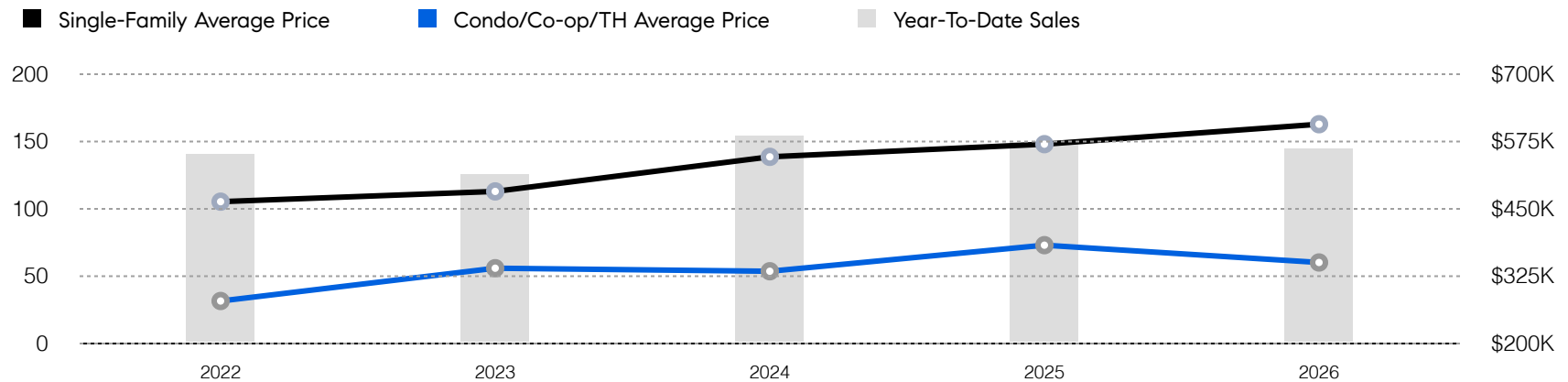
Historic Sales Trends



Woodbridge Township

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	130	136	4.6%	20	17	-15.0%
	ACTIVE LISTINGS	47	68	44.7%	47	68	44.7%
	# OF SALES	126	118	-6.3%	19	22	15.8%
	SALES VOLUME	\$71,831,380	\$71,643,075	-0.3%	\$11,509,750	\$13,010,200	13.0%
	MEDIAN PRICE	\$565,076	\$593,500	5.0%	\$585,000	\$644,100	10.1%
	AVERAGE PRICE	\$570,090	\$607,145	6.5%	\$605,776	\$591,373	-2.4%
	AVERAGE DOM	34	38	11.8%	43	32	-25.6%
	% OF ASKING PRICE	104.4%	102.9%	-1.5%	105.0%	103.0%	-2.0%
Condo/Co-op/TH	CONTRACTS SIGNED	21	24	14.3%	2	2	0.0%
	ACTIVE LISTINGS	7	11	57.1%	7	11	57.1%
	# OF SALES	22	25	13.6%	3	3	0.0%
	SALES VOLUME	\$8,417,000	\$8,761,410	4.1%	\$1,229,000	\$1,041,000	-15.3%
	MEDIAN PRICE	\$371,000	\$341,000	-8.1%	\$352,000	\$355,000	0.9%
	AVERAGE PRICE	\$382,591	\$350,456	-8.4%	\$409,667	\$347,000	-15.3%
	AVERAGE DOM	18	44	144.4%	17	34	100.0%
	% OF ASKING PRICE	104.4%	100.8%	-3.6%	103.7%	100.8%	-3.0%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 08/31/2025 vs. 01/01/2026 - 08/31/2026

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