



Year In Review 2025

Middlesex County Market Report

COMPASS

Middlesex County Overview

Year-To-Date Sales

706

-5.1% Year-To-Date
-2.0% Quarter-Over-Quarter

Year-To-Date Contracts

696

-9.1% Year-To-Date
-13.3% Quarter-Over-Quarter

Single-Family
Average Sale Price

\$660K

5.3% Year-To-Date
-1.5% Quarter-Over-Quarter

Condo/Co-op/Townhouse
Average Sale Price

\$444K

4.7% Year-To-Date
11.8% Quarter-Over-Quarter

Average Days On Market

35

2.9% Year-To-Date
42.4% Quarter-Over-Quarter

Active Listings

86

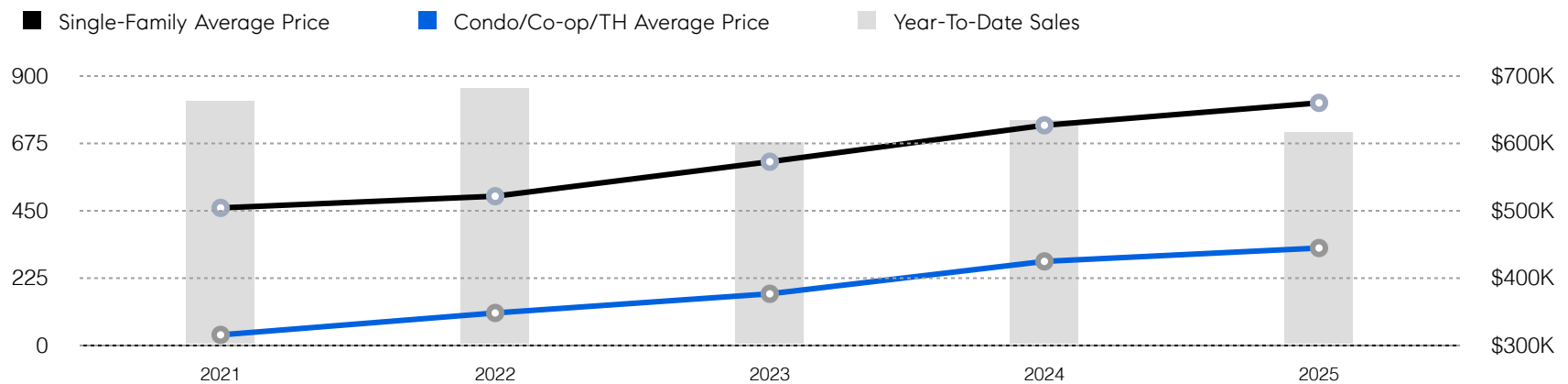
2.4% Year-Over-Year
-46.2% Quarter-Over-Quarter



Middlesex County Overview

| | | YTD 2024 | YTD 2025 | % Change | Q4 2024 | Q4 2025 | % Change |
|----------------|------------------|---------------|---------------|----------|--------------|---------------|----------|
| Single-Family | CONTRACTS SIGNED | 599 | 540 | -9.8% | 146 | 135 | -7.5% |
| | ACTIVE LISTINGS | 70 | 55 | -21.4% | 70 | 55 | -21.4% |
| | # OF SALES | 579 | 552 | -4.7% | 149 | 154 | 3.4% |
| | SALES VOLUME | \$363,009,003 | \$364,441,290 | 0.4% | \$91,236,508 | \$102,636,958 | 12.5% |
| | MEDIAN PRICE | \$585,000 | \$607,500 | 3.8% | \$575,000 | \$596,425 | 3.7% |
| | AVERAGE PRICE | \$626,959 | \$660,220 | 5.3% | \$612,326 | \$666,474 | 8.8% |
| | AVERAGE DOM | 35 | 36 | 2.9% | 34 | 38 | 11.8% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 167 | 156 | -6.6% | 45 | 35 | -22.2% |
| | ACTIVE LISTINGS | 14 | 31 | 121.4% | 14 | 31 | 121.4% |
| | # OF SALES | 165 | 154 | -6.7% | 50 | 41 | -18.0% |
| | SALES VOLUME | \$70,104,928 | \$68,485,800 | -2.3% | \$22,068,890 | \$20,141,300 | -8.7% |
| | MEDIAN PRICE | \$415,000 | \$430,000 | 3.6% | \$416,000 | \$460,000 | 10.6% |
| | AVERAGE PRICE | \$424,878 | \$444,713 | 4.7% | \$441,378 | \$491,251 | 11.3% |
| | AVERAGE DOM | 29 | 32 | 10.3% | 32 | 40 | 25.0% |

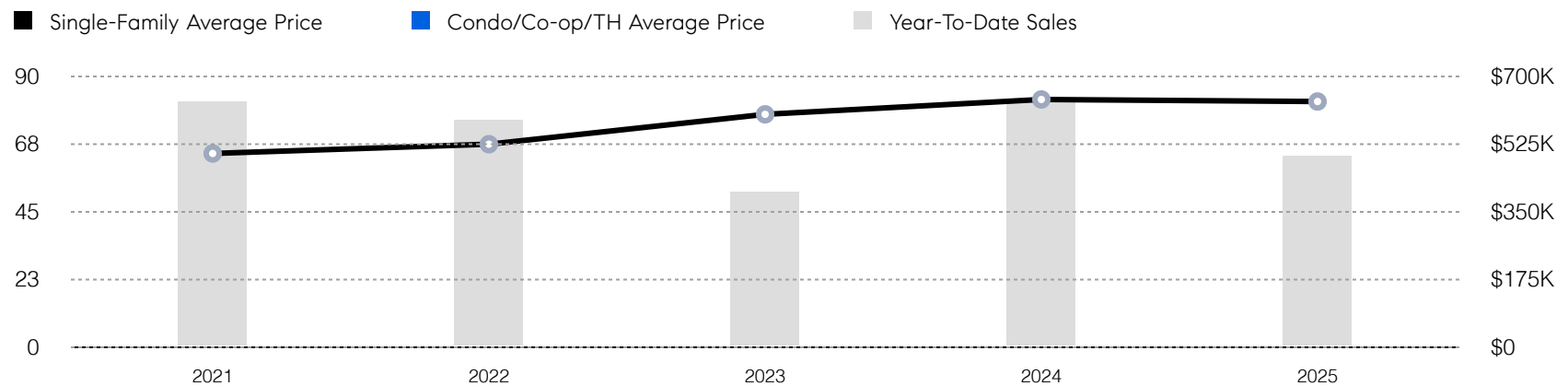
Historic Sales Trends



Colonia

| | | YTD 2024 | YTD 2025 | % Change | Q4 2024 | Q4 2025 | % Change |
|----------------|------------------|--------------|--------------|----------|--------------|--------------|----------|
| Single-Family | CONTRACTS SIGNED | 84 | 55 | -34.5% | 23 | 11 | -52.2% |
| | ACTIVE LISTINGS | 6 | 6 | 0.0% | 6 | 6 | 0.0% |
| | # OF SALES | 80 | 63 | -21.2% | 26 | 17 | -34.6% |
| | SALES VOLUME | \$51,240,810 | \$40,019,467 | -21.9% | \$16,422,000 | \$10,630,500 | -35.3% |
| | MEDIAN PRICE | \$590,000 | \$625,000 | 5.9% | \$590,000 | \$628,000 | 6.4% |
| | AVERAGE PRICE | \$640,510 | \$635,230 | -0.8% | \$631,615 | \$625,324 | -1.0% |
| | AVERAGE DOM | 32 | 27 | -15.6% | 36 | 27 | -25.0% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 1 | 0 | 0.0% | 0 | 0 | 0.0% |
| | ACTIVE LISTINGS | 1 | 0 | 0.0% | 1 | 0 | 0.0% |
| | # OF SALES | 1 | 0 | 0.0% | 0 | 0 | 0.0% |
| | SALES VOLUME | \$610,000 | - | - | - | - | - |
| | MEDIAN PRICE | \$610,000 | - | - | - | - | - |
| | AVERAGE PRICE | \$610,000 | - | - | - | - | - |
| | AVERAGE DOM | 40 | - | - | - | - | - |

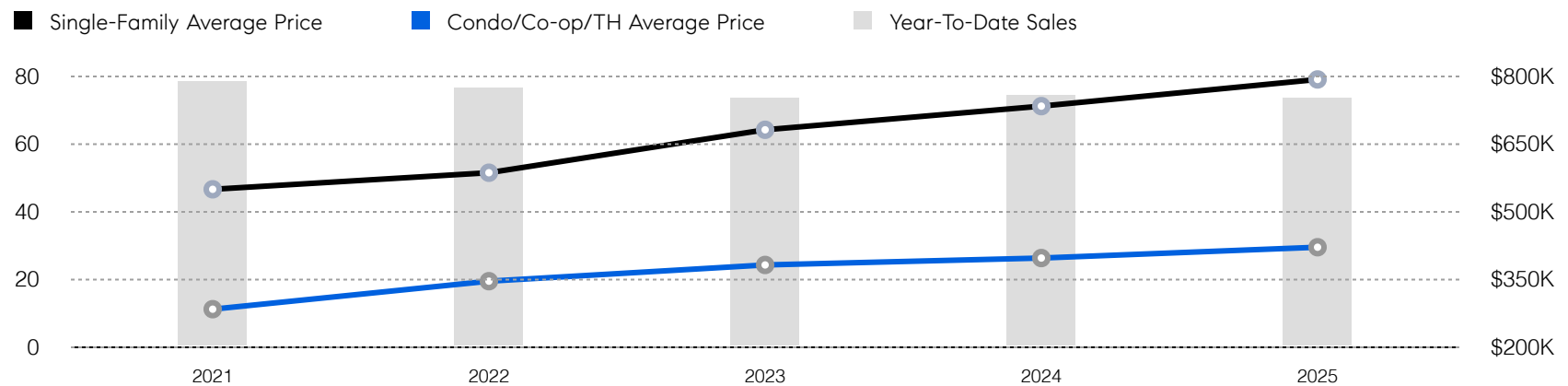
Historic Sales Trends



East Brunswick

| | | YTD 2024 | YTD 2025 | % Change | Q4 2024 | Q4 2025 | % Change |
|----------------|------------------|--------------|--------------|----------|-------------|--------------|----------|
| Single-Family | CONTRACTS SIGNED | 46 | 61 | 32.6% | 11 | 16 | 45.5% |
| | ACTIVE LISTINGS | 4 | 7 | 75.0% | 4 | 7 | 75.0% |
| | # OF SALES | 49 | 57 | 16.3% | 13 | 20 | 53.8% |
| | SALES VOLUME | \$35,978,824 | \$45,223,388 | 25.7% | \$9,832,711 | \$14,727,000 | 49.8% |
| | MEDIAN PRICE | \$690,000 | \$750,000 | 8.7% | \$715,000 | \$737,500 | 3.1% |
| | AVERAGE PRICE | \$734,262 | \$793,393 | 8.1% | \$756,362 | \$736,350 | -2.6% |
| | AVERAGE DOM | 52 | 38 | -26.9% | 42 | 38 | -9.5% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 24 | 16 | -33.3% | 9 | 3 | -66.7% |
| | ACTIVE LISTINGS | 0 | 5 | 0.0% | 0 | 5 | 0.0% |
| | # OF SALES | 25 | 16 | -36.0% | 8 | 2 | -75.0% |
| | SALES VOLUME | \$9,943,500 | \$6,747,400 | -32.1% | \$3,430,000 | \$1,271,900 | -62.9% |
| | MEDIAN PRICE | \$380,000 | \$411,000 | 8.2% | \$392,500 | \$635,950 | 62.0% |
| | AVERAGE PRICE | \$397,740 | \$421,713 | 6.0% | \$428,750 | \$635,950 | 48.3% |
| | AVERAGE DOM | 39 | 19 | -51.3% | 38 | 17 | -55.3% |

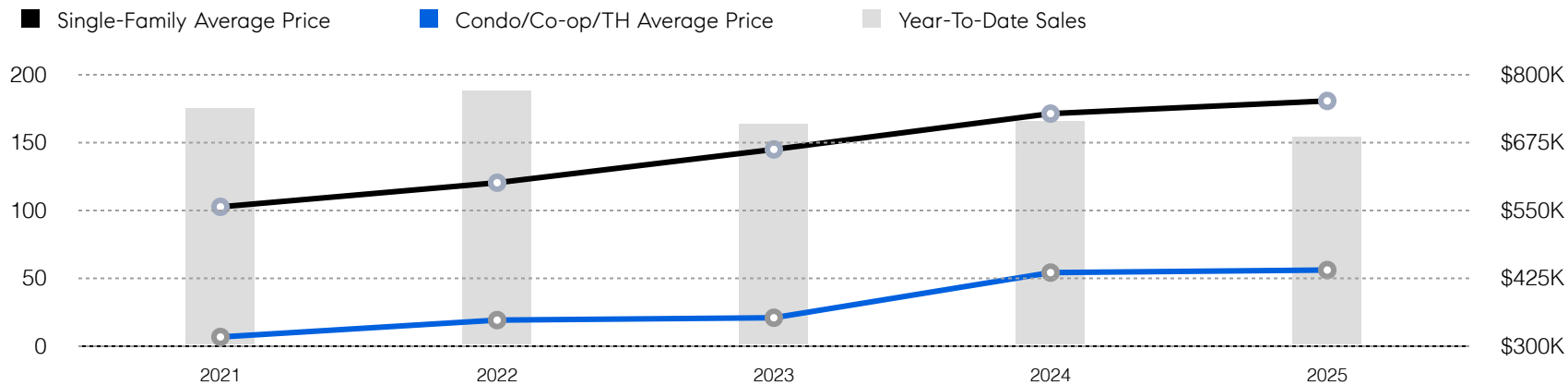
Historic Sales Trends



Edison Township

| | | YTD 2024 | YTD 2025 | % Change | Q4 2024 | Q4 2025 | % Change |
|----------------|------------------|--------------|--------------|----------|--------------|--------------|----------|
| Single-Family | CONTRACTS SIGNED | 117 | 107 | -8.5% | 25 | 28 | 12.0% |
| | ACTIVE LISTINGS | 20 | 10 | -50.0% | 20 | 10 | -50.0% |
| | # OF SALES | 116 | 110 | -5.2% | 23 | 31 | 34.8% |
| | SALES VOLUME | \$84,498,312 | \$82,702,767 | -2.1% | \$17,153,500 | \$23,485,614 | 36.9% |
| | MEDIAN PRICE | \$688,500 | \$726,150 | 5.5% | \$655,000 | \$724,800 | 10.7% |
| | AVERAGE PRICE | \$728,434 | \$751,843 | 3.2% | \$745,804 | \$757,600 | 1.6% |
| | AVERAGE DOM | 32 | 38 | 18.8% | 27 | 30 | 11.1% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 48 | 48 | 0.0% | 9 | 14 | 55.6% |
| | ACTIVE LISTINGS | 4 | 7 | 75.0% | 4 | 7 | 75.0% |
| | # OF SALES | 48 | 43 | -10.4% | 12 | 12 | 0.0% |
| | SALES VOLUME | \$20,910,015 | \$18,934,000 | -9.5% | \$5,762,600 | \$5,791,500 | 0.5% |
| | MEDIAN PRICE | \$437,500 | \$450,000 | 2.9% | \$512,500 | \$460,000 | -10.2% |
| | AVERAGE PRICE | \$435,625 | \$440,326 | 1.1% | \$480,217 | \$482,625 | 0.5% |
| | AVERAGE DOM | 24 | 34 | 41.7% | 25 | 39 | 56.0% |

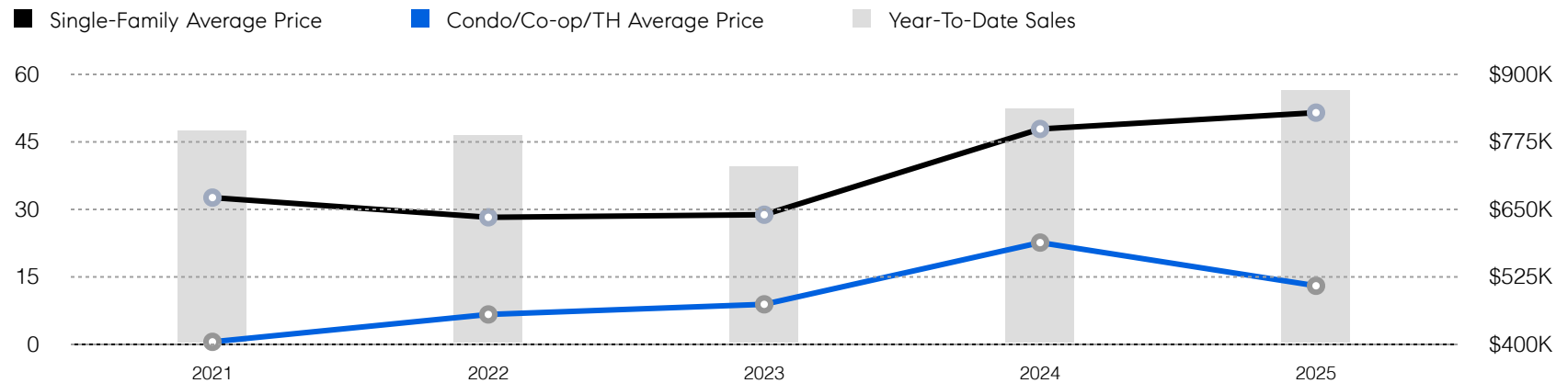
Historic Sales Trends



Metuchen Borough

| | | YTD 2024 | YTD 2025 | % Change | Q4 2024 | Q4 2025 | % Change |
|----------------|------------------|--------------|--------------|----------|-------------|-------------|----------|
| Single-Family | CONTRACTS SIGNED | 47 | 40 | -14.9% | 12 | 9 | -25.0% |
| | ACTIVE LISTINGS | 0 | 2 | 0.0% | 0 | 2 | 0.0% |
| | # OF SALES | 43 | 44 | 2.3% | 6 | 11 | 83.3% |
| | SALES VOLUME | \$34,354,299 | \$36,482,229 | 6.2% | \$5,436,800 | \$9,168,000 | 68.6% |
| | MEDIAN PRICE | \$719,999 | \$804,500 | 11.7% | \$845,000 | \$800,000 | -5.3% |
| | AVERAGE PRICE | \$798,937 | \$829,142 | 3.8% | \$906,133 | \$833,455 | -8.0% |
| | AVERAGE DOM | 25 | 22 | -12.0% | 21 | 20 | -4.8% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 10 | 10 | 0.0% | 3 | 3 | 0.0% |
| | ACTIVE LISTINGS | 2 | 0 | 0.0% | 2 | 0 | 0.0% |
| | # OF SALES | 9 | 12 | 33.3% | 4 | 4 | 0.0% |
| | SALES VOLUME | \$5,297,040 | \$6,103,000 | 15.2% | \$2,450,040 | \$2,250,000 | -8.2% |
| | MEDIAN PRICE | \$582,000 | \$520,000 | -10.7% | \$596,520 | \$560,000 | -6.1% |
| | AVERAGE PRICE | \$588,560 | \$508,583 | -13.6% | \$612,510 | \$562,500 | -8.2% |
| | AVERAGE DOM | 45 | 38 | -15.6% | 17 | 39 | 129.4% |

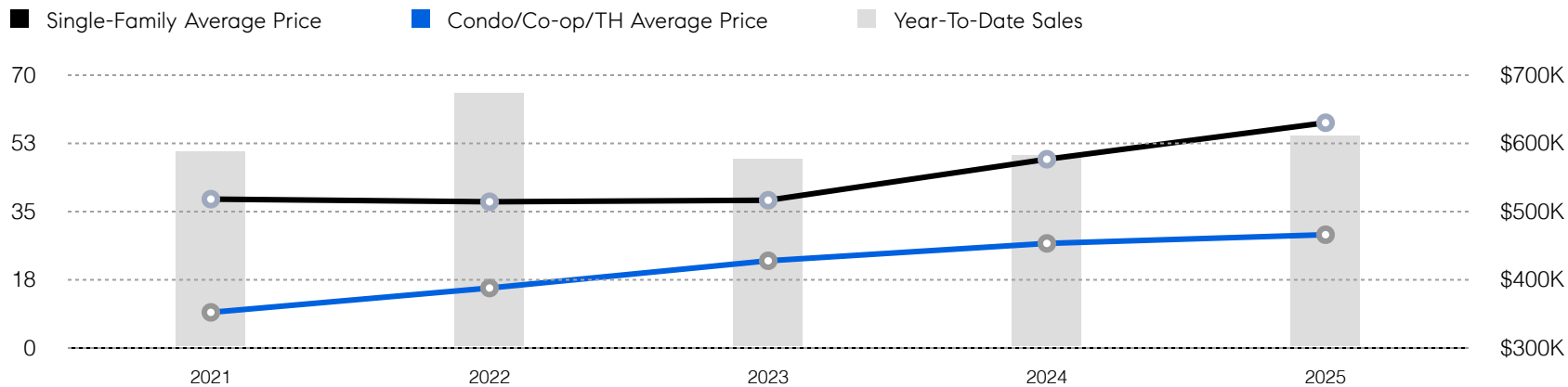
Historic Sales Trends



Old Bridge

| | | YTD 2024 | YTD 2025 | % Change | Q4 2024 | Q4 2025 | % Change |
|----------------|------------------|--------------|--------------|----------|-------------|-------------|----------|
| Single-Family | CONTRACTS SIGNED | 39 | 35 | -10.3% | 11 | 4 | -63.6% |
| | ACTIVE LISTINGS | 6 | 5 | -16.7% | 6 | 5 | -16.7% |
| | # OF SALES | 35 | 40 | 14.3% | 10 | 10 | 0.0% |
| | SALES VOLUME | \$20,186,750 | \$25,210,000 | 24.9% | \$4,715,000 | \$6,078,500 | 28.9% |
| | MEDIAN PRICE | \$540,000 | \$595,000 | 10.2% | \$455,000 | \$547,500 | 20.3% |
| | AVERAGE PRICE | \$576,764 | \$630,250 | 9.3% | \$471,500 | \$607,850 | 28.9% |
| | AVERAGE DOM | 30 | 48 | 60.0% | 43 | 55 | 27.9% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 14 | 12 | -14.3% | 6 | 4 | -33.3% |
| | ACTIVE LISTINGS | 2 | 2 | 0.0% | 2 | 2 | 0.0% |
| | # OF SALES | 14 | 14 | 0.0% | 5 | 5 | 0.0% |
| | SALES VOLUME | \$6,347,000 | \$6,525,500 | 2.8% | \$2,115,000 | \$2,413,500 | 14.1% |
| | MEDIAN PRICE | \$495,000 | \$431,000 | -12.9% | \$450,000 | \$430,000 | -4.4% |
| | AVERAGE PRICE | \$453,357 | \$466,107 | 2.8% | \$423,000 | \$482,700 | 14.1% |
| | AVERAGE DOM | 31 | 36 | 16.1% | 26 | 31 | 19.2% |

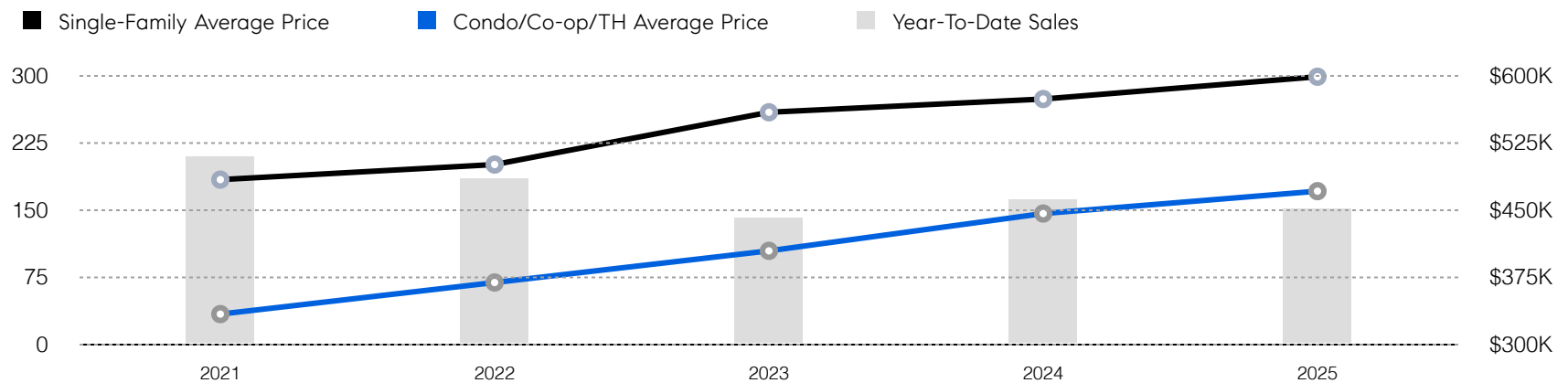
Historic Sales Trends



Piscataway

| | | YTD 2024 | YTD 2025 | % Change | Q4 2024 | Q4 2025 | % Change |
|----------------|------------------|--------------|--------------|----------|--------------|--------------|----------|
| Single-Family | CONTRACTS SIGNED | 126 | 113 | -10.3% | 29 | 35 | 20.7% |
| | ACTIVE LISTINGS | 13 | 9 | -30.8% | 13 | 9 | -30.8% |
| | # OF SALES | 122 | 109 | -10.7% | 33 | 35 | 6.1% |
| | SALES VOLUME | \$70,044,400 | \$65,294,241 | -6.8% | \$18,056,500 | \$21,974,210 | 21.7% |
| | MEDIAN PRICE | \$555,000 | \$574,999 | 3.6% | \$520,000 | \$570,000 | 9.6% |
| | AVERAGE PRICE | \$574,134 | \$599,030 | 4.3% | \$547,167 | \$627,835 | 14.7% |
| | AVERAGE DOM | 32 | 36 | 12.5% | 34 | 48 | 41.2% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 39 | 42 | 7.7% | 8 | 7 | -12.5% |
| | ACTIVE LISTINGS | 2 | 7 | 250.0% | 2 | 7 | 250.0% |
| | # OF SALES | 38 | 41 | 7.9% | 10 | 13 | 30.0% |
| | SALES VOLUME | \$16,959,601 | \$19,322,900 | 13.9% | \$4,578,100 | \$6,453,400 | 41.0% |
| | MEDIAN PRICE | \$430,500 | \$445,000 | 3.4% | \$419,500 | \$470,000 | 12.0% |
| | AVERAGE PRICE | \$446,305 | \$471,290 | 5.6% | \$457,810 | \$496,415 | 8.4% |
| | AVERAGE DOM | 24 | 38 | 58.3% | 31 | 42 | 35.5% |

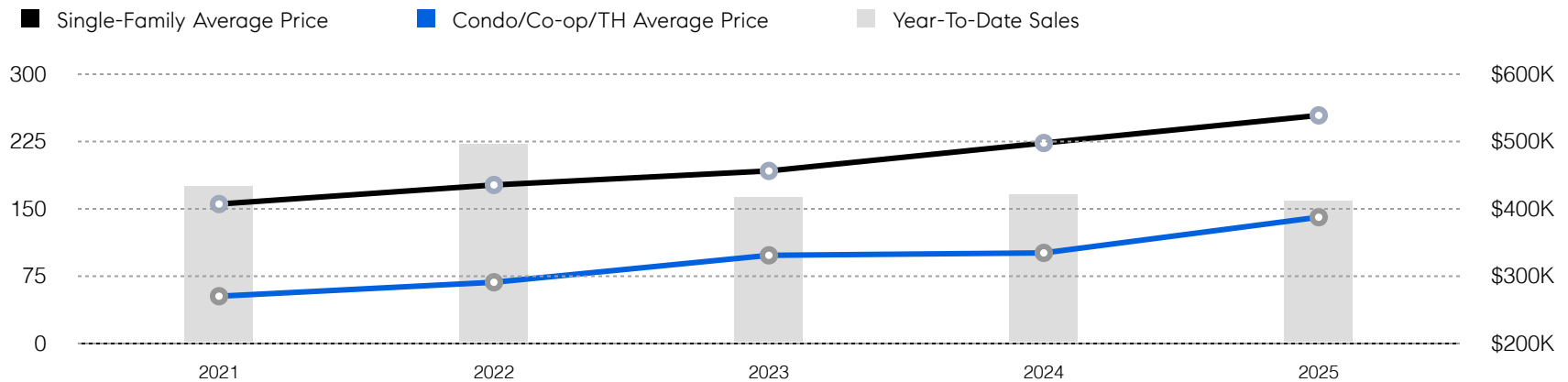
Historic Sales Trends



Woodbridge Township

| | | YTD 2024 | YTD 2025 | % Change | Q4 2024 | Q4 2025 | % Change |
|----------------|------------------|--------------|--------------|----------|--------------|--------------|----------|
| Single-Family | CONTRACTS SIGNED | 140 | 129 | -7.9% | 35 | 32 | -8.6% |
| | ACTIVE LISTINGS | 21 | 16 | -23.8% | 21 | 16 | -23.8% |
| | # OF SALES | 134 | 129 | -3.7% | 38 | 30 | -21.1% |
| | SALES VOLUME | \$66,705,608 | \$69,509,198 | 4.2% | \$19,619,997 | \$16,573,134 | -15.5% |
| | MEDIAN PRICE | \$497,000 | \$535,000 | 7.6% | \$505,000 | \$530,000 | 5.0% |
| | AVERAGE PRICE | \$497,803 | \$538,831 | 8.2% | \$516,316 | \$552,438 | 7.0% |
| | AVERAGE DOM | 40 | 38 | -5.0% | 36 | 44 | 22.2% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 31 | 28 | -9.7% | 10 | 4 | -60.0% |
| | ACTIVE LISTINGS | 3 | 10 | 233.3% | 3 | 10 | 233.3% |
| | # OF SALES | 30 | 28 | -6.7% | 11 | 5 | -54.5% |
| | SALES VOLUME | \$10,037,772 | \$10,853,000 | 8.1% | \$3,733,150 | \$1,961,000 | -47.5% |
| | MEDIAN PRICE | \$345,000 | \$368,000 | 6.7% | \$347,000 | \$355,000 | 2.3% |
| | AVERAGE PRICE | \$334,592 | \$387,607 | 15.8% | \$339,377 | \$392,200 | 15.6% |
| | AVERAGE DOM | 30 | 24 | -20.0% | 42 | 51 | 21.4% |

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2024 - 12/31/2024 vs. 01/01/2025 - 12/31/2025

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