



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

Average Days On Market

35

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

Condo/Co-op/Townhouse
Average Sale Price

\$444K

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

Active Listings

86

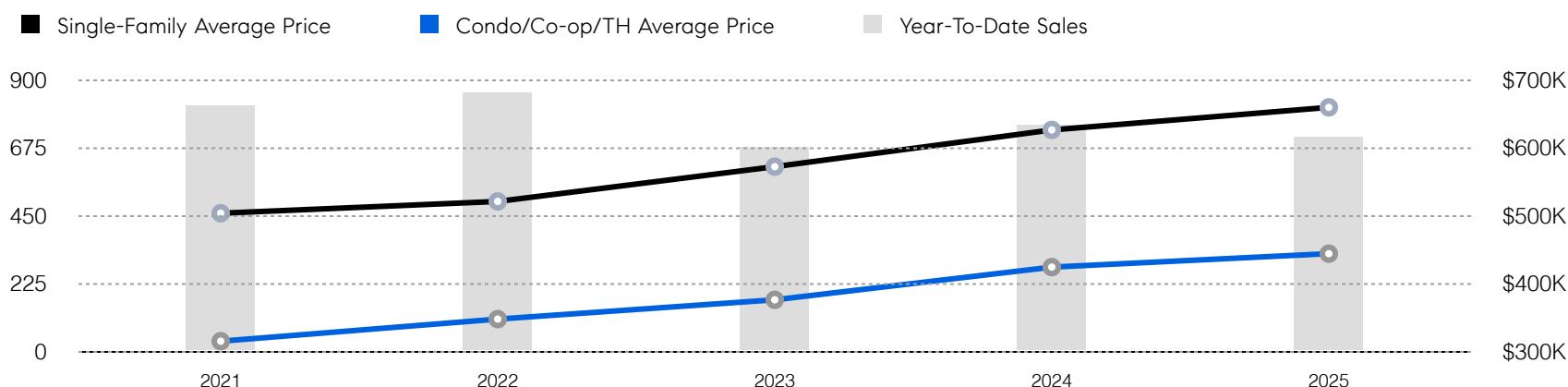
2.4% Year-Over-Year
-46.2% Quarter-Over-Quarter



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%

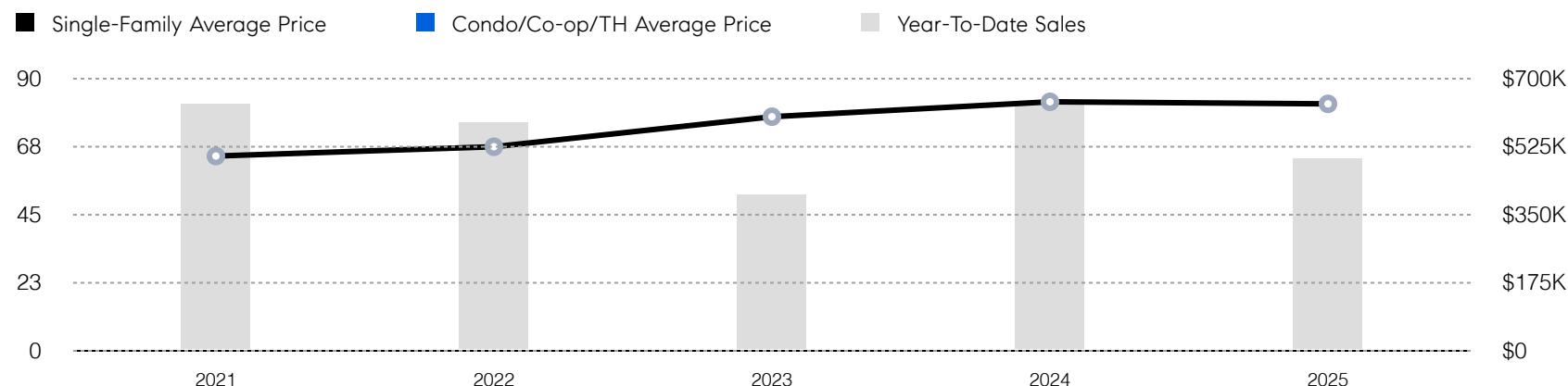
Historic Sales Trends



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	-	-	-	-	-

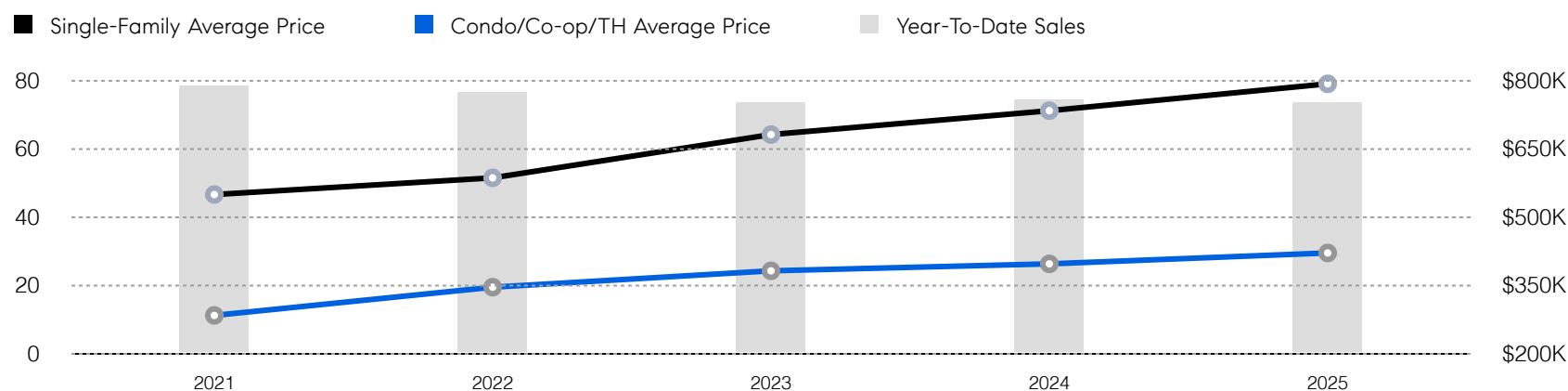
Historic Sales Trends



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%

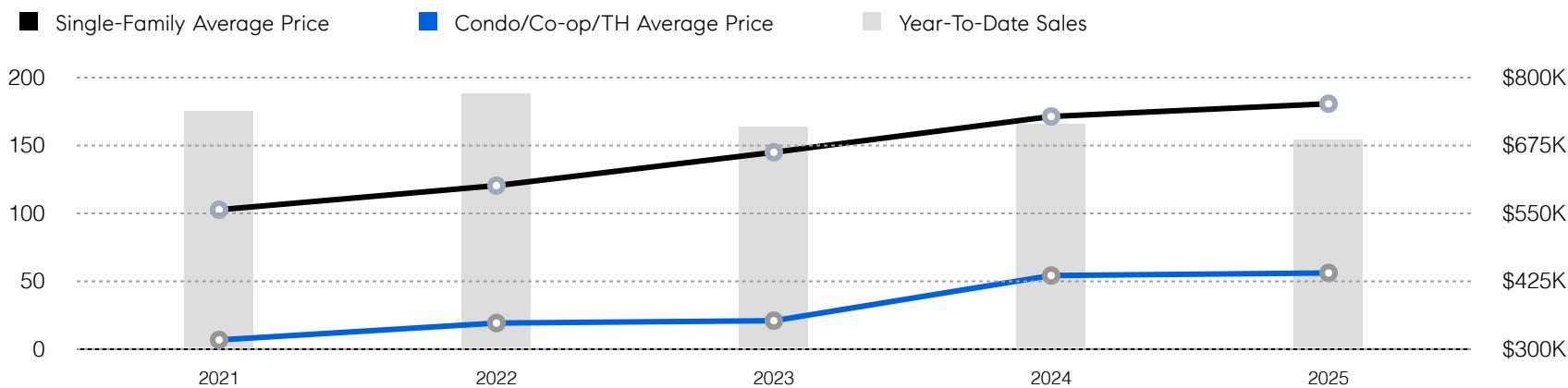
Historic Sales Trends



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%

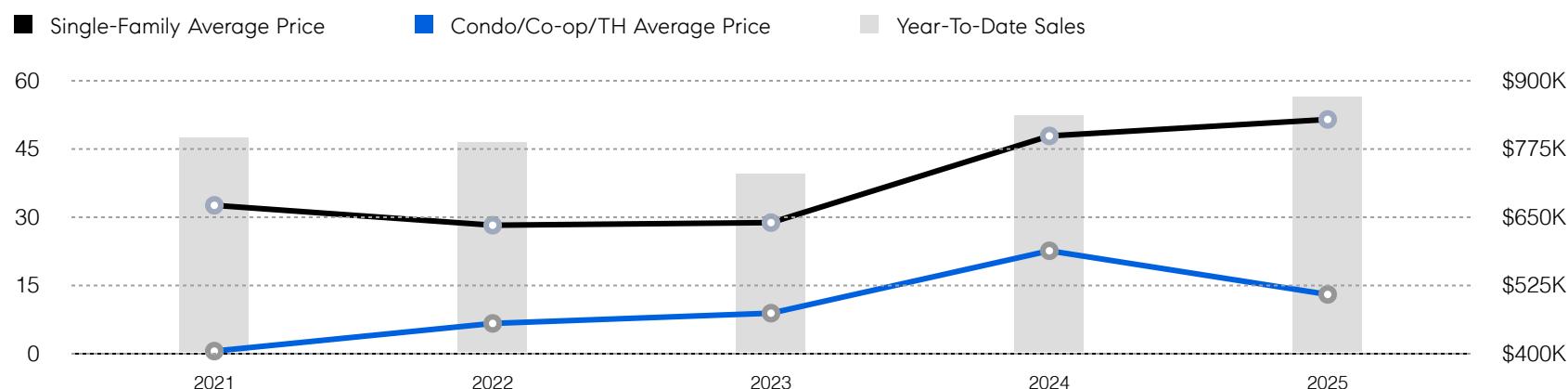
Historic Sales Trends



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%

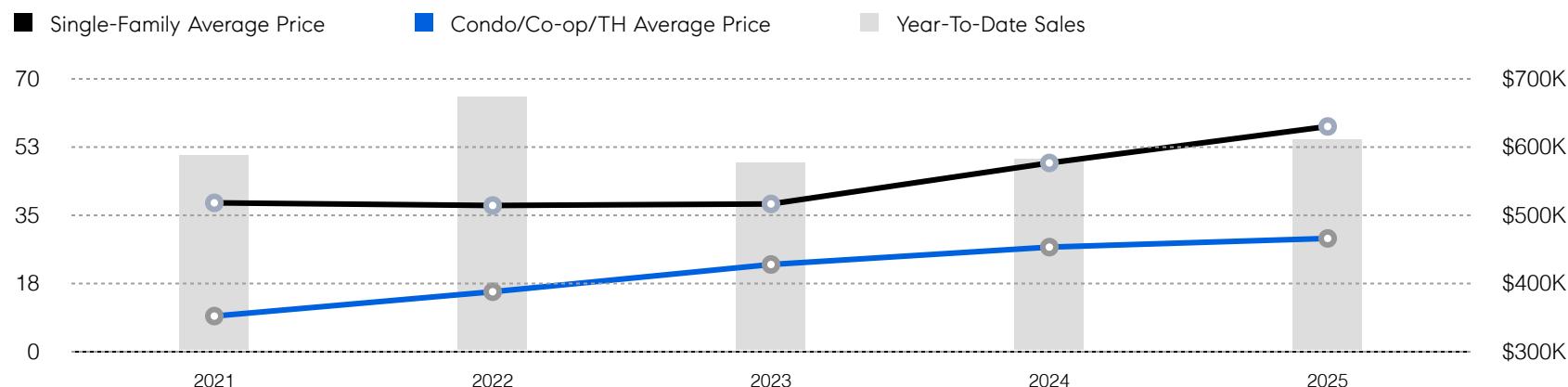
Historic Sales Trends



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%

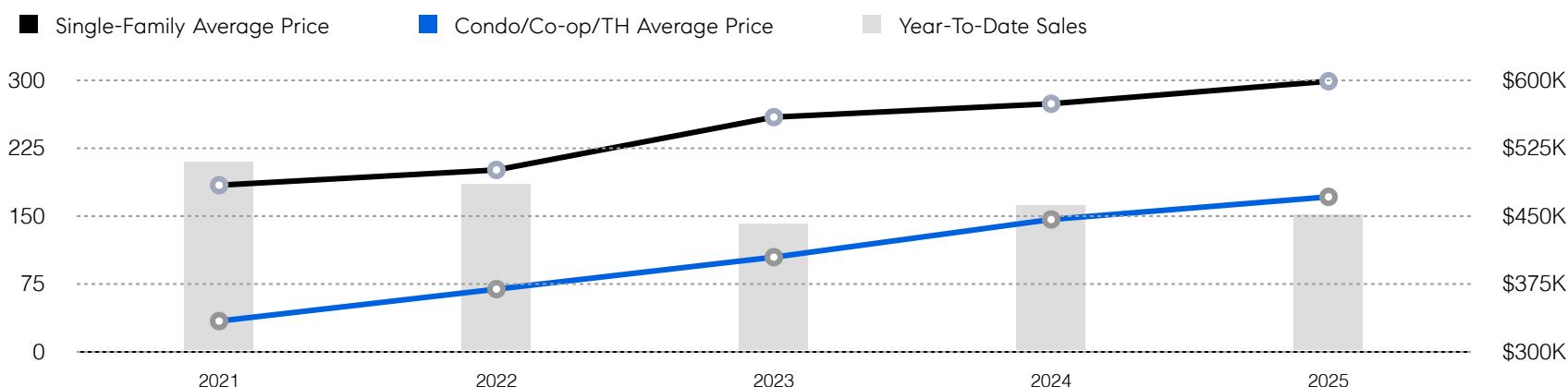
Historic Sales Trends



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

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.