

Local Market Update for December 2019

Provided by New Jersey REALTORS®



Edison Twp

Middlesex County

Single Family

	December			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 12-2018	Thru 12-2019	Percent Change
New Listings	38	39	+ 2.6%	1,069	1,186	+ 10.9%
Closed Sales	50	62	+ 24.0%	658	706	+ 7.3%
Days on Market Until Sale	72	65	- 9.7%	62	61	- 1.6%
Median Sales Price*	\$397,000	\$360,000	- 9.3%	\$400,000	\$407,250	+ 1.8%
Percent of List Price Received*	96.7%	97.8%	+ 1.1%	97.9%	97.9%	0.0%
Inventory of Homes for Sale	221	189	- 14.5%	--	--	--
Months Supply of Inventory	4.1	3.2	- 22.0%	--	--	--

Townhouse-Condo

	December			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 12-2018	Thru 12-2019	Percent Change
New Listings	16	19	+ 18.8%	380	355	- 6.6%
Closed Sales	16	18	+ 12.5%	256	262	+ 2.3%
Days on Market Until Sale	62	55	- 11.3%	46	61	+ 32.6%
Median Sales Price*	\$224,000	\$296,000	+ 32.1%	\$286,250	\$303,000	+ 5.9%
Percent of List Price Received*	97.1%	97.3%	+ 0.2%	97.7%	97.3%	- 0.4%
Inventory of Homes for Sale	64	57	- 10.9%	--	--	--
Months Supply of Inventory	3.0	2.5	- 16.7%	--	--	--

Adult Community

	December			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 12-2018	Thru 12-2019	Percent Change
New Listings	1	4	+ 300.0%	30	20	- 33.3%
Closed Sales	2	0	- 100.0%	18	10	- 44.4%
Days on Market Until Sale	293	0	- 100.0%	100	91	- 9.0%
Median Sales Price*	\$158,500	\$0	- 100.0%	\$133,500	\$130,500	- 2.2%
Percent of List Price Received*	99.5%	0.0%	- 100.0%	98.1%	98.9%	+ 0.8%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	2.0	4.5	+ 125.0%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type By Month

