

Local Market Update for February 2019

Provided by New Jersey REALTORS®



Edison Twp

Middlesex County

Single Family

	February			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 2-2018	Thru 2-2019	Percent Change
New Listings	75	58	- 22.7%	120	144	+ 20.0%
Closed Sales	34	27	- 20.6%	79	71	- 10.1%
Days on Market Until Sale	82	77	- 6.1%	84	66	- 21.4%
Median Sales Price*	\$360,000	\$370,000	+ 2.8%	\$365,000	\$364,638	- 0.1%
Percent of List Price Received*	97.0%	95.0%	- 2.1%	97.4%	96.3%	- 1.1%
Inventory of Homes for Sale	161	197	+ 22.4%	--	--	--
Months Supply of Inventory	2.7	3.5	+ 29.6%	--	--	--

Townhouse-Condo

	February			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 2-2018	Thru 2-2019	Percent Change
New Listings	22	35	+ 59.1%	46	57	+ 23.9%
Closed Sales	8	16	+ 100.0%	26	33	+ 26.9%
Days on Market Until Sale	49	60	+ 22.4%	49	62	+ 26.5%
Median Sales Price*	\$291,000	\$257,950	- 11.4%	\$260,850	\$246,000	- 5.7%
Percent of List Price Received*	102.6%	97.0%	- 5.5%	98.8%	97.0%	- 1.8%
Inventory of Homes for Sale	36	70	+ 94.4%	--	--	--
Months Supply of Inventory	1.6	3.2	+ 100.0%	--	--	--

Adult Community

	February			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 2-2018	Thru 2-2019	Percent Change
New Listings	4	4	0.0%	7	4	- 42.9%
Closed Sales	1	0	- 100.0%	3	0	- 100.0%
Days on Market Until Sale	24	0	- 100.0%	51	0	- 100.0%
Median Sales Price*	\$125,000	\$0	- 100.0%	\$1,150	\$0	- 100.0%
Percent of List Price Received*	104.2%	0.0%	- 100.0%	101.4%	0.0%	- 100.0%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	2.5	3.6	+ 44.0%	--	--	--

* 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

