

Local Market Update for September 2019

Provided by New Jersey REALTORS®



Edison Twp

Middlesex County

Single Family

| | September | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2018 | 2019 | Percent Change | Thru 9-2018 | Thru 9-2019 | Percent Change |
| New Listings | 77 | 99 | + 28.6% | 860 | 1,001 | + 16.4% |
| Closed Sales | 58 | 69 | + 19.0% | 501 | 513 | + 2.4% |
| Days on Market Until Sale | 59 | 59 | 0.0% | 62 | 59 | - 4.8% |
| Median Sales Price* | \$392,500 | \$385,000 | - 1.9% | \$400,000 | \$414,500 | + 3.6% |
| Percent of List Price Received* | 97.9% | 98.9% | + 1.0% | 98.0% | 97.9% | - 0.1% |
| Inventory of Homes for Sale | 263 | 288 | + 9.5% | -- | -- | -- |
| Months Supply of Inventory | 4.9 | 4.9 | 0.0% | -- | -- | -- |

Townhouse-Condo

| | September | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2018 | 2019 | Percent Change | Thru 9-2018 | Thru 9-2019 | Percent Change |
| New Listings | 28 | 24 | - 14.3% | 305 | 281 | - 7.9% |
| Closed Sales | 17 | 22 | + 29.4% | 186 | 205 | + 10.2% |
| Days on Market Until Sale | 27 | 54 | + 100.0% | 44 | 62 | + 40.9% |
| Median Sales Price* | \$243,000 | \$305,500 | + 25.7% | \$281,000 | \$300,000 | + 6.8% |
| Percent of List Price Received* | 95.8% | 97.2% | + 1.5% | 97.8% | 97.2% | - 0.6% |
| Inventory of Homes for Sale | 69 | 68 | - 1.4% | -- | -- | -- |
| Months Supply of Inventory | 3.0 | 3.2 | + 6.7% | -- | -- | -- |

Adult Community

| | September | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2018 | 2019 | Percent Change | Thru 9-2018 | Thru 9-2019 | Percent Change |
| New Listings | 6 | 0 | - 100.0% | 27 | 15 | - 44.4% |
| Closed Sales | 1 | 1 | 0.0% | 15 | 9 | - 40.0% |
| Days on Market Until Sale | 93 | 29 | - 68.8% | 78 | 91 | + 16.7% |
| Median Sales Price* | \$149,900 | \$126,000 | - 15.9% | \$125,000 | \$126,000 | + 0.8% |
| Percent of List Price Received* | 100.0% | 97.0% | - 3.0% | 97.8% | 98.8% | + 1.0% |
| Inventory of Homes for Sale | 10 | 6 | - 40.0% | -- | -- | -- |
| Months Supply of Inventory | 4.2 | 3.7 | - 11.9% | -- | -- | -- |

* 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

