

## Local Market Update for March 2020

Provided by New Jersey REALTORS®



# Edison Twp

Middlesex County

### Single Family

	March			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 3-2019	Thru 3-2020	Percent Change
New Listings	115	89	- 22.6%	255	266	+ 4.3%
Closed Sales	55	42	- 23.6%	127	128	+ 0.8%
Days on Market Until Sale	76	57	- 25.0%	70	68	- 2.9%
Median Sales Price*	\$397,000	\$425,500	+ 7.2%	\$379,900	\$403,000	+ 6.1%
Percent of List Price Received*	96.8%	97.6%	+ 0.8%	96.5%	97.6%	+ 1.1%
Inventory of Homes for Sale	353	214	- 39.4%	--	--	--
Months Supply of Inventory	6.3	3.2	- 49.2%	--	--	--

### Townhouse-Condo

	March			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 3-2019	Thru 3-2020	Percent Change
New Listings	36	24	- 33.3%	91	87	- 4.4%
Closed Sales	25	14	- 44.0%	56	51	- 8.9%
Days on Market Until Sale	91	62	- 31.9%	76	71	- 6.6%
Median Sales Price*	\$239,880	\$257,000	+ 7.1%	\$246,000	\$315,000	+ 28.0%
Percent of List Price Received*	96.2%	98.7%	+ 2.6%	96.7%	97.3%	+ 0.6%
Inventory of Homes for Sale	108	72	- 33.3%	--	--	--
Months Supply of Inventory	4.9	3.1	- 36.7%	--	--	--

### Adult Community

	March			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 3-2019	Thru 3-2020	Percent Change
New Listings	0	0	--	2	1	- 50.0%
Closed Sales	2	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	99	0	- 100.0%	99	329	+ 232.3%
Median Sales Price*	\$132,250	\$0	- 100.0%	\$132,250	\$150,000	+ 13.4%
Percent of List Price Received*	102.0%	0.0%	- 100.0%	102.0%	83.4%	- 18.2%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	5.6	4.0	- 28.6%	--	--	--

\* 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

