

Local Market Update for May 2020

Provided by New Jersey REALTORS®



Edison Twp

Middlesex County

Single Family

	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	148	86	- 41.9%	559	392	- 29.9%
Closed Sales	54	38	- 29.6%	224	212	- 5.4%
Days on Market Until Sale	59	47	- 20.3%	67	63	- 6.0%
Median Sales Price*	\$460,050	\$393,750	- 14.4%	\$407,750	\$404,000	- 0.9%
Percent of List Price Received*	98.7%	98.1%	- 0.6%	97.3%	98.0%	+ 0.7%
Inventory of Homes for Sale	473	231	- 51.2%	--	--	--
Months Supply of Inventory	8.5	3.7	- 56.5%	--	--	--

Townhouse-Condo

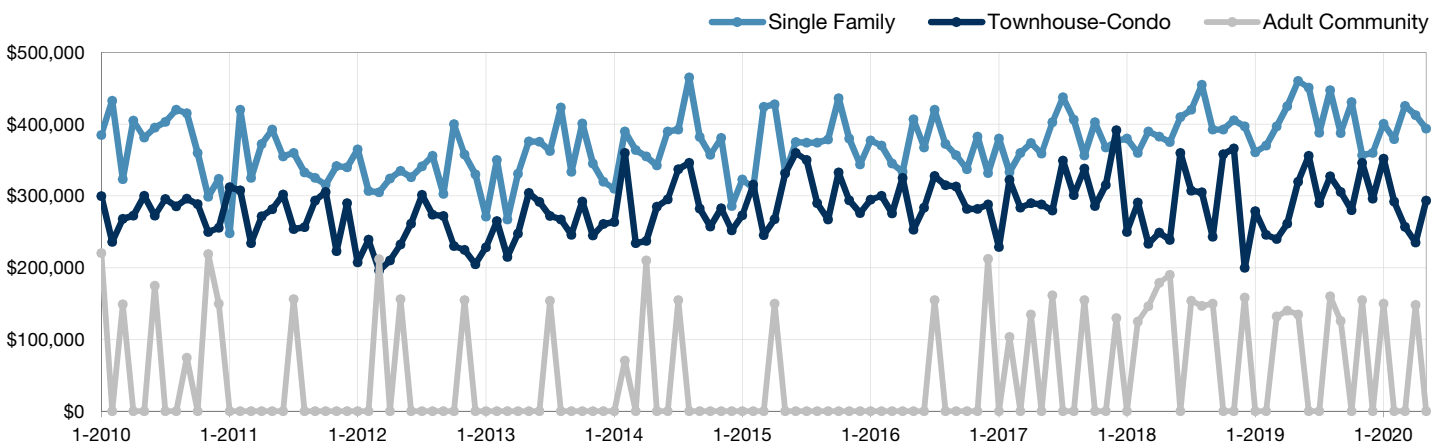
	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	35	24	- 31.4%	150	128	- 14.7%
Closed Sales	33	12	- 63.6%	111	76	- 31.5%
Days on Market Until Sale	71	46	- 35.2%	73	67	- 8.2%
Median Sales Price*	\$319,900	\$293,500	- 8.3%	\$269,900	\$301,250	+ 11.6%
Percent of List Price Received*	97.5%	99.7%	+ 2.3%	97.0%	97.8%	+ 0.8%
Inventory of Homes for Sale	105	81	- 22.9%	--	--	--
Months Supply of Inventory	4.6	4.1	- 10.9%	--	--	--

Adult Community

	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	5	2	- 60.0%	8	3	- 62.5%
Closed Sales	1	0	- 100.0%	4	2	- 50.0%
Days on Market Until Sale	104	0	- 100.0%	79	206	+ 160.8%
Median Sales Price*	\$135,000	\$0	- 100.0%	\$137,500	\$149,000	+ 8.4%
Percent of List Price Received*	93.2%	0.0%	- 100.0%	98.4%	90.1%	- 8.4%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	7.2	6.0	- 16.7%	--	--	--

* 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



Current as of June 20, 2020. All data from the multiple listing services in the state of New Jersey. Margin of error for reported statewide numbers is +/- 4% at a 95% confidence level. Report © 2020 ShowingTime.