

Local Market Update for August 2020

Provided by New Jersey REALTORS®



Edison Twp

Middlesex County

Single Family

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	81	103	+ 27.2%	895	778	- 13.1%
Closed Sales	80	90	+ 12.5%	445	412	- 7.4%
Days on Market Until Sale	55	60	+ 9.1%	60	61	+ 1.7%
Median Sales Price*	\$447,500	\$525,000	+ 17.3%	\$420,000	\$430,000	+ 2.4%
Percent of List Price Received*	98.3%	98.4%	+ 0.1%	97.7%	98.2%	+ 0.5%
Inventory of Homes for Sale	455	263	- 42.2%	--	--	--
Months Supply of Inventory	8.3	3.9	- 53.0%	--	--	--

Townhouse-Condo

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	38	29	- 23.7%	256	171	- 33.2%
Closed Sales	22	10	- 54.5%	181	111	- 38.7%
Days on Market Until Sale	45	58	+ 28.9%	64	70	+ 9.4%
Median Sales Price*	\$327,500	\$252,500	- 22.9%	\$301,000	\$281,000	- 6.6%
Percent of List Price Received*	97.5%	97.2%	- 0.3%	97.3%	97.2%	- 0.1%
Inventory of Homes for Sale	111	61	- 45.0%	--	--	--
Months Supply of Inventory	5.0	3.4	- 32.0%	--	--	--

Adult Community

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	1	0	- 100.0%	9	6	- 33.3%
Closed Sales	1	2	+ 100.0%	5	4	- 20.0%
Days on Market Until Sale	138	9	- 93.5%	91	108	+ 18.7%
Median Sales Price*	\$160,000	\$180,000	+ 12.5%	\$140,000	\$165,000	+ 17.9%
Percent of List Price Received*	97.0%	95.2%	- 1.9%	98.1%	92.7%	- 5.5%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	5.3	1.7	- 67.9%	--	--	--

* 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

