

Local Market Update for December 2015

Provided by New Jersey REALTORS®



Middlesex County

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Single Family

Key Metrics	December			Year to Date		
	2014	2015	Percent Change	Thru 12-2014	Thru 12-2015	Percent Change
New Listings	352	411	+ 16.8%	8,241	9,432	+ 14.5%
Closed Sales	423	423	0.0%	4,591	5,142	+ 12.0%
Days on Market Until Sale	85	86	+ 1.2%	74	83	+ 12.2%
Median Sales Price*	\$286,500	\$289,000	+ 0.9%	\$306,500	\$310,500	+ 1.3%
Percent of List Price Received*	96.0%	96.3%	+ 0.3%	96.1%	96.2%	+ 0.1%
Inventory of Homes for Sale	2,696	2,777	+ 3.0%	--	--	--
Months Supply of Inventory	7.0	6.2	- 11.4%	--	--	--

Townhouse-Condo

Key Metrics	December			Year to Date		
	2014	2015	Percent Change	Thru 12-2014	Thru 12-2015	Percent Change
New Listings	108	113	+ 4.6%	2,499	2,612	+ 4.5%
Closed Sales	136	148	+ 8.8%	1,482	1,569	+ 5.9%
Days on Market Until Sale	76	84	+ 10.5%	61	78	+ 27.9%
Median Sales Price*	\$230,500	\$230,000	- 0.2%	\$229,000	\$235,000	+ 2.6%
Percent of List Price Received*	95.6%	95.7%	+ 0.1%	96.1%	96.3%	+ 0.2%
Inventory of Homes for Sale	743	629	- 15.3%	--	--	--
Months Supply of Inventory	6.1	4.7	- 23.0%	--	--	--

Adult Community

Key Metrics	December			Year to Date		
	2014	2015	Percent Change	Thru 12-2014	Thru 12-2015	Percent Change
New Listings	66	68	+ 3.0%	1,322	1,398	+ 5.7%
Closed Sales	77	81	+ 5.2%	999	1,038	+ 3.9%
Days on Market Until Sale	64	75	+ 17.2%	65	70	+ 7.7%
Median Sales Price*	\$136,101	\$139,000	+ 2.1%	\$141,500	\$154,000	+ 8.8%
Percent of List Price Received*	96.1%	96.3%	+ 0.2%	96.5%	96.6%	+ 0.1%
Inventory of Homes for Sale	315	332	+ 5.4%	--	--	--
Months Supply of Inventory	3.8	3.9	+ 2.6%	--	--	--

* 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

