

Cromwell

Middlesex County

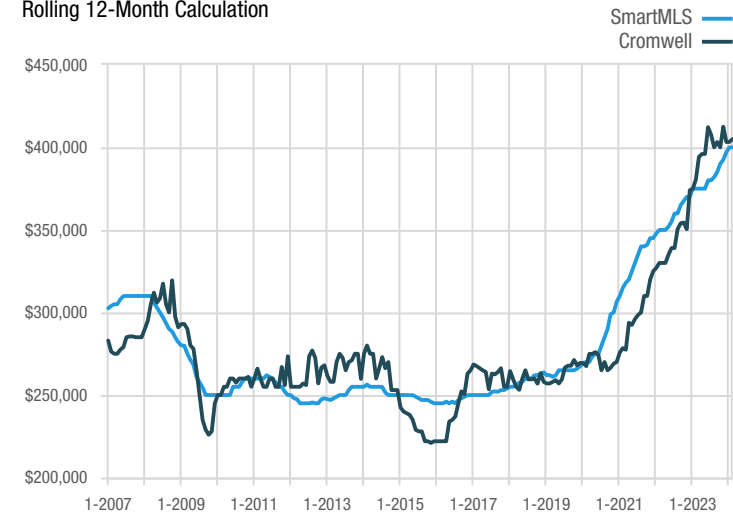
Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	4	11	+ 175.0%	5	17	+ 240.0%
Pending Sales	8	6	- 25.0%	9	14	+ 55.6%
Closed Sales	7	5	- 28.6%	12	10	- 16.7%
Days on Market Until Sale	50	46	- 8.0%	38	34	- 10.5%
Median Sales Price*	\$575,000	\$455,000	- 20.9%	\$567,500	\$440,000	- 22.5%
Average Sales Price*	\$539,515	\$504,832	- 6.4%	\$536,802	\$480,349	- 10.5%
Percent of List Price Received*	105.1%	103.3%	- 1.7%	103.7%	104.0%	+ 0.3%
Inventory of Homes for Sale	10	16	+ 60.0%	—	—	—
Months Supply of Inventory	1.1	1.9	+ 72.7%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	6	8	+ 33.3%	17	15	- 11.8%
Pending Sales	9	8	- 11.1%	12	13	+ 8.3%
Closed Sales	3	4	+ 33.3%	7	10	+ 42.9%
Days on Market Until Sale	6	44	+ 633.3%	18	22	+ 22.2%
Median Sales Price*	\$139,000	\$211,000	+ 51.8%	\$200,000	\$176,000	- 12.0%
Average Sales Price*	\$156,300	\$211,250	+ 35.2%	\$187,771	\$199,100	+ 6.0%
Percent of List Price Received*	106.1%	99.6%	- 6.1%	105.4%	101.9%	- 3.3%
Inventory of Homes for Sale	9	9	0.0%	—	—	—
Months Supply of Inventory	0.9	1.2	+ 33.3%	—	—	—

\* 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.

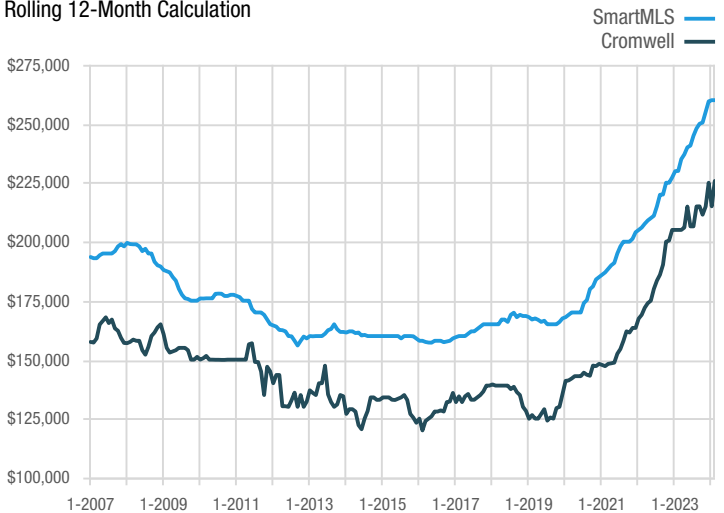
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.