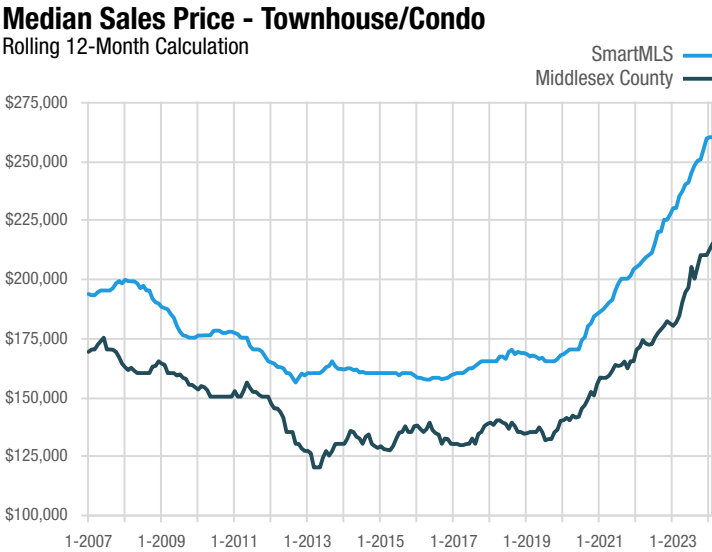
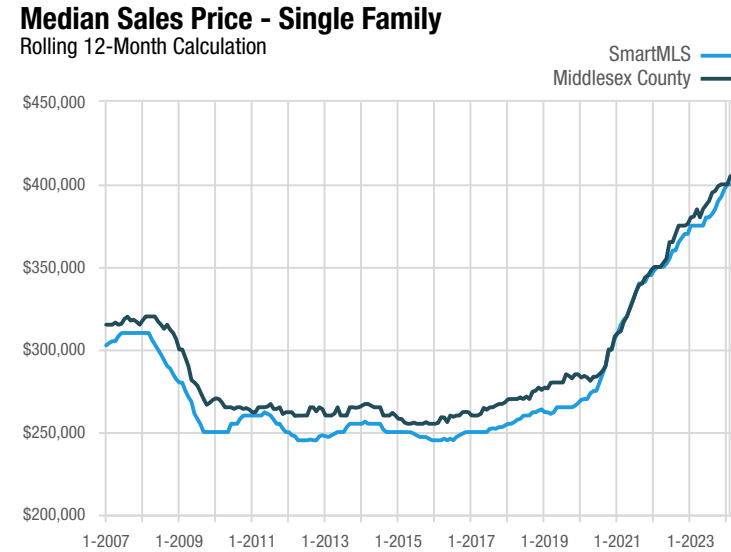


Middlesex County

Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	115	120	+ 4.3%	211	212	+ 0.5%
Pending Sales	97	97	0.0%	168	189	+ 12.5%
Closed Sales	89	73	- 18.0%	159	158	- 0.6%
Days on Market Until Sale	48	53	+ 10.4%	41	46	+ 12.2%
Median Sales Price*	\$370,000	\$405,000	+ 9.5%	\$377,000	\$409,056	+ 8.5%
Average Sales Price*	\$450,051	\$499,425	+ 11.0%	\$467,593	\$476,777	+ 2.0%
Percent of List Price Received*	99.7%	100.1%	+ 0.4%	99.9%	100.4%	+ 0.5%
Inventory of Homes for Sale	277	247	- 10.8%	—	—	—
Months Supply of Inventory	2.0	2.0	0.0%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	25	28	+ 12.0%	57	60	+ 5.3%
Pending Sales	31	30	- 3.2%	56	52	- 7.1%
Closed Sales	19	22	+ 15.8%	44	44	0.0%
Days on Market Until Sale	57	32	- 43.9%	44	24	- 45.5%
Median Sales Price*	\$213,000	\$240,000	+ 12.7%	\$177,500	\$237,500	+ 33.8%
Average Sales Price*	\$273,246	\$247,639	- 9.4%	\$227,066	\$254,018	+ 11.9%
Percent of List Price Received*	102.6%	101.1%	- 1.5%	102.3%	102.1%	- 0.2%
Inventory of Homes for Sale	35	36	+ 2.9%	—	—	—
Months Supply of Inventory	1.0	1.1	+ 10.0%	—	—	—

* 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.



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.