

Cromwell

Middlesex County

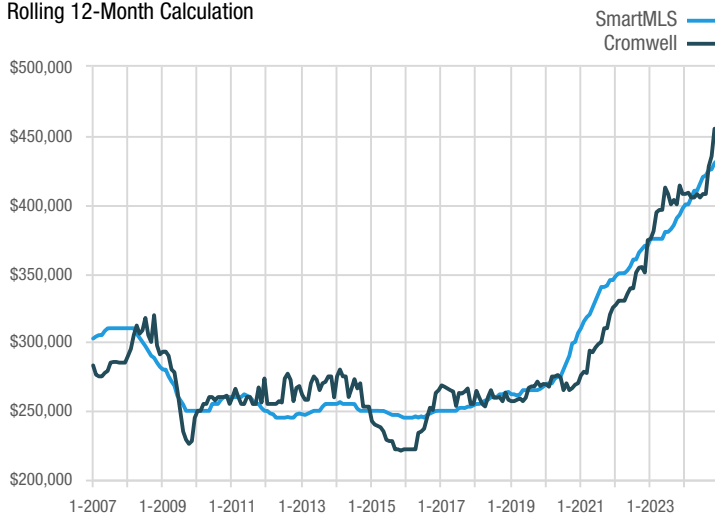
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	4	6	+ 50.0%	116	129	+ 11.2%
Pending Sales	6	6	0.0%	98	116	+ 18.4%
Closed Sales	8	12	+ 50.0%	98	117	+ 19.4%
Days on Market Until Sale	39	40	+ 2.6%	29	26	- 10.3%
Median Sales Price*	\$394,250	\$411,000	+ 4.2%	\$407,625	\$455,000	+ 11.6%
Average Sales Price*	\$425,389	\$460,701	+ 8.3%	\$468,289	\$501,170	+ 7.0%
Percent of List Price Received*	104.2%	100.2%	- 3.8%	104.1%	103.4%	- 0.7%
Inventory of Homes for Sale	19	12	- 36.8%	—	—	—
Months Supply of Inventory	2.3	1.2	- 47.8%	—	—	—

Townhouse/Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	4	3	- 25.0%	101	118	+ 16.8%
Pending Sales	4	8	+ 100.0%	88	111	+ 26.1%
Closed Sales	10	5	- 50.0%	89	105	+ 18.0%
Days on Market Until Sale	27	14	- 48.1%	20	16	- 20.0%
Median Sales Price*	\$238,500	\$262,000	+ 9.9%	\$225,000	\$234,900	+ 4.4%
Average Sales Price*	\$304,800	\$262,580	- 13.9%	\$262,064	\$262,398	+ 0.1%
Percent of List Price Received*	103.5%	102.7%	- 0.8%	104.8%	103.8%	- 1.0%
Inventory of Homes for Sale	11	5	- 54.5%	—	—	—
Months Supply of Inventory	1.5	0.5	- 66.7%	—	—	—

* 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.

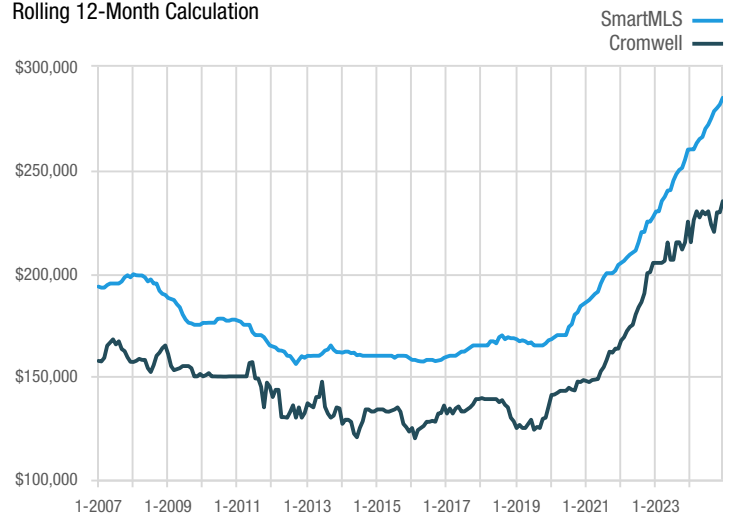
Median Sales Price - Single Family

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.