

Middlesex County

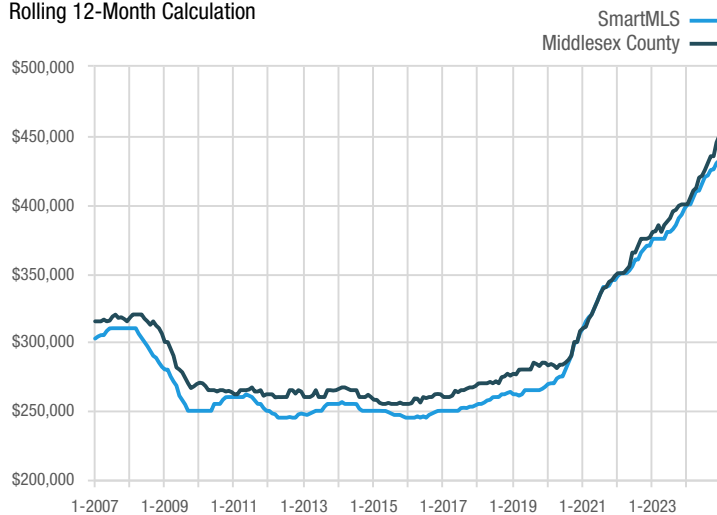
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
Key Metrics						
New Listings	69	72	+ 4.3%	1,711	1,779	+ 4.0%
Pending Sales	84	97	+ 15.5%	1,431	1,476	+ 3.1%
Closed Sales	113	120	+ 6.2%	1,437	1,443	+ 0.4%
Days on Market Until Sale	41	32	- 22.0%	33	28	- 15.2%
Median Sales Price*	\$395,000	\$469,950	+ 19.0%	\$400,000	\$450,000	+ 12.5%
Average Sales Price*	\$509,245	\$541,056	+ 6.2%	\$484,972	\$558,696	+ 15.2%
Percent of List Price Received*	100.4%	100.3%	- 0.1%	102.3%	101.7%	- 0.6%
Inventory of Homes for Sale	276	224	- 18.8%	—	—	—
Months Supply of Inventory	2.3	1.8	- 21.7%	—	—	—

Townhouse/Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
Key Metrics						
New Listings	17	15	- 11.8%	425	395	- 7.1%
Pending Sales	18	21	+ 16.7%	397	363	- 8.6%
Closed Sales	36	23	- 36.1%	396	357	- 9.8%
Days on Market Until Sale	18	17	- 5.6%	22	15	- 31.8%
Median Sales Price*	\$222,756	\$240,000	+ 7.7%	\$210,250	\$232,000	+ 10.3%
Average Sales Price*	\$270,263	\$276,696	+ 2.4%	\$250,634	\$263,699	+ 5.2%
Percent of List Price Received*	104.8%	101.1%	- 3.5%	104.5%	103.3%	- 1.1%
Inventory of Homes for Sale	38	32	- 15.8%	—	—	—
Months Supply of Inventory	1.1	1.1	0.0%	—	—	—

* 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.

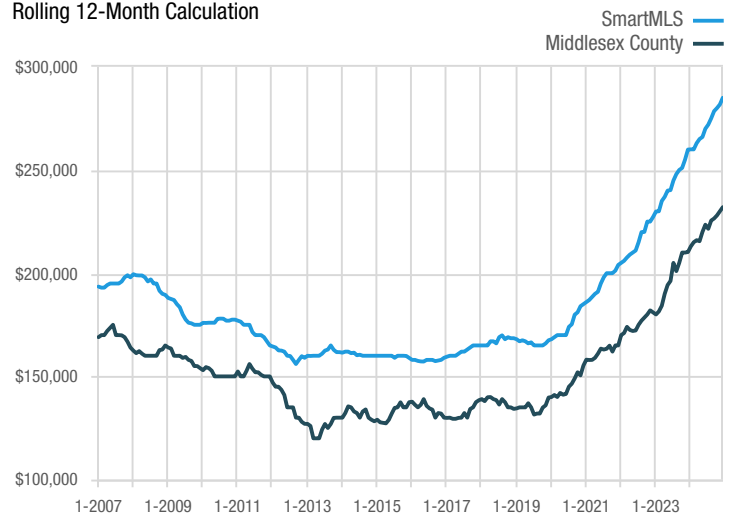
Median Sales Price - Single Family

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.