

Durham

Middlesex County

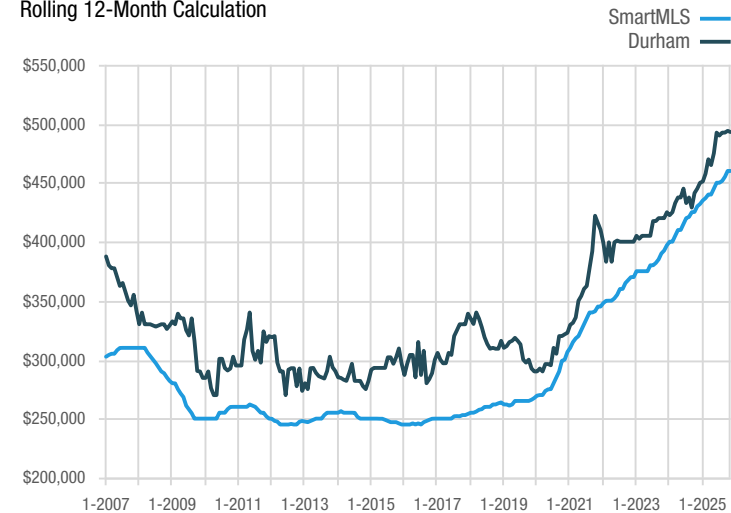
Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	3	3	0.0%	73	64	- 12.3%
Pending Sales	2	4	+ 100.0%	55	50	- 9.1%
Closed Sales	3	4	+ 33.3%	58	47	- 19.0%
Days on Market Until Sale	13	16	+ 23.1%	29	21	- 27.6%
Median Sales Price*	\$535,000	\$580,000	+ 8.4%	\$445,000	\$490,000	+ 10.1%
Average Sales Price*	\$649,667	\$598,750	- 7.8%	\$483,094	\$527,810	+ 9.3%
Percent of List Price Received*	97.6%	104.7%	+ 7.3%	102.6%	102.8%	+ 0.2%
Inventory of Homes for Sale	15	12	- 20.0%	—	—	—
Months Supply of Inventory	3.0	2.4	- 20.0%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	1	0	- 100.0%	3	7	+ 133.3%
Pending Sales	1	0	- 100.0%	3	8	+ 166.7%
Closed Sales	1	0	- 100.0%	2	9	+ 350.0%
Days on Market Until Sale	4	—	—	7	25	+ 257.1%
Median Sales Price*	\$310,000	—	—	\$235,000	\$310,000	+ 31.9%
Average Sales Price*	\$310,000	—	—	\$235,000	\$311,667	+ 32.6%
Percent of List Price Received*	108.4%	—	—	107.6%	104.9%	- 2.5%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

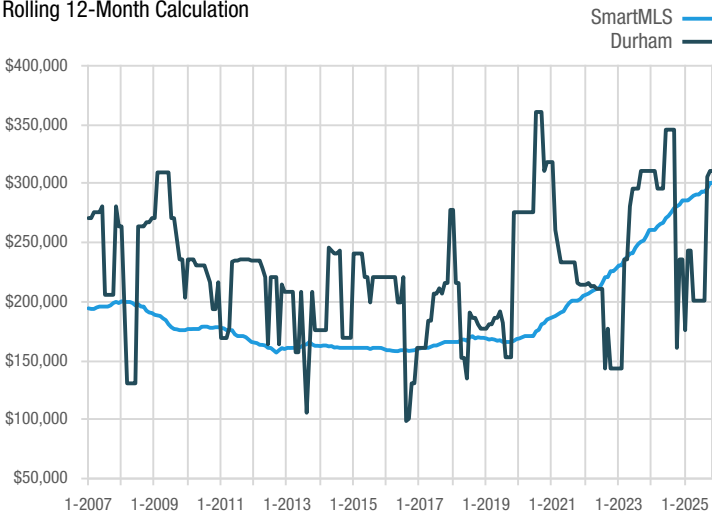
Median Sales Price - Single Family

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.