

## Durham

### Middlesex County

Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	1	2	+ 100.0%	1	2	+ 100.0%
Pending Sales	5	5	0.0%	5	5	0.0%
Closed Sales	4	4	0.0%	4	4	0.0%
Days on Market Until Sale	25	30	+ 20.0%	25	30	+ 20.0%
Median Sales Price*	\$776,250	<b>\$419,750</b>	- 45.9%	\$776,250	<b>\$419,750</b>	- 45.9%
Average Sales Price*	\$676,875	<b>\$504,100</b>	- 25.5%	\$676,875	<b>\$504,100</b>	- 25.5%
Percent of List Price Received*	100.6%	<b>108.3%</b>	+ 7.7%	100.6%	<b>108.3%</b>	+ 7.7%
Inventory of Homes for Sale	6	9	+ 50.0%	—	—	—
Months Supply of Inventory	1.2	1.9	+ 58.3%	—	—	—

Townhouse/Condo	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	9	—	—	9	—	—
Median Sales Price*	\$175,000	—	—	\$175,000	—	—
Average Sales Price*	\$175,000	—	—	\$175,000	—	—
Percent of List Price Received*	103.6%	—	—	103.6%	—	—
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.

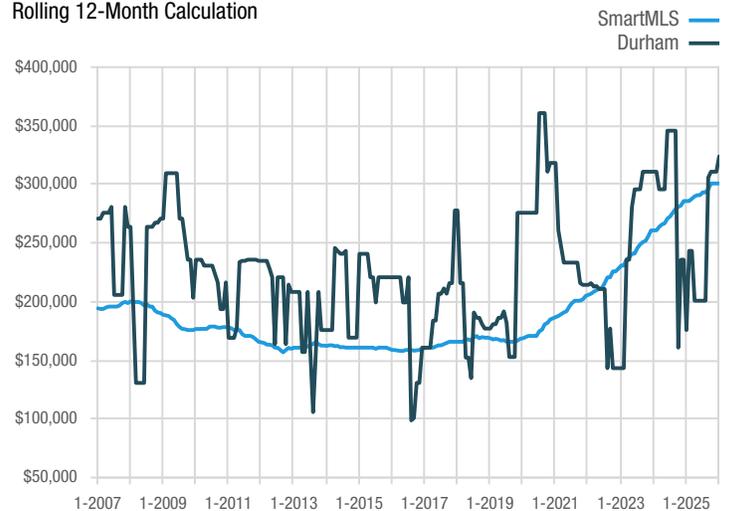
### Median Sales Price - Single Family

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.