

## Middlesex County

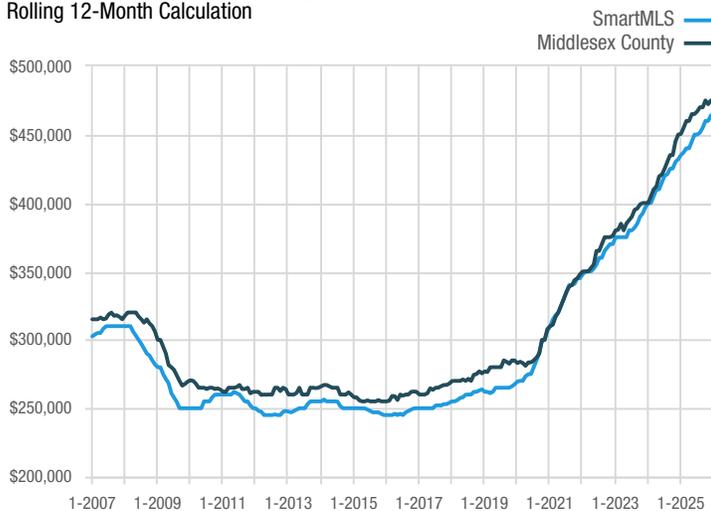
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
<b>Key Metrics</b>						
New Listings	145	65	- 55.2%	145	65	- 55.2%
Pending Sales	98	74	- 24.5%	98	74	- 24.5%
Closed Sales	104	90	- 13.5%	104	90	- 13.5%
Days on Market Until Sale	34	43	+ 26.5%	34	43	+ 26.5%
Median Sales Price*	\$458,500	<b>\$472,250</b>	+ 3.0%	\$458,500	<b>\$472,250</b>	+ 3.0%
Average Sales Price*	\$521,855	<b>\$569,725</b>	+ 9.2%	\$521,855	<b>\$569,725</b>	+ 9.2%
Percent of List Price Received*	100.5%	<b>99.8%</b>	- 0.7%	100.5%	<b>99.8%</b>	- 0.7%
Inventory of Homes for Sale	247	218	- 11.7%	—	—	—
Months Supply of Inventory	2.0	1.7	- 15.0%	—	—	—

Townhouse/Condo	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
<b>Key Metrics</b>						
New Listings	29	30	+ 3.4%	29	30	+ 3.4%
Pending Sales	26	25	- 3.8%	26	25	- 3.8%
Closed Sales	27	26	- 3.7%	27	26	- 3.7%
Days on Market Until Sale	24	24	0.0%	24	24	0.0%
Median Sales Price*	\$225,000	<b>\$242,500</b>	+ 7.8%	\$225,000	<b>\$242,500</b>	+ 7.8%
Average Sales Price*	\$255,940	<b>\$327,935</b>	+ 28.1%	\$255,940	<b>\$327,935</b>	+ 28.1%
Percent of List Price Received*	101.2%	<b>100.9%</b>	- 0.3%	101.2%	<b>100.9%</b>	- 0.3%
Inventory of Homes for Sale	38	53	+ 39.5%	—	—	—
Months Supply of Inventory	1.2	1.6	+ 33.3%	—	—	—

\* 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.

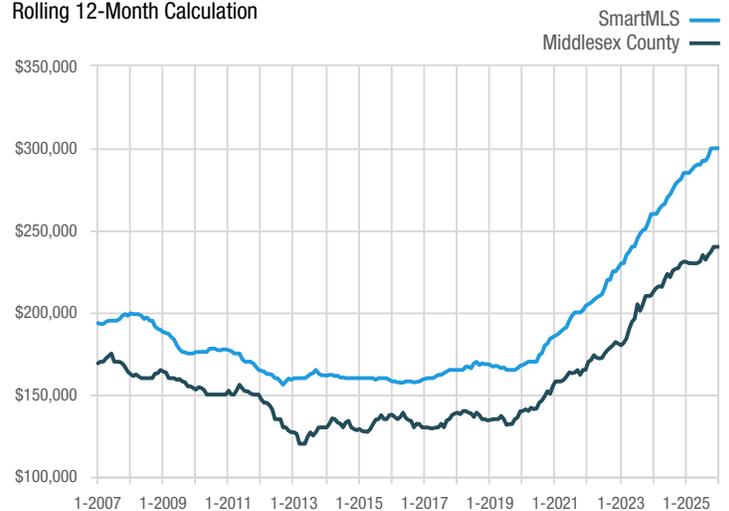
### Median Sales Price - Single Family

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.