

Middlesex County

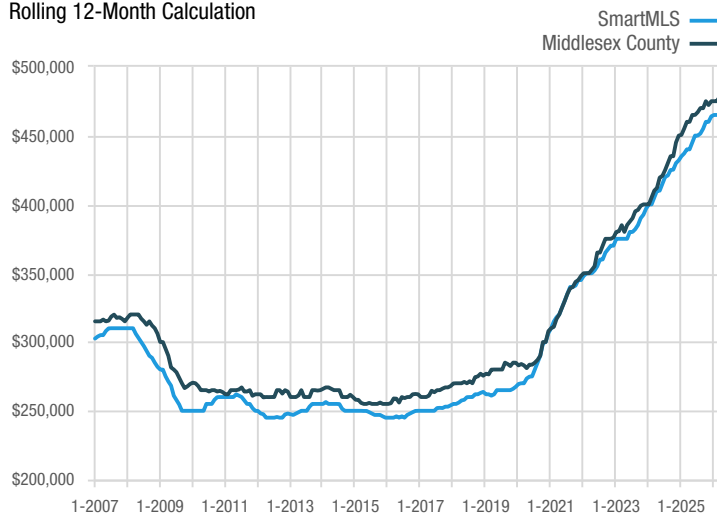
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	178	146	- 18.0%	443	290	- 34.5%
Pending Sales	105	82	- 21.9%	291	231	- 20.6%
Closed Sales	107	74	- 30.8%	286	239	- 16.4%
Days on Market Until Sale	30	50	+ 66.7%	34	45	+ 32.4%
Median Sales Price*	\$445,000	\$484,000	+ 8.8%	\$445,000	\$449,300	+ 1.0%
Average Sales Price*	\$481,649	\$589,463	+ 22.4%	\$505,898	\$555,714	+ 9.8%
Percent of List Price Received*	102.8%	102.0%	- 0.8%	101.4%	101.2%	- 0.2%
Inventory of Homes for Sale	306	239	- 21.9%	—	—	—
Months Supply of Inventory	2.5	2.0	- 20.0%	—	—	—

Townhouse/Condo	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	42	35	- 16.7%	97	92	- 5.2%
Pending Sales	28	40	+ 42.9%	77	88	+ 14.3%
Closed Sales	23	37	+ 60.9%	74	81	+ 9.5%
Days on Market Until Sale	21	30	+ 42.9%	26	29	+ 11.5%
Median Sales Price*	\$240,000	\$250,000	+ 4.2%	\$226,750	\$241,000	+ 6.3%
Average Sales Price*	\$253,057	\$279,182	+ 10.3%	\$253,373	\$293,531	+ 15.8%
Percent of List Price Received*	102.3%	100.9%	- 1.4%	102.0%	100.8%	- 1.2%
Inventory of Homes for Sale	48	43	- 10.4%	—	—	—
Months Supply of Inventory	1.6	1.3	- 18.8%	—	—	—

* 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.

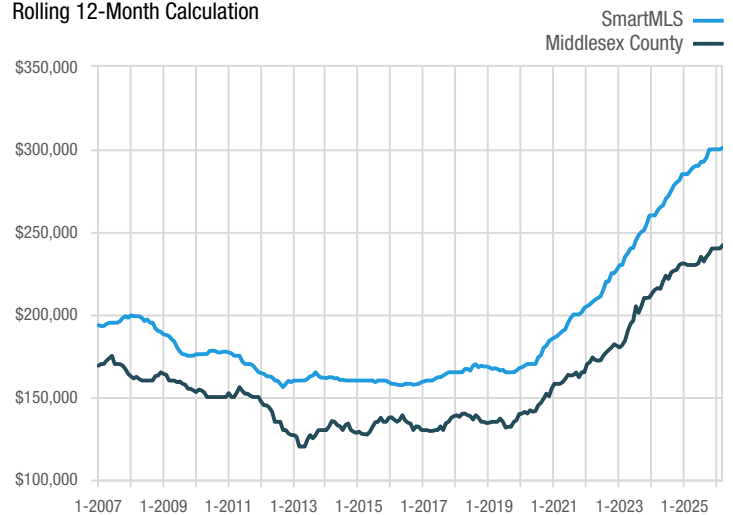
Median Sales Price - Single Family

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.