

## Durham

### Middlesex County

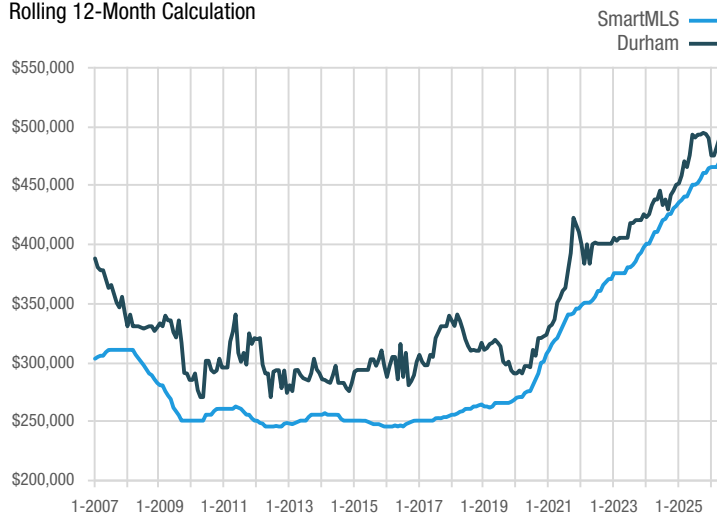
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	7	8	+ 14.3%	22	16	- 27.3%
Pending Sales	4	1	- 75.0%	14	10	- 28.6%
Closed Sales	3	1	- 66.7%	9	9	0.0%
Days on Market Until Sale	5	4	- 20.0%	25	63	+ 152.0%
Median Sales Price*	\$385,000	<b>\$390,000</b>	+ 1.3%	\$520,000	<b>\$565,000</b>	+ 8.7%
Average Sales Price*	\$405,000	<b>\$390,000</b>	- 3.7%	\$569,722	<b>\$667,933</b>	+ 17.2%
Percent of List Price Received*	110.6%	<b>104.0%</b>	- 6.0%	102.9%	<b>102.4%</b>	- 0.5%
Inventory of Homes for Sale	14	16	+ 14.3%	—	—	—
Months Supply of Inventory	2.6	4.1	+ 57.7%	—	—	—

Townhouse/Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	1	1	0.0%	4	1	- 75.0%
Pending Sales	1	0	- 100.0%	3	0	- 100.0%
Closed Sales	1	0	- 100.0%	3	0	- 100.0%
Days on Market Until Sale	2	—	—	6	—	—
Median Sales Price*	\$200,000	—	—	\$200,000	—	—
Average Sales Price*	\$200,000	—	—	\$250,000	—	—
Percent of List Price Received*	107.6%	—	—	106.1%	—	—
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	2.0	0.8	- 60.0%	—	—	—

\* 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.

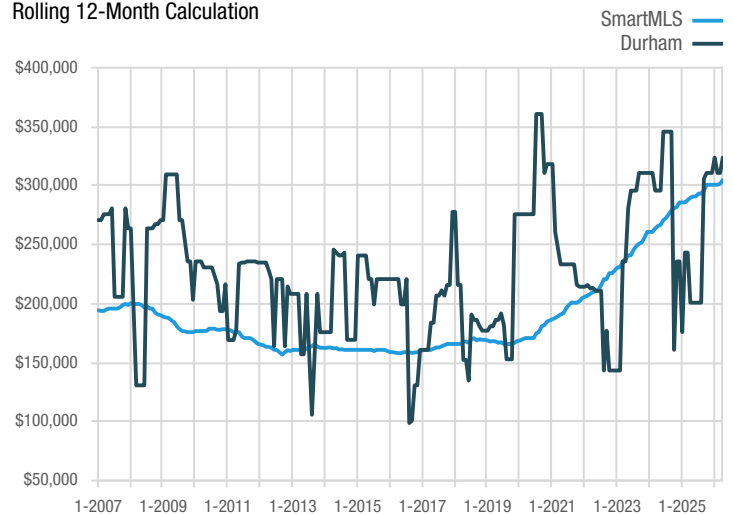
### Median Sales Price - Single Family

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.