

Durham

Middlesex County

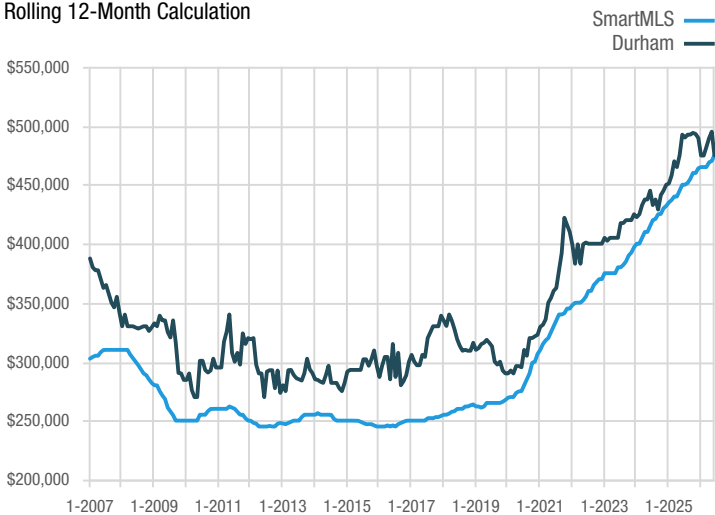
Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	11	9	- 18.2%	42	30	- 28.6%
Pending Sales	11	8	- 27.3%	27	25	- 7.4%
Closed Sales	10	6	- 40.0%	24	19	- 20.8%
Days on Market Until Sale	16	7	- 56.3%	19	37	+ 94.7%
Median Sales Price*	\$548,500	\$487,500	- 11.1%	\$510,000	\$565,000	+ 10.8%
Average Sales Price*	\$589,400	\$540,167	- 8.4%	\$559,938	\$610,805	+ 9.1%
Percent of List Price Received*	104.2%	107.1%	+ 2.8%	103.2%	105.2%	+ 1.9%
Inventory of Homes for Sale	20	11	- 45.0%	—	—	—
Months Supply of Inventory	3.9	2.7	- 30.8%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	0	0	0.0%	4	1	- 75.0%
Pending Sales	0	0	0.0%	4	1	- 75.0%
Closed Sales	1	0	- 100.0%	5	1	- 80.0%
Days on Market Until Sale	8	—	—	6	6	0.0%
Median Sales Price*	\$336,000	—	—	\$200,000	\$203,000	+ 1.5%
Average Sales Price*	\$336,000	—	—	\$257,200	\$203,000	- 21.1%
Percent of List Price Received*	100.3%	—	—	104.9%	112.8%	+ 7.5%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

* 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.

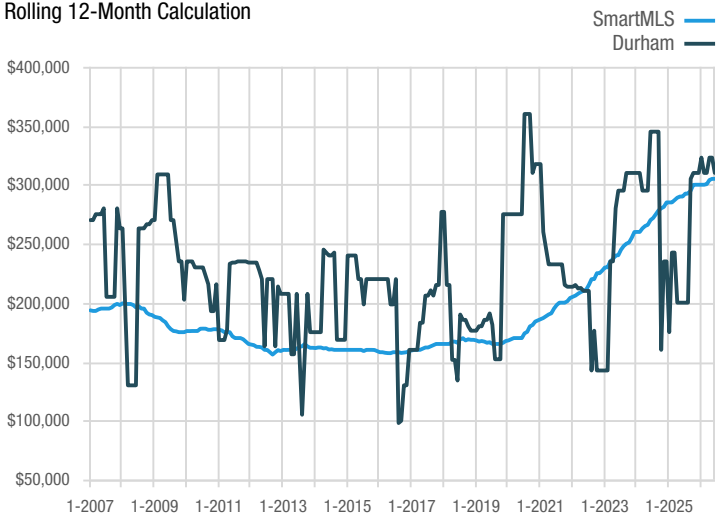
Median Sales Price - Single Family

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.