

Portland

Middlesex County

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	8	7	- 12.5%	43	46	+ 7.0%
Pending Sales	12	9	- 25.0%	35	33	- 5.7%
Closed Sales	16	16	0.0%	34	34	0.0%
Days on Market Until Sale	35	14	- 60.0%	36	15	- 58.3%
Median Sales Price*	\$450,000	\$474,528	+ 5.5%	\$457,500	\$427,500	- 6.6%
Average Sales Price*	\$488,252	\$501,272	+ 2.7%	\$472,431	\$465,503	- 1.5%
Percent of List Price Received*	103.7%	103.1%	- 0.6%	104.7%	105.4%	+ 0.7%
Inventory of Homes for Sale	12	13	+ 8.3%	—	—	—
Months Supply of Inventory	2.1	2.2	+ 4.8%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	4	0	- 100.0%	8	8	0.0%
Pending Sales	3	1	- 66.7%	5	7	+ 40.0%
Closed Sales	2	2	0.0%	4	6	+ 50.0%
Days on Market Until Sale	21	40	+ 90.5%	12	18	+ 50.0%
Median Sales Price*	\$209,130	\$397,500	+ 90.1%	\$283,005	\$344,500	+ 21.7%
Average Sales Price*	\$209,130	\$397,500	+ 90.1%	\$334,628	\$328,333	- 1.9%
Percent of List Price Received*	98.3%	96.9%	- 1.4%	106.0%	102.1%	- 3.7%
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	1.8	—	—	—	—	—

* 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.