

Cromwell

Middlesex County

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	8	9	+ 12.5%	101	60	- 40.6%
Pending Sales	10	5	- 50.0%	91	51	- 44.0%
Closed Sales	13	8	- 38.5%	90	55	- 38.9%
Days on Market Until Sale	8	11	+ 37.5%	24	26	+ 8.3%
Median Sales Price*	\$461,000	\$610,750	+ 32.5%	\$452,500	\$500,000	+ 10.5%
Average Sales Price*	\$566,379	\$690,779	+ 22.0%	\$511,280	\$552,386	+ 8.0%
Percent of List Price Received*	103.5%	104.5%	+ 1.0%	103.2%	103.4%	+ 0.2%
Inventory of Homes for Sale	11	10	- 9.1%	—	—	—
Months Supply of Inventory	1.0	1.5	+ 50.0%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	7	12	+ 71.4%	70	72	+ 2.9%
Pending Sales	4	6	+ 50.0%	53	69	+ 30.2%
Closed Sales	4	7	+ 75.0%	56	71	+ 26.8%
Days on Market Until Sale	13	20	+ 53.8%	21	23	+ 9.5%
Median Sales Price*	\$220,000	\$262,500	+ 19.3%	\$225,000	\$260,000	+ 15.6%
Average Sales Price*	\$214,975	\$336,929	+ 56.7%	\$263,612	\$286,549	+ 8.7%
Percent of List Price Received*	101.3%	103.7%	+ 2.4%	102.4%	103.2%	+ 0.8%
Inventory of Homes for Sale	16	17	+ 6.3%	—	—	—
Months Supply of Inventory	2.1	2.0	- 4.8%	—	—	—

* 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.

