

Durham

Middlesex County

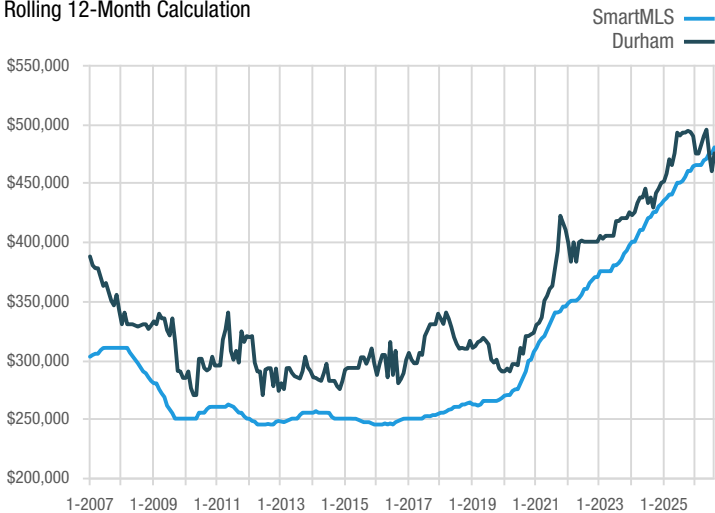
Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	4	2	- 50.0%	53	36	- 32.1%
Pending Sales	7	3	- 57.1%	39	34	- 12.8%
Closed Sales	6	5	- 16.7%	35	30	- 14.3%
Days on Market Until Sale	16	14	- 12.5%	16	32	+ 100.0%
Median Sales Price*	\$452,500	\$580,000	+ 28.2%	\$495,000	\$552,500	+ 11.6%
Average Sales Price*	\$525,833	\$569,100	+ 8.2%	\$541,416	\$577,127	+ 6.6%
Percent of List Price Received*	103.1%	104.6%	+ 1.5%	103.2%	105.0%	+ 1.7%
Inventory of Homes for Sale	14	8	- 42.9%	—	—	—
Months Supply of Inventory	2.7	2.1	- 22.2%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	2	0	- 100.0%	7	1	- 85.7%
Pending Sales	1	0	- 100.0%	5	1	- 80.0%
Closed Sales	0	0	0.0%	5	1	- 80.0%
Days on Market Until Sale	—	—	—	6	6	0.0%
Median Sales Price*	—	—	—	\$200,000	\$203,000	+ 1.5%
Average Sales Price*	—	—	—	\$257,200	\$203,000	- 21.1%
Percent of List Price Received*	—	—	—	104.9%	112.8%	+ 7.5%
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	3.0	—	—	—	—	—

* 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.

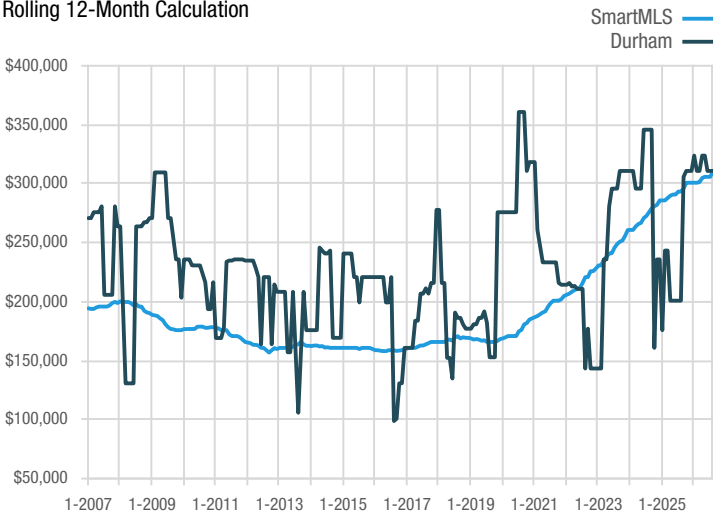
Median Sales Price - Single Family

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.