

Middlefield

Middlesex County

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	8	8	0.0%	29	31	+ 6.9%
Pending Sales	4	6	+ 50.0%	20	24	+ 20.0%
Closed Sales	2	3	+ 50.0%	18	19	+ 5.6%
Days on Market Until Sale	67	10	- 85.1%	35	20	- 42.9%
Median Sales Price*	\$755,000	\$333,000	- 55.9%	\$420,000	\$404,900	- 3.6%
Average Sales Price*	\$755,000	\$339,633	- 55.0%	\$482,368	\$441,328	- 8.5%
Percent of List Price Received*	99.5%	95.6%	- 3.9%	105.6%	102.5%	- 2.9%
Inventory of Homes for Sale	10	12	+ 20.0%	—	—	—
Months Supply of Inventory	3.4	3.3	- 2.9%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	0	1	—	3	5	+ 66.7%
Pending Sales	0	2	—	2	4	+ 100.0%
Closed Sales	0	1	—	2	4	+ 100.0%
Days on Market Until Sale	—	18	—	14	27	+ 92.9%
Median Sales Price*	—	\$199,900	—	\$450,000	\$330,000	- 26.7%
Average Sales Price*	—	\$199,900	—	\$450,000	\$402,475	- 10.6%
Percent of List Price Received*	—	100.0%	—	100.6%	99.6%	- 1.0%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.7	0.8	+ 14.3%	—	—	—

* 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.

