

Middlesex County

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	169	184	+ 8.9%	1,436	1,285	- 10.5%
Pending Sales	156	149	- 4.5%	1,018	935	- 8.2%
Closed Sales	143	146	+ 2.1%	979	897	- 8.4%
Days on Market Until Sale	22	24	+ 9.1%	26	30	+ 15.4%
Median Sales Price*	\$495,000	\$500,000	+ 1.0%	\$471,000	\$502,000	+ 6.6%
Average Sales Price*	\$571,748	\$640,741	+ 12.1%	\$565,797	\$598,362	+ 5.8%
Percent of List Price Received*	102.0%	103.3%	+ 1.3%	102.4%	102.8%	+ 0.4%
Inventory of Homes for Sale	352	386	+ 9.7%	—	—	—
Months Supply of Inventory	2.8	3.2	+ 14.3%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	48	35	- 27.1%	315	299	- 5.1%
Pending Sales	42	29	- 31.0%	261	254	- 2.7%
Closed Sales	39	37	- 5.1%	251	257	+ 2.4%
Days on Market Until Sale	17	31	+ 82.4%	18	30	+ 66.7%
Median Sales Price*	\$230,000	\$269,000	+ 17.0%	\$235,000	\$258,000	+ 9.8%
Average Sales Price*	\$282,322	\$392,011	+ 38.9%	\$291,985	\$323,285	+ 10.7%
Percent of List Price Received*	101.0%	101.4%	+ 0.4%	102.1%	101.7%	- 0.4%
Inventory of Homes for Sale	70	73	+ 4.3%	—	—	—
Months Supply of Inventory	2.2	2.3	+ 4.5%	—	—	—

* 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.

