

Portland

Middlesex County

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	8	12	+ 50.0%	61	66	+ 8.2%
Pending Sales	5	9	+ 80.0%	45	48	+ 6.7%
Closed Sales	7	12	+ 71.4%	47	50	+ 6.4%
Days on Market Until Sale	16	16	0.0%	30	16	- 46.7%
Median Sales Price*	\$591,000	\$483,750	- 18.1%	\$465,000	\$432,500	- 7.0%
Average Sales Price*	\$555,929	\$505,983	- 9.0%	\$489,280	\$485,098	- 0.9%
Percent of List Price Received*	107.5%	107.0%	- 0.5%	105.1%	105.6%	+ 0.5%
Inventory of Homes for Sale	17	17	0.0%	—	—	—
Months Supply of Inventory	3.2	2.7	- 15.6%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	2	1	- 50.0%	10	11	+ 10.0%
Pending Sales	2	2	0.0%	8	9	+ 12.5%
Closed Sales	2	2	0.0%	9	9	0.0%
Days on Market Until Sale	24	25	+ 4.2%	12	20	+ 66.7%
Median Sales Price*	\$217,500	\$395,500	+ 81.8%	\$261,000	\$324,000	+ 24.1%
Average Sales Price*	\$217,500	\$395,500	+ 81.8%	\$318,668	\$325,667	+ 2.2%
Percent of List Price Received*	96.8%	101.2%	+ 4.5%	103.3%	101.6%	- 1.6%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.2	0.8	- 33.3%	—	—	—

* 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.

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.