

Durham

Middlesex County

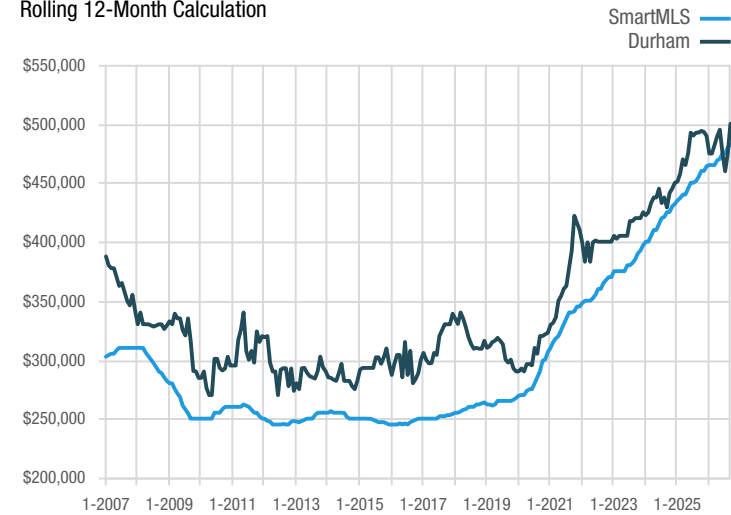
Single Family	September			Year to Date		
	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
Key Metrics						
New Listings	4	11	+ 175.0%	57	47	- 17.5%
Pending Sales	3	4	+ 33.3%	42	38	- 9.5%
Closed Sales	5	5	0.0%	40	35	- 12.5%
Days on Market Until Sale	43	36	- 16.3%	20	33	+ 65.0%
Median Sales Price*	\$390,000	\$610,000	+ 56.4%	\$492,500	\$565,000	+ 14.7%
Average Sales Price*	\$437,300	\$606,219	+ 38.6%	\$528,401	\$581,283	+ 10.0%
Percent of List Price Received*	101.1%	106.4%	+ 5.2%	103.0%	105.2%	+ 2.1%
Inventory of Homes for Sale	13	14	+ 7.7%	—	—	—
Months Supply of Inventory	2.7	3.6	+ 33.3%	—	—	—

Townhouse/Condo	September			Year to Date		
	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
Key Metrics						
New Listings	0	0	0.0%	7	1	- 85.7%
Pending Sales	2	0	- 100.0%	7	1	- 85.7%
Closed Sales	3	0	- 100.0%	8	1	- 87.5%
Days on Market Until Sale	6	—	—	6	6	0.0%
Median Sales Price*	\$344,000	—	—	\$318,000	\$203,000	- 36.2%
Average Sales Price*	\$403,000	—	—	\$311,875	\$203,000	- 34.9%
Percent of List Price Received*	102.4%	—	—	104.0%	112.8%	+ 8.5%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.9	—	—	—	—	—

* 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.

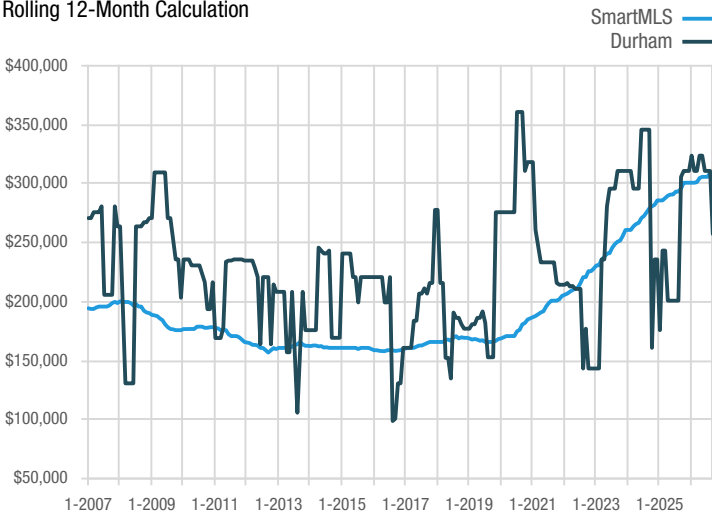
Median Sales Price - Single Family

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.