

Middlefield

Middlesex County

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	1	3	+ 200.0%	30	33	+ 10.0%
Pending Sales	7	5	- 28.6%	27	29	+ 7.4%
Closed Sales	9	8	- 11.1%	27	27	0.0%
Days on Market Until Sale	15	43	+ 186.7%	28	27	- 3.6%
Median Sales Price*	\$409,500	\$444,000	+ 8.4%	\$415,000	\$425,000	+ 2.4%
Average Sales Price*	\$449,833	\$496,438	+ 10.4%	\$471,523	\$457,657	- 2.9%
Percent of List Price Received*	105.5%	99.9%	- 5.3%	105.6%	101.8%	- 3.6%
Inventory of Homes for Sale	4	8	+ 100.0%	—	—	—
Months Supply of Inventory	1.2	2.4	+ 100.0%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	0	0	0.0%	3	5	+ 66.7%
Pending Sales	1	1	0.0%	3	5	+ 66.7%
Closed Sales	1	1	0.0%	3	5	+ 66.7%
Days on Market Until Sale	63	0	- 100.0%	30	21	- 30.0%
Median Sales Price*	\$175,000	\$660,000	+ 277.1%	\$285,000	\$340,000	+ 19.3%
Average Sales Price*	\$175,000	\$660,000	+ 277.1%	\$358,333	\$453,980	+ 26.7%
Percent of List Price Received*	88.2%	105.6%	+ 19.7%	96.5%	100.8%	+ 4.5%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

