

# Weekly Market Activity Report

Middlesex County



## For Week Ending November 29, 2025

Data current as of December 9, 2025

U.S. homeowners earned an average profit of 49.9% on the sale of single-family homes and condominiums in the third quarter of 2025, according to ATTOM's latest U.S. Home Sales Report. That figure is up slightly from 49.3% in the second quarter, but remains below the 55.4% recorded during the third quarter of 2024. The typical homeowner realized a profit of \$123,100 in the third quarter, up 1.9% from the previous quarter but down 3.5% from a year earlier.

### SINGLE FAMILY

For the week ending November 29:

- New Listings remained flat at 18
- Pending Sales increased 12.5% to 27
- Inventory increased 17.7% to 333

For the month of November:

- Median Sales Price decreased 3.1% to \$465,000
- Days on Market remained flat at 31
- Pct of List Price Rec'd decreased 0.4% to 100.7%
- Months Supply increased 8.7% to 2.5

### TOWNHOUSE/CONDO

For the week ending November 29:

- New Listings remained flat at 6
- Pending Sales remained flat at 6
- Inventory increased 44.4% to 65

For the month of November:

- Median Sales Price increased 10.8% to \$249,900
- Days on Market increased 163.6% to 29
- Pct of List Price Rec'd decreased 1.3% to 101.7%
- Months Supply increased 42.9% to 2.0

## Quick Facts

0.0%	0.0%	+ 12.5%	0.0%	+ 17.7%	+ 44.4%
Single Family	Townhouse/Condo	Single Family	Townhouse/Condo	Single Family	Townhouse/Condo
Year-Over-Year Change New Listings		Year-Over-Year Change Pending Sales		Year-Over-Year Change Homes for Sale	

A research tool provided by SmartMLS covering Middlesex County.

### Metrics by Week

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Inventory of Homes for Sale	4

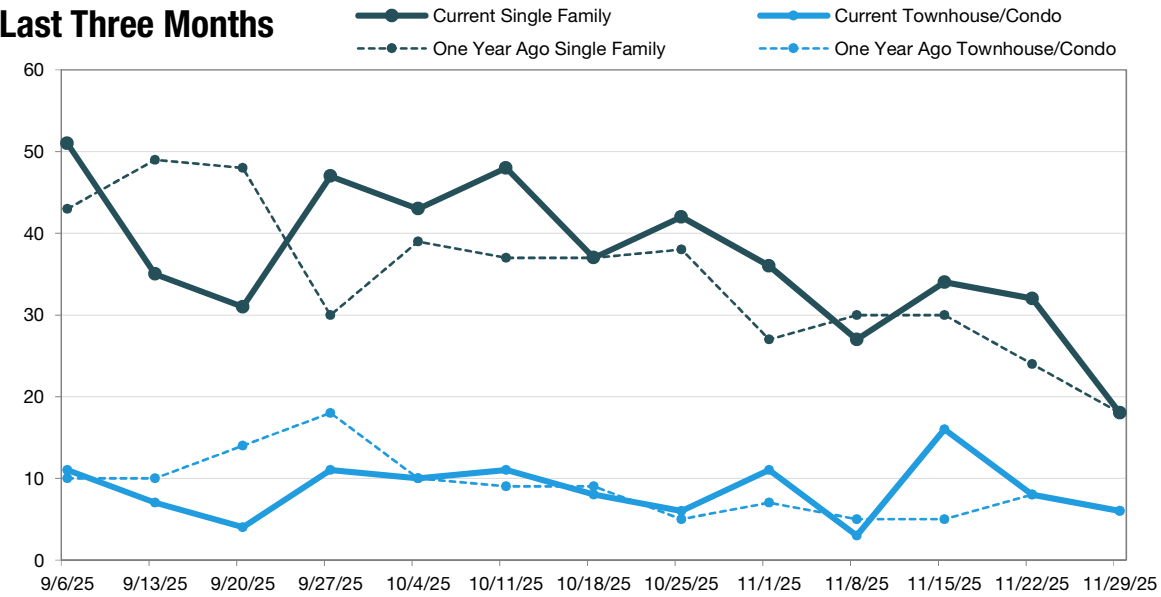
### Metrics by Month

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# New Listings

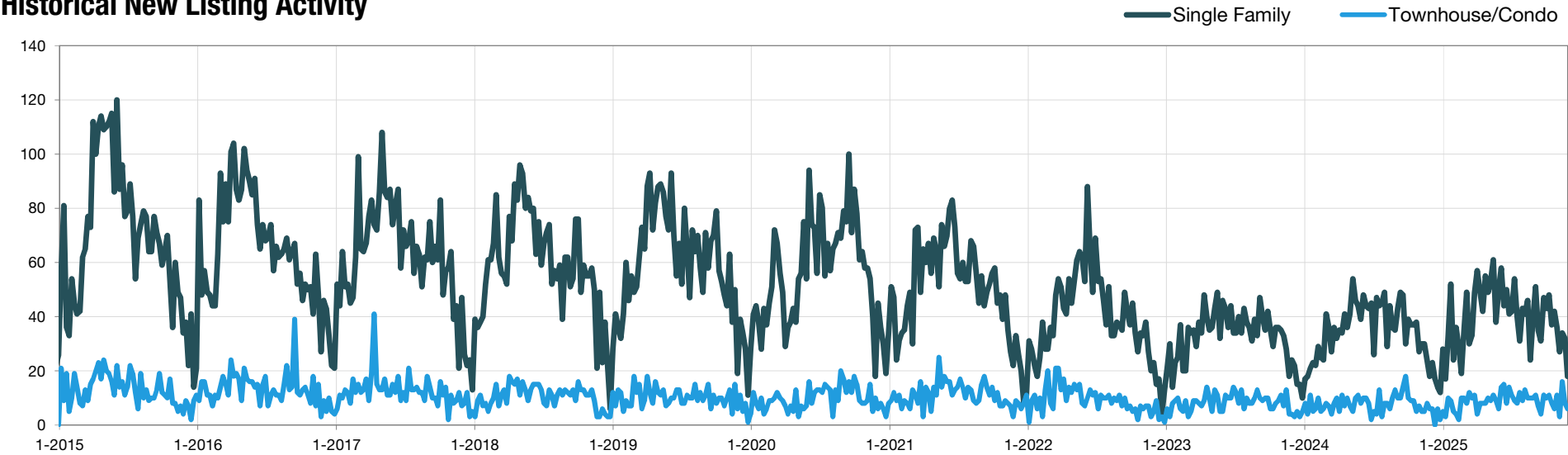
A count of the properties that have been newly listed on the market in a given week.

## Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
9/6/2025	51	+ 18.6%	11	+ 10.0%
9/13/2025	35	- 28.6%	7	- 30.0%
9/20/2025	31	- 35.4%	4	- 71.4%
9/27/2025	47	+ 56.7%	11	- 38.9%
10/4/2025	43	+ 10.3%	10	0.0%
10/11/2025	48	+ 29.7%	11	+ 22.2%
10/18/2025	37	0.0%	8	- 11.1%
10/25/2025	42	+ 10.5%	6	+ 20.0%
11/1/2025	36	+ 33.3%	11	+ 57.1%
11/8/2025	27	- 10.0%	3	- 40.0%
11/15/2025	34	+ 13.3%	16	+ 220.0%
11/22/2025	32	+ 33.3%	8	0.0%
11/29/2025	18	0.0%	6	0.0%
3-Month Avg.	37	+ 6.9%	9	- 3.4%

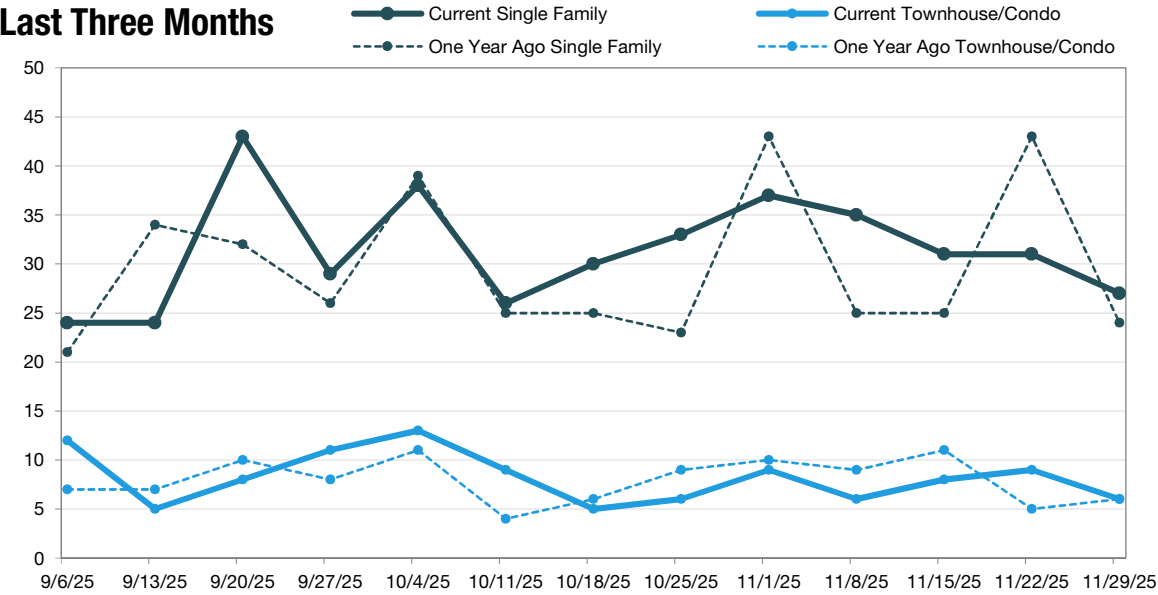
## Historical New Listing Activity



# Pending Sales

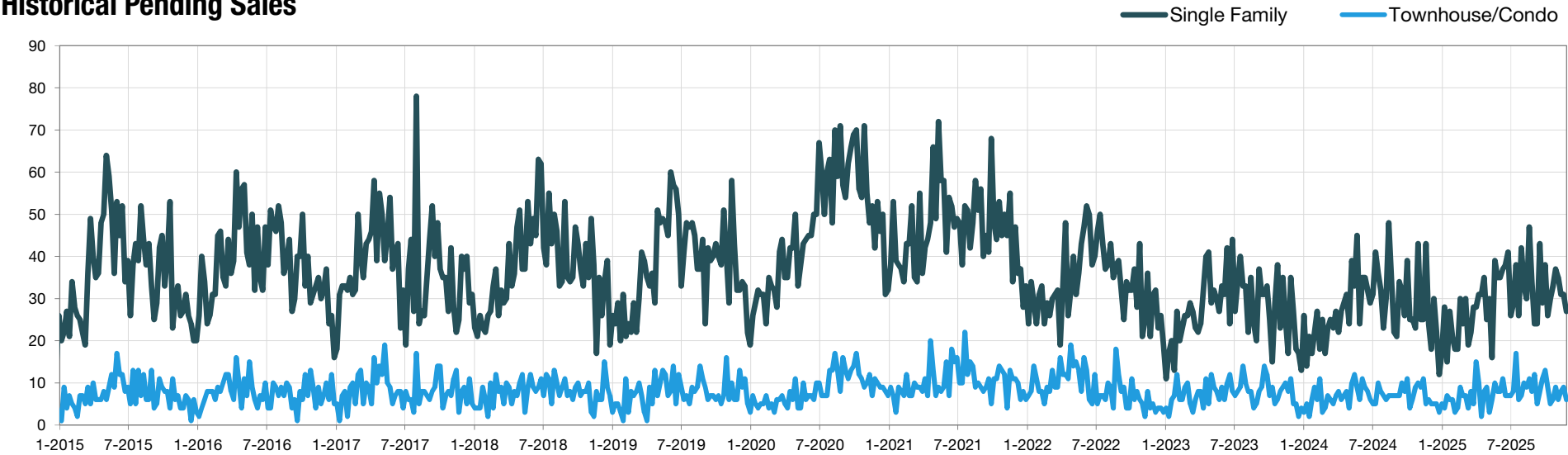
A count of the properties in either a contingent or pending status in a given week.

## Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
9/6/2025	24	+ 14.3%	12	+ 71.4%
9/13/2025	24	- 29.4%	5	- 28.6%
9/20/2025	43	+ 34.4%	8	- 20.0%
9/27/2025	29	+ 11.5%	11	+ 37.5%
10/4/2025	38	- 2.6%	13	+ 18.2%
10/11/2025	26	+ 4.0%	9	+ 125.0%
10/18/2025	30	+ 20.0%	5	- 16.7%
10/25/2025	33	+ 43.5%	6	- 33.3%
11/1/2025	37	- 14.0%	9	- 10.0%
11/8/2025	35	+ 40.0%	6	- 33.3%
11/15/2025	31	+ 24.0%	8	- 27.3%
11/22/2025	31	- 27.9%	9	+ 80.0%
11/29/2025	27	+ 12.5%	6	0.0%
3-Month Avg.	31	+ 6.0%	8	+ 3.9%

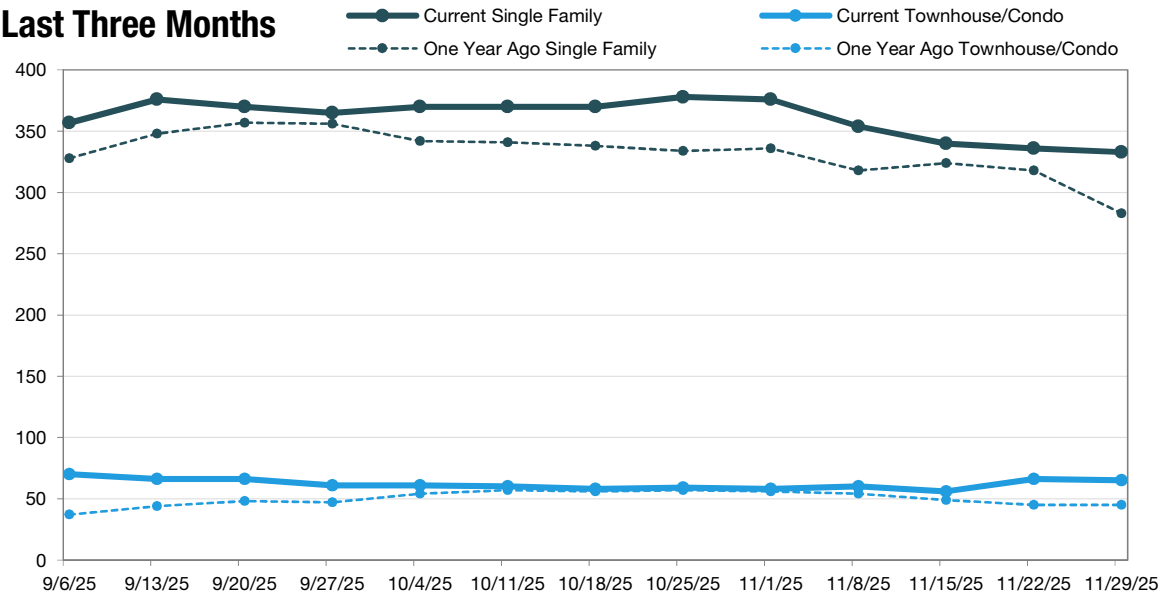
## Historical Pending Sales



# Inventory of Homes for Sale

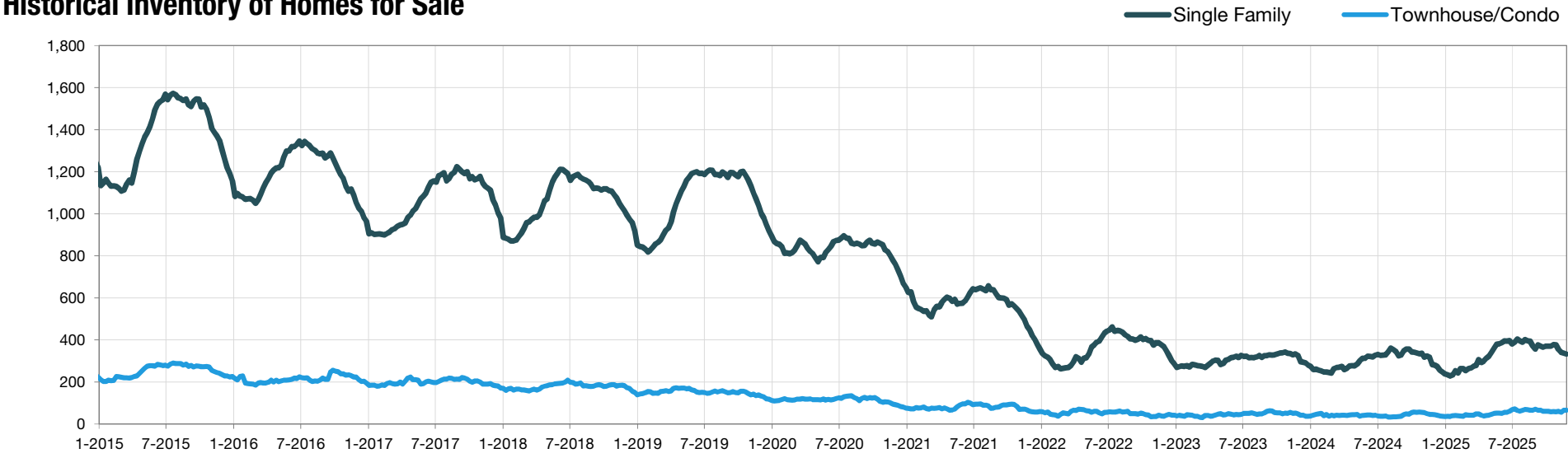
The number of properties available for sale in active status at the end of a given week.

## Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
9/6/2025	357	+ 8.8%	70	+ 89.2%
9/13/2025	376	+ 8.0%	66	+ 50.0%
9/20/2025	370	+ 3.6%	66	+ 37.5%
9/27/2025	365	+ 2.5%	61	+ 29.8%
10/4/2025	370	+ 8.2%	61	+ 13.0%
10/11/2025	370	+ 8.5%	60	+ 5.3%
10/18/2025	370	+ 9.5%	58	+ 3.6%
10/25/2025	378	+ 13.2%	59	+ 3.5%
11/1/2025	376	+ 11.9%	58	+ 3.6%
11/8/2025	354	+ 11.3%	60	+ 11.1%
11/15/2025	340	+ 4.9%	56	+ 14.3%
11/22/2025	336	+ 5.7%	66	+ 46.7%
11/29/2025	333	+ 17.7%	65	+ 44.4%
3-Month Avg.	361	+ 8.6%	62	+ 24.2%

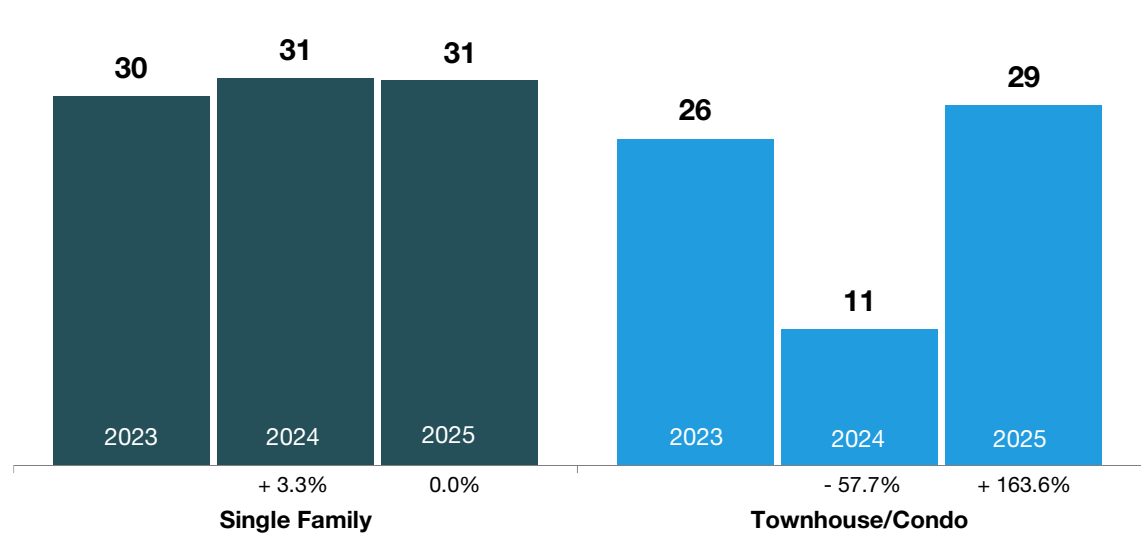
## Historical Inventory of Homes for Sale



# Days on Market Until Sale

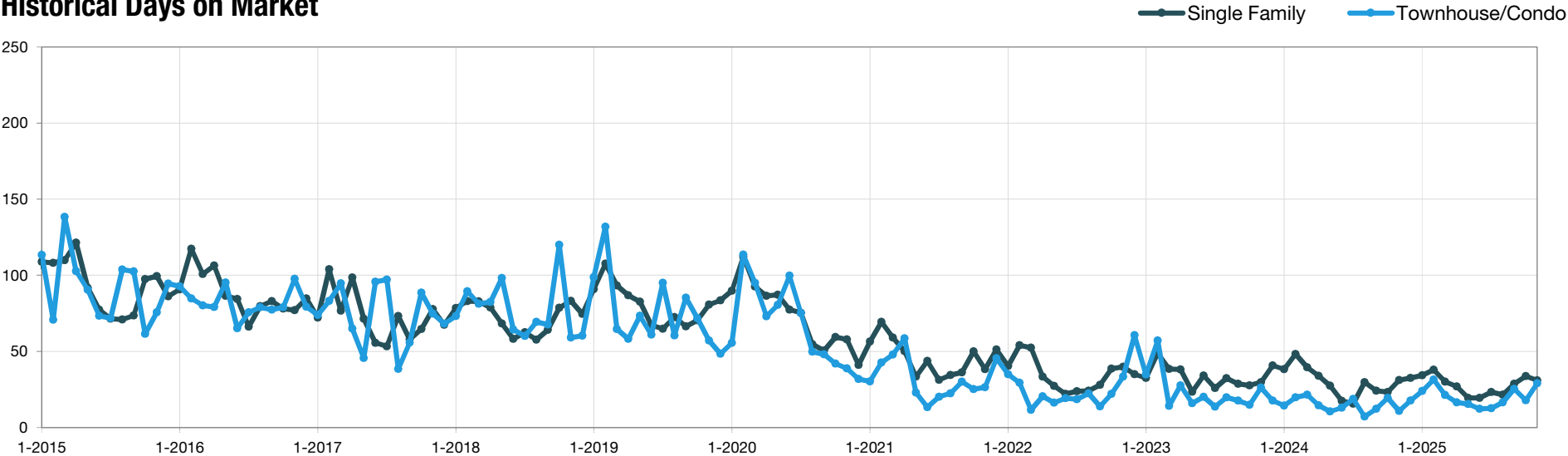
Average number of days between when a property is listed and when an offer is accepted in a given month.

## November



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Dec-2024	33	- 19.5%	18	0.0%
Jan-2025	34	- 10.5%	24	+ 71.4%
Feb-2025	38	- 20.8%	32	+ 60.0%
Mar-2025	30	- 25.0%	21	0.0%
Apr-2025	27	- 20.6%	16	+ 14.3%
May-2025	19	- 29.6%	15	+ 50.0%
Jun-2025	19	+ 5.6%	12	- 7.7%
Jul-2025	23	+ 43.8%	13	- 31.6%
Aug-2025	22	- 26.7%	16	+ 128.6%
Sep-2025	29	+ 20.8%	25	+ 108.3%
Oct-2025	34	+ 47.8%	18	- 5.3%
Nov-2025	31	0.0%	29	+ 163.6%
Average	28	-2.9%	20	46.0%

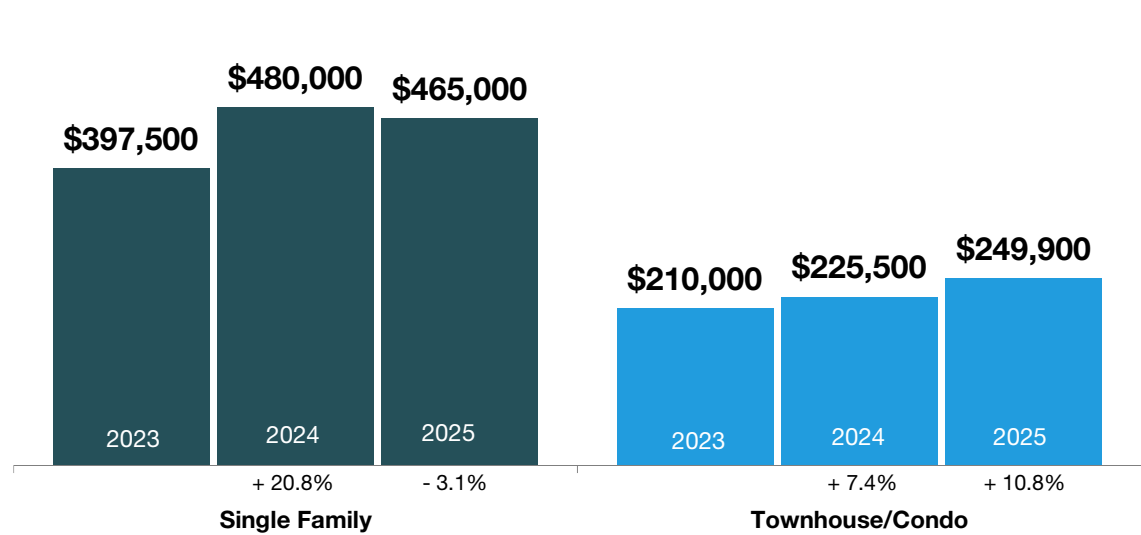
## Historical Days on Market



# Median Sales Price

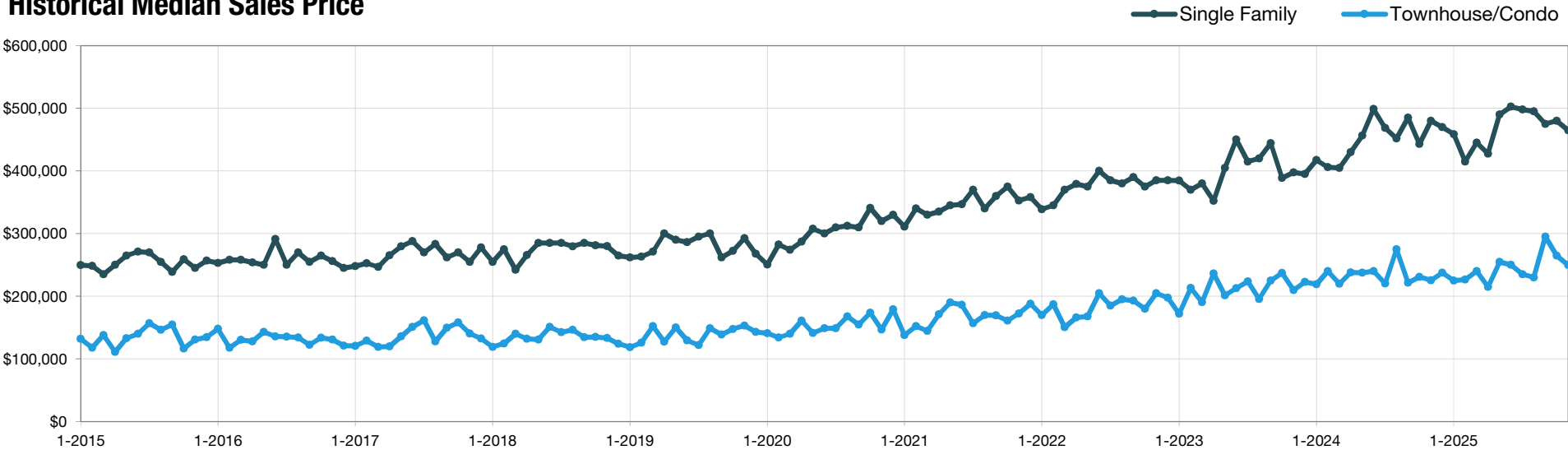
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

## November



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Dec-2024	\$469,950	+ 19.0%	\$237,500	+ 6.6%
Jan-2025	\$458,500	+ 9.8%	\$225,000	+ 2.6%
Feb-2025	\$415,000	+ 2.2%	\$226,750	- 5.5%
Mar-2025	\$445,000	+ 9.9%	\$240,000	+ 9.1%
Apr-2025	\$427,500	- 0.6%	\$215,000	- 9.7%
May-2025	\$490,000	+ 7.3%	\$255,000	+ 7.4%
Jun-2025	\$502,500	+ 0.7%	\$250,000	+ 4.1%
Jul-2025	\$498,000	+ 6.3%	\$235,000	+ 6.6%
Aug-2025	\$495,000	+ 9.5%	\$230,000	- 16.4%
Sep-2025	\$475,000	- 2.1%	\$295,000	+ 33.2%
Oct-2025	\$480,000	+ 8.4%	\$265,000	+ 14.7%
Nov-2025	\$465,000	- 3.1%	\$249,900	+ 10.8%
Median	\$472,475	+ 6.8%	\$238,750	+ 6.6%

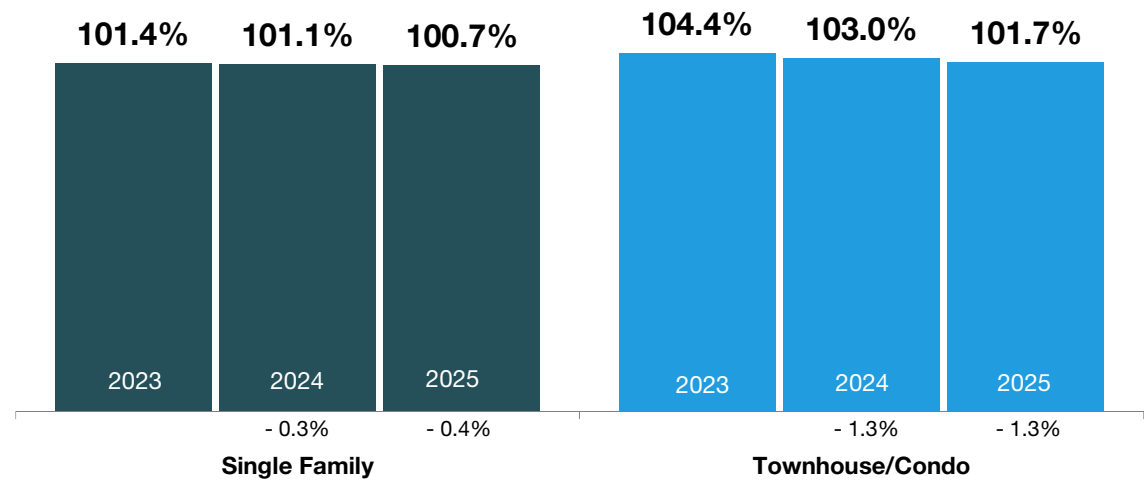
## Historical Median Sales Price



# Percent of List Price Received

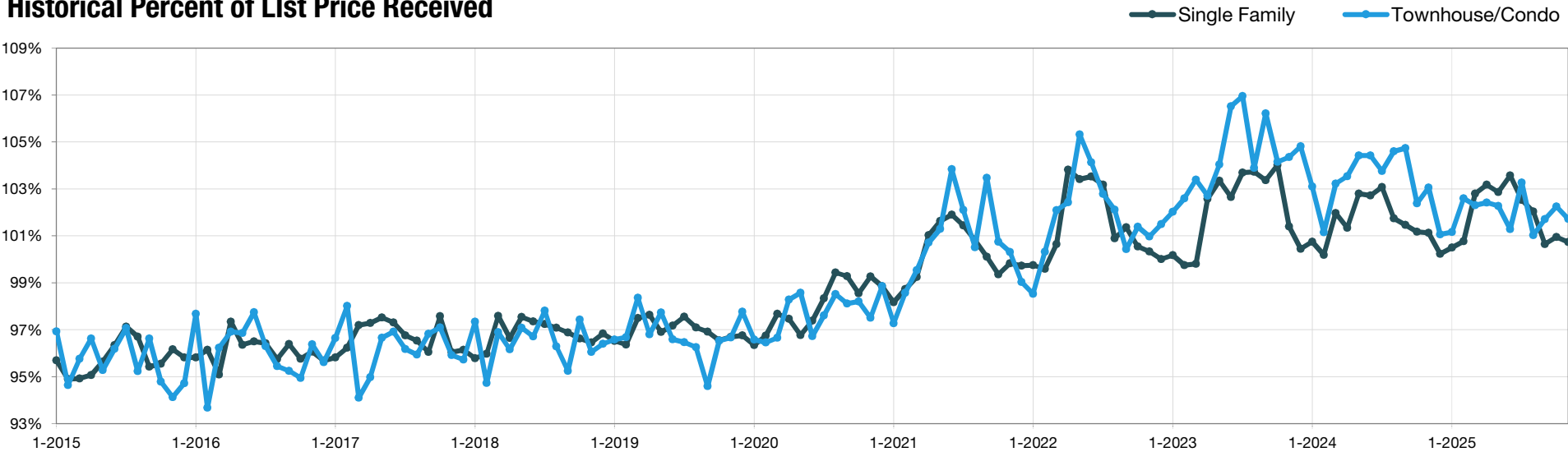
Percentage found when dividing a property’s sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## November



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Dec-2024	100.2%	- 0.2%	101.1%	- 3.5%
Jan-2025	100.5%	- 0.2%	101.2%	- 1.8%
Feb-2025	100.8%	+ 0.6%	102.6%	+ 1.5%
Mar-2025	102.8%	+ 0.8%	102.3%	- 0.9%
Apr-2025	103.2%	+ 1.9%	102.4%	- 1.1%
May-2025	102.9%	+ 0.1%	102.3%	- 2.0%
Jun-2025	103.6%	+ 0.9%	101.3%	- 3.0%
Jul-2025	102.5%	- 0.6%	103.3%	- 0.5%
Aug-2025	102.0%	+ 0.3%	101.0%	- 3.4%
Sep-2025	100.6%	- 0.9%	101.7%	- 2.9%
Oct-2025	101.0%	- 0.2%	102.2%	- 0.2%
Nov-2025	100.7%	- 0.4%	101.7%	- 1.3%
Average	101.7%	+ 0.2%	101.9%	- 1.6%

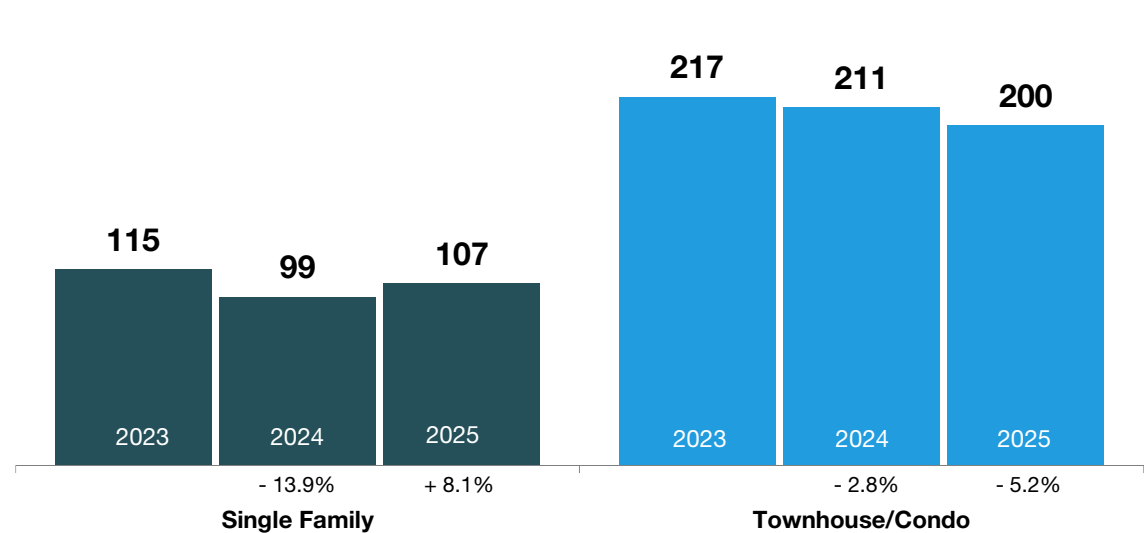
## Historical Percent of List Price Received



# Housing Affordability Index

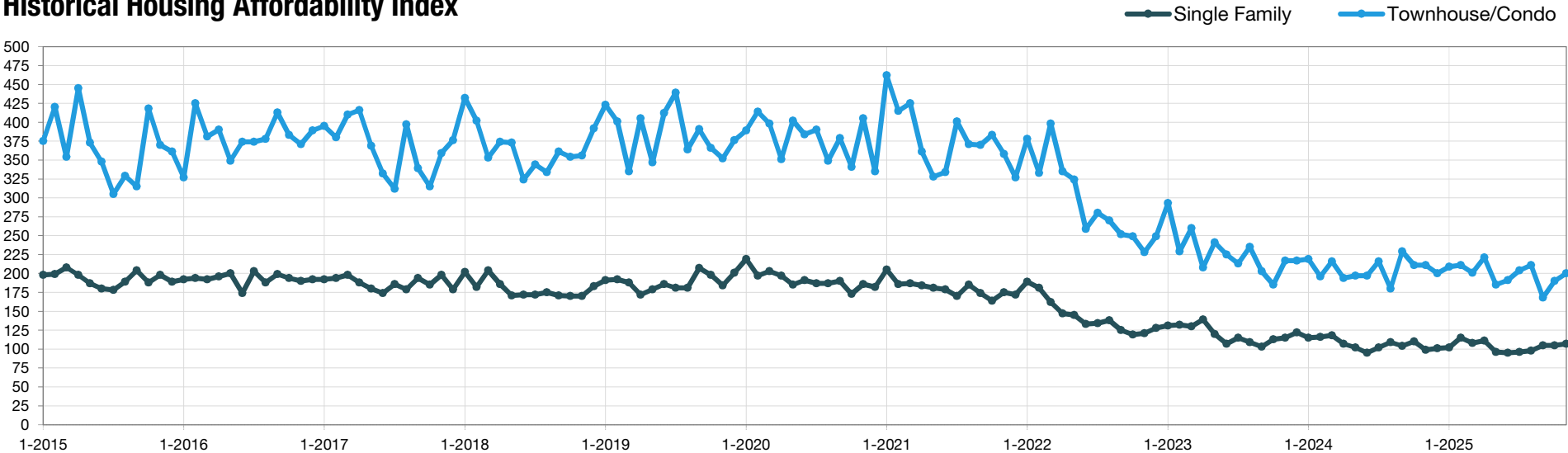
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

## November



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Dec-2024	101	- 17.2%	200	- 7.8%
Jan-2025	102	- 11.3%	209	- 4.6%
Feb-2025	115	- 0.9%	211	+ 7.7%
Mar-2025	108	- 8.5%	201	- 6.9%
Apr-2025	111	+ 3.7%	221	+ 13.9%
May-2025	96	- 5.9%	185	- 6.1%
Jun-2025	95	0.0%	191	- 3.0%
Jul-2025	96	- 5.9%	204	- 5.6%
Aug-2025	98	- 10.1%	211	+ 17.2%
Sep-2025	105	+ 1.0%	168	- 26.6%
Oct-2025	105	- 4.5%	190	- 10.0%
Nov-2025	107	+ 8.1%	200	- 5.2%
Average	103	- 4.3%	199	- 3.1%

## Historical Housing Affordability Index

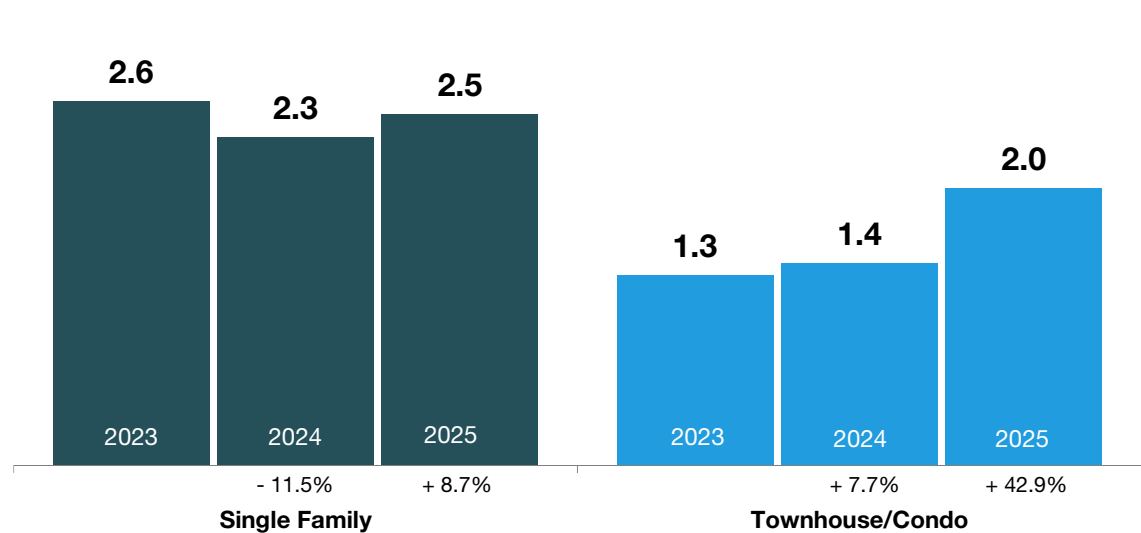




# Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

## November



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Dec-2024	1.9	- 17.4%	1.2	+ 9.1%
Jan-2025	2.0	- 4.8%	1.2	- 14.3%
Feb-2025	2.1	0.0%	1.3	+ 8.3%
Mar-2025	2.5	+ 8.7%	1.6	+ 23.1%
Apr-2025	2.6	+ 8.3%	1.3	- 7.1%
May-2025	3.2	+ 23.1%	1.6	+ 14.3%
Jun-2025	3.1	+ 10.7%	2.2	+ 83.3%
Jul-2025	3.1	+ 3.3%	2.1	+ 110.0%
Aug-2025	2.8	0.0%	2.2	+ 69.2%
Sep-2025	2.9	0.0%	1.9	+ 5.6%
Oct-2025	2.9	+ 11.5%	1.8	0.0%
Nov-2025	2.5	+ 8.7%	2.0	+ 42.9%
Average	2.6	+ 4.4%	1.7	+ 28.7%

## Historical Months Supply of Inventory

