

Weekly Market Activity Report

Middlesex County



For Week Ending April 4, 2026

Data current as of April 14, 2026

Builder confidence for newly built single-family homes ticked up one point to 38 in March, according to the National Association of Home Builders (NAHB)/Wells Fargo Housing Market Index (HMI). 37% of builders reported cutting prices, up from 36% in February, while the average price reduction held steady at 6%.

Quick Facts

- 26.3%	+ 300.0%	- 14.3%	- 46.7%	- 21.2%	- 6.3%
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

New Listings	2
Pending Sales	3
Inventory of Homes for Sale	4

Metrics by Month

Days on Market	5
Median Sales Price	6
Percent of List Price Received	7
Housing Affordability Index	8
Months Supply of Inventory	9

SINGLE FAMILY

For the week ending April 4:

- New Listings decreased 26.3% to 42
- Pending Sales decreased 14.3% to 24
- Inventory decreased 21.2% to 241

For the month of March:

- Median Sales Price increased 8.8% to \$484,000
- Days on Market increased 63.3% to 49
- Pct of List Price Rec'd decreased 1.3% to 101.5%
- Months Supply decreased 20.0% to 2.0

TOWNHOUSE/CONDO

For the week ending April 4:

- New Listings increased 300.0% to 16
- Pending Sales decreased 46.7% to 8
- Inventory decreased 6.3% to 45

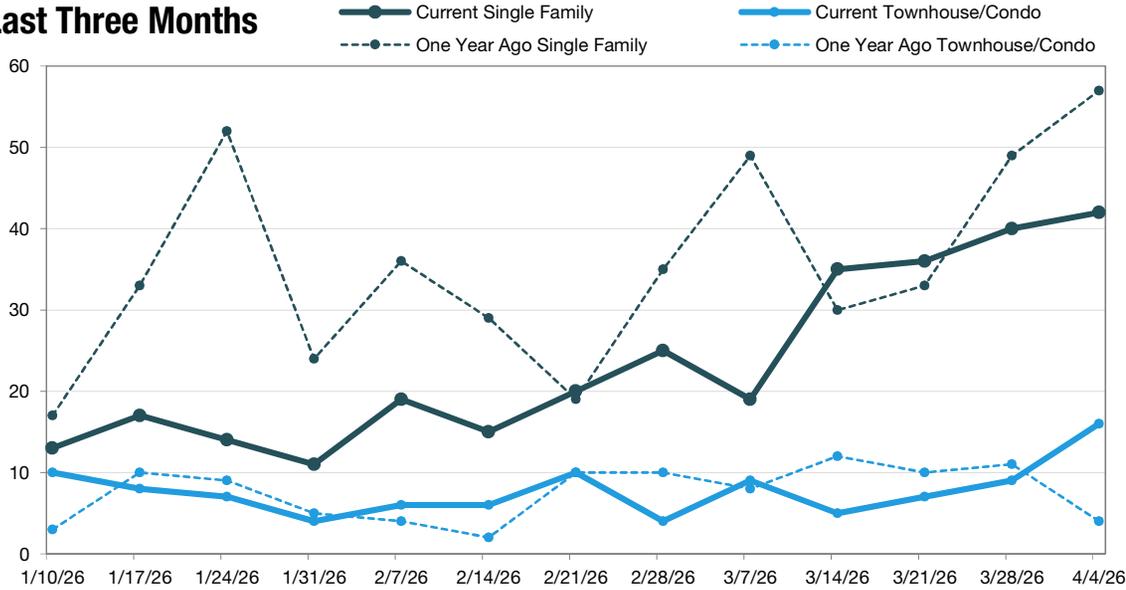
For the month of March:

- Median Sales Price increased 4.2% to \$250,000
- Days on Market increased 42.9% to 30
- Pct of List Price Rec'd decreased 1.4% to 100.9%
- Months Supply decreased 18.8% to 1.3

New Listings

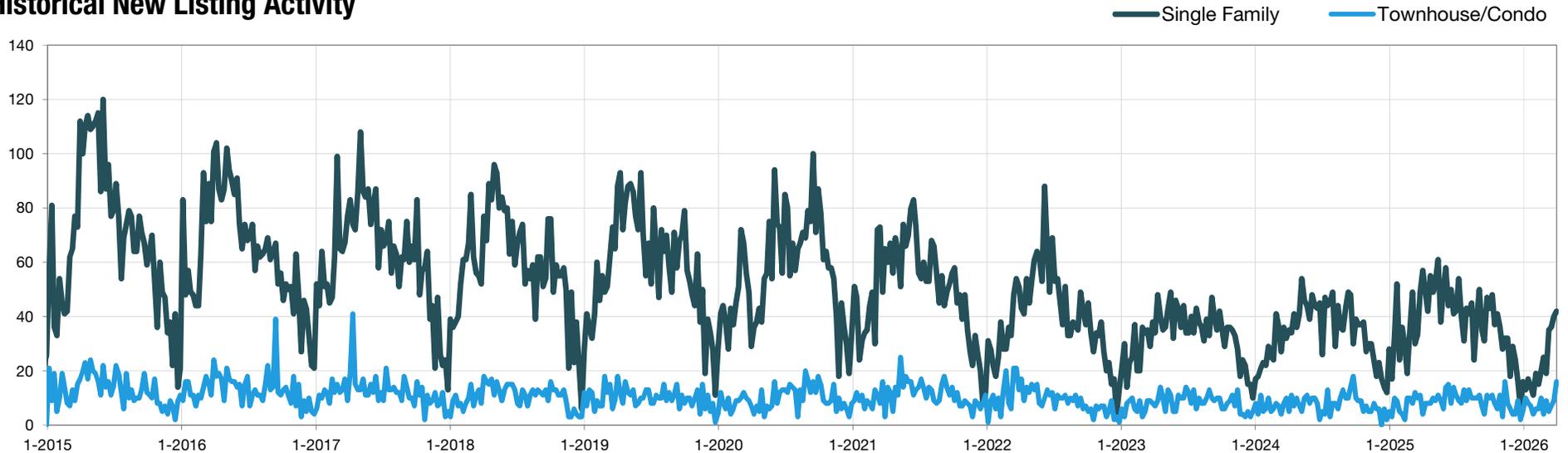
A count of the properties that have been newly listed on the market in a given week.

Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
1/10/2026	13	- 23.5%	10	+ 233.3%
1/17/2026	17	- 48.5%	8	- 20.0%
1/24/2026	14	- 73.1%	7	- 22.2%
1/31/2026	11	- 54.2%	4	- 20.0%
2/7/2026	19	- 47.2%	6	+ 50.0%
2/14/2026	15	- 48.3%	6	+ 200.0%
2/21/2026	20	+ 5.3%	10	0.0%
2/28/2026	25	- 28.6%	4	- 60.0%
3/7/2026	19	- 61.2%	9	+ 12.5%
3/14/2026	35	+ 16.7%	5	- 58.3%
3/21/2026	36	+ 9.1%	7	- 30.0%
3/28/2026	40	- 18.4%	9	- 18.2%
4/4/2026	42	- 26.3%	16	+ 300.0%
3-Month Avg.	24	- 33.9%	8	+ 3.1%

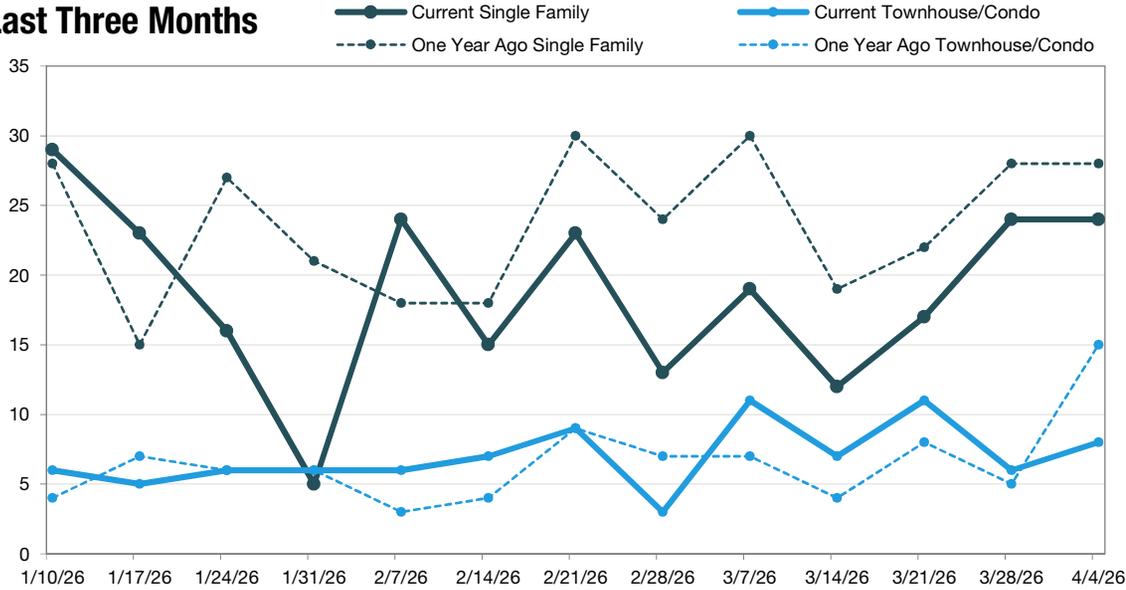
Historical New Listing Activity



Pending Sales

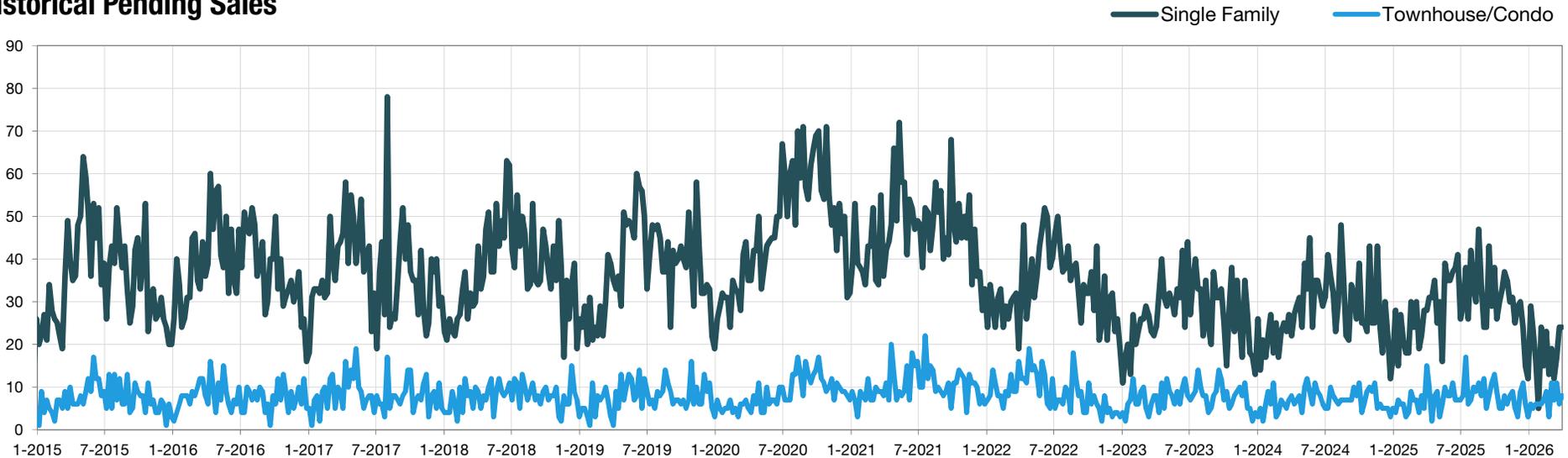
A count of the properties in either a contingent or pending status in a given week.

Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
1/10/2026	29	+ 3.6%	6	+ 50.0%
1/17/2026	23	+ 53.3%	5	- 28.6%
1/24/2026	16	- 40.7%	6	0.0%
1/31/2026	5	- 76.2%	6	0.0%
2/7/2026	24	+ 33.3%	6	+ 100.0%
2/14/2026	15	- 16.7%	7	+ 75.0%
2/21/2026	23	- 23.3%	9	0.0%
2/28/2026	13	- 45.8%	3	- 57.1%
3/7/2026	19	- 36.7%	11	+ 57.1%
3/14/2026	12	- 36.8%	7	+ 75.0%
3/21/2026	17	- 22.7%	11	+ 37.5%
3/28/2026	24	- 14.3%	6	+ 20.0%
4/4/2026	24	- 14.3%	8	- 46.7%
3-Month Avg.	19	- 20.8%	7	+ 7.1%

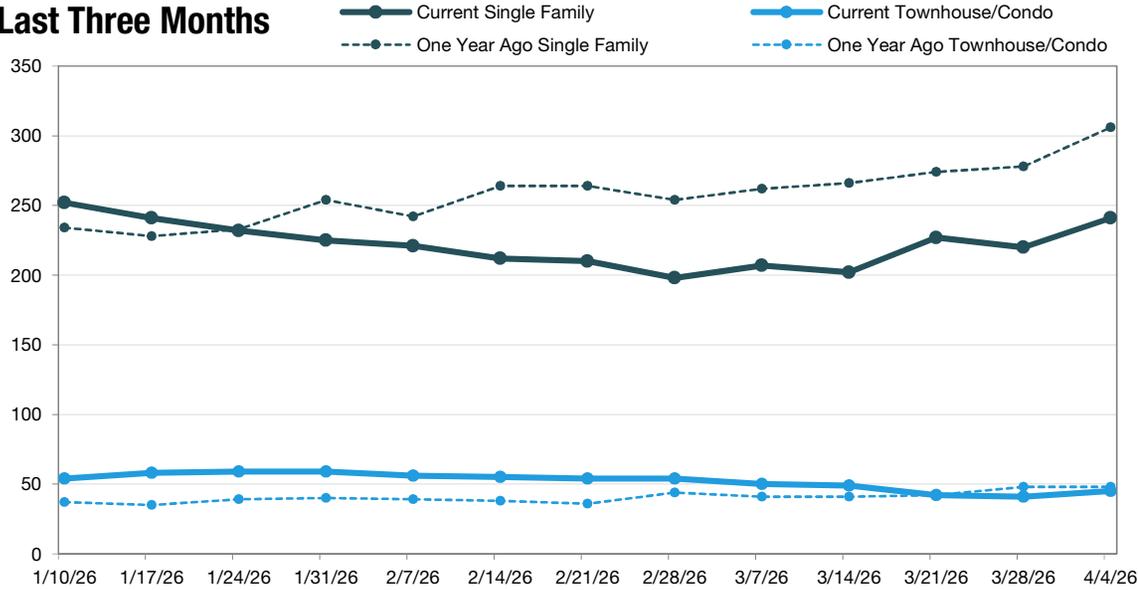
Historical Pending Sales



Inventory of Homes for Sale

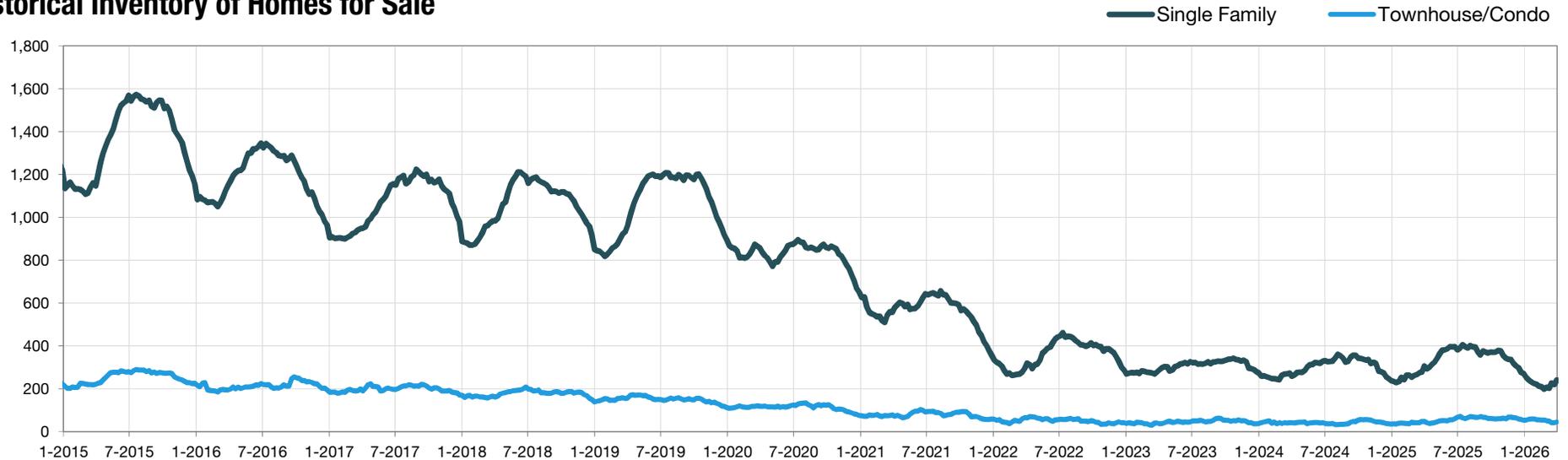
The number of properties available for sale in active status at the end of a given week.

Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
1/10/2026	252	+ 7.7%	54	+ 45.9%
1/17/2026	241	+ 5.7%	58	+ 65.7%
1/24/2026	232	- 0.4%	59	+ 51.3%
1/31/2026	225	- 11.4%	59	+ 47.5%
2/7/2026	221	- 8.7%	56	+ 43.6%
2/14/2026	212	- 19.7%	55	+ 44.7%
2/21/2026	210	- 20.5%	54	+ 50.0%
2/28/2026	198	- 22.0%	54	+ 22.7%
3/7/2026	207	- 21.0%	50	+ 22.0%
3/14/2026	202	- 24.1%	49	+ 19.5%
3/21/2026	227	- 17.2%	42	0.0%
3/28/2026	220	- 20.9%	41	- 14.6%
4/4/2026	241	- 21.2%	45	- 6.3%
3-Month Avg.	222	- 14.0%	52	+ 28.0%

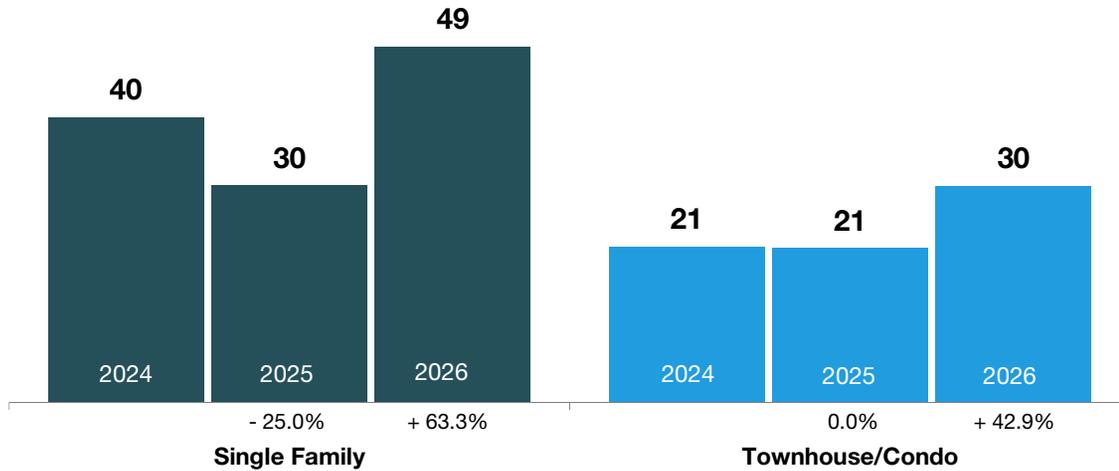
Historical Inventory of Homes for Sale



Days on Market Until Sale

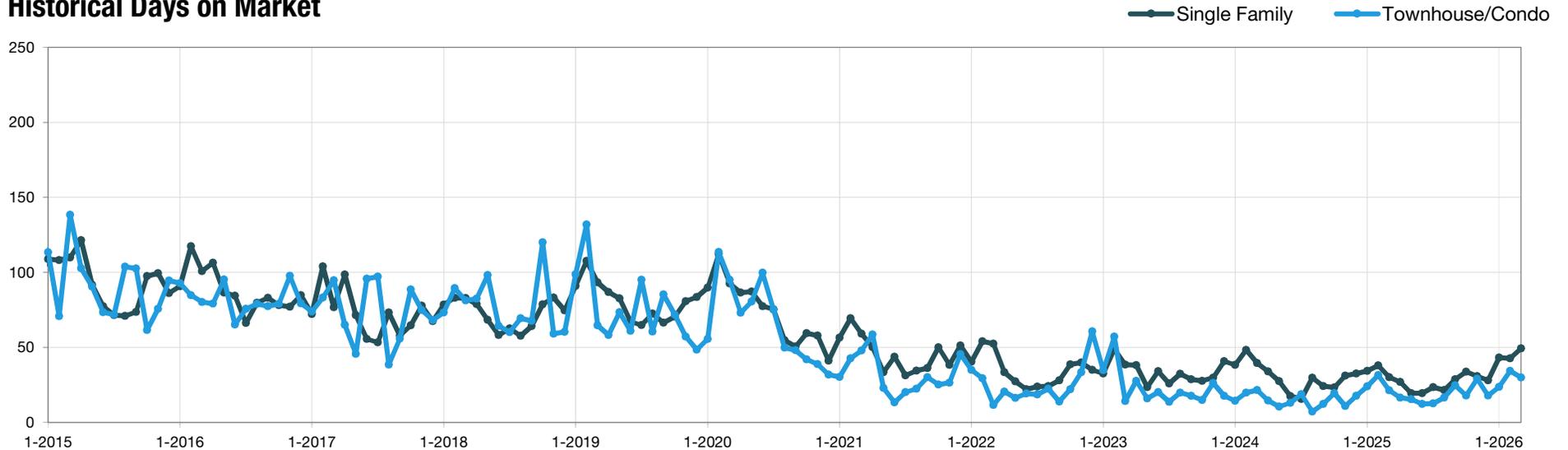
Average number of days between when a property is listed and when an offer is accepted in a given month.

March



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
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%
Dec-2025	28	-15.2%	18	0.0%
Jan-2026	43	+26.5%	24	0.0%
Feb-2026	43	+13.2%	34	+6.3%
Mar-2026	49	+63.3%	30	+42.9%
Average	31	10.7%	21	39.1%

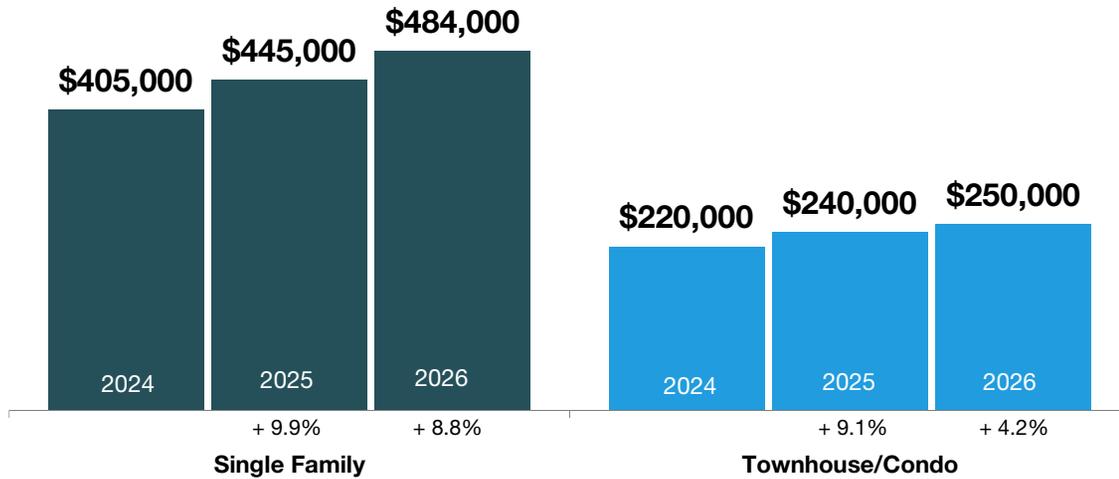
Historical Days on Market



Median Sales Price

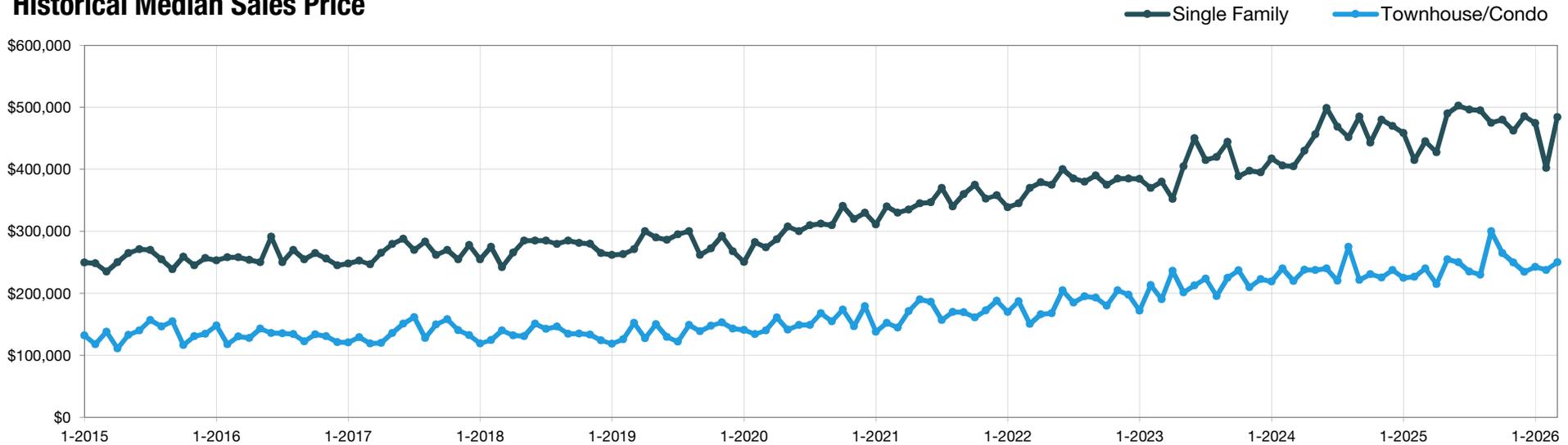
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

March



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
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	\$496,500	+ 6.0%	\$235,000	+ 6.6%
Aug-2025	\$495,000	+ 9.5%	\$230,000	- 16.4%
Sep-2025	\$475,000	- 2.1%	\$300,000	+ 35.4%
Oct-2025	\$480,000	+ 8.4%	\$265,000	+ 14.7%
Nov-2025	\$462,500	- 3.6%	\$249,900	+ 10.8%
Dec-2025	\$485,500	+ 3.3%	\$234,500	- 1.3%
Jan-2026	\$474,500	+ 3.5%	\$242,500	+ 7.8%
Feb-2026	\$402,450	- 3.0%	\$237,500	+ 4.7%
Mar-2026	\$484,000	+ 8.8%	\$250,000	+ 4.2%
Median	\$482,000	+ 3.4%	\$246,200	+ 5.7%

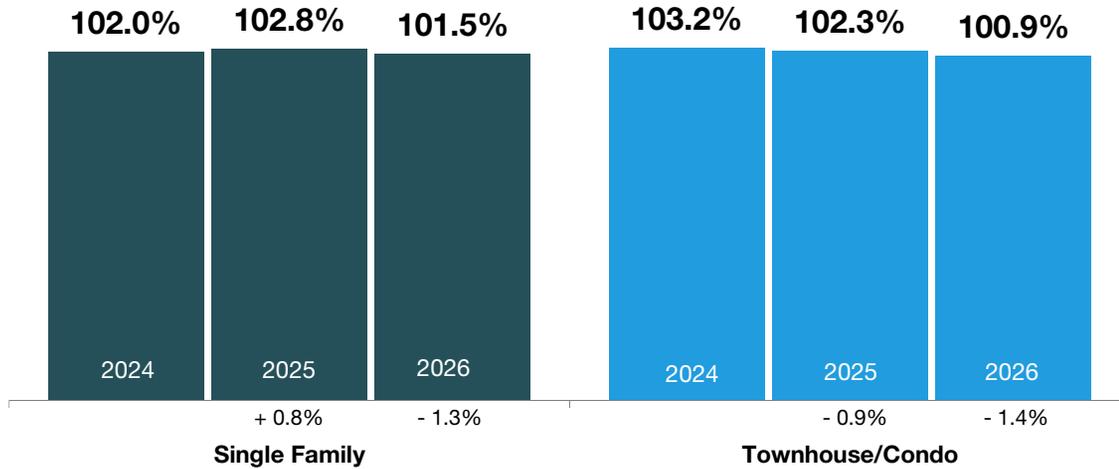
Historical Median Sales Price



Percent of List Price Received

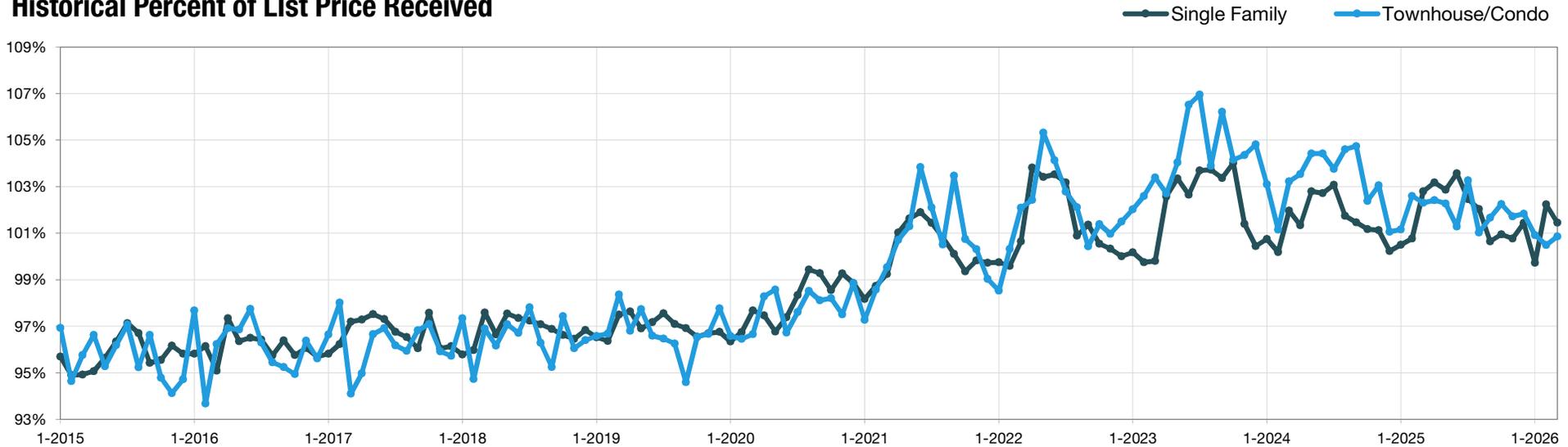
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

March



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
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	100.8%	- 0.3%	101.7%	- 1.3%
Dec-2025	101.4%	+ 1.2%	101.8%	+ 0.7%
Jan-2026	99.7%	- 0.8%	100.9%	- 0.3%
Feb-2026	102.2%	+ 1.4%	100.5%	- 2.0%
Mar-2026	101.5%	- 1.3%	100.9%	- 1.4%
Average	101.8%	+ 0.1%	101.7%	- 1.4%

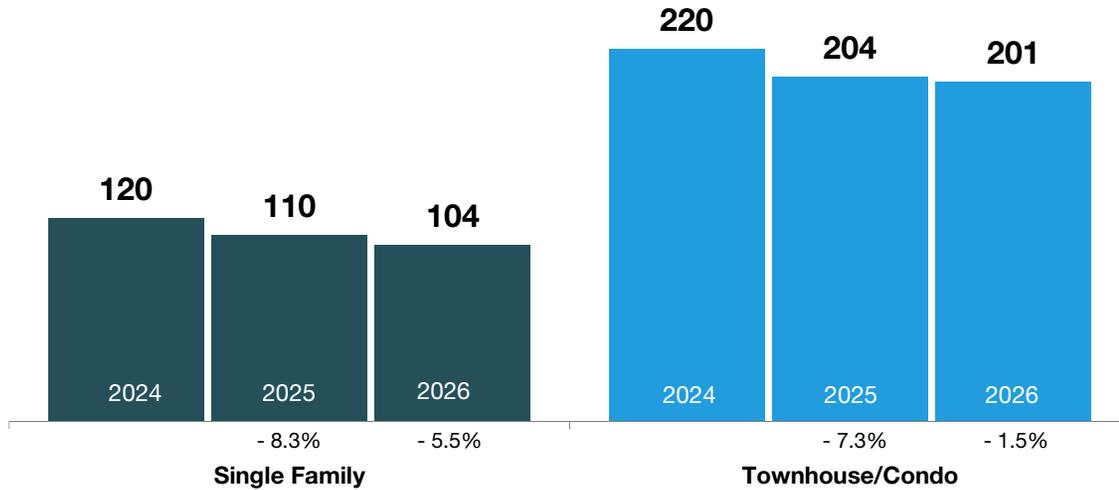
Historical Percent of List Price Received



Housing Affordability Index

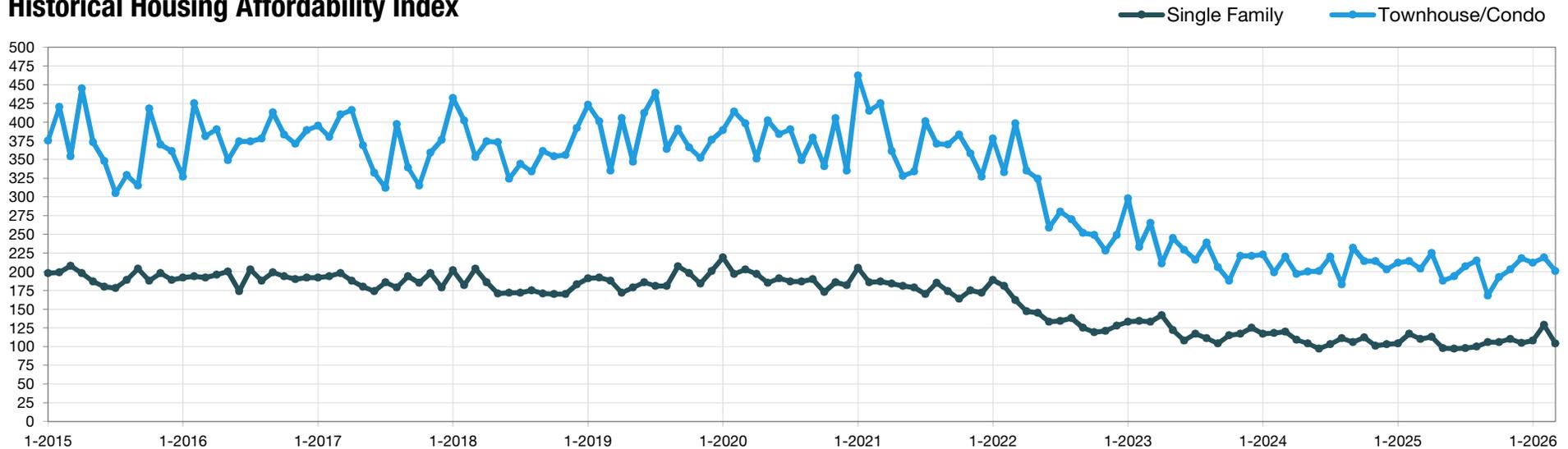
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

March



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Apr-2025	113	+ 3.7%	225	+ 14.2%
May-2025	98	- 5.8%	188	- 6.0%
Jun-2025	97	0.0%	194	- 3.5%
Jul-2025	98	- 4.9%	207	- 5.9%
Aug-2025	100	- 9.9%	215	+ 17.5%
Sep-2025	106	0.0%	168	- 27.6%
Oct-2025	106	- 5.4%	193	- 9.8%
Nov-2025	110	+ 8.9%	203	- 5.1%
Dec-2025	105	+ 1.9%	218	+ 7.4%
Jan-2026	108	+ 3.8%	212	0.0%
Feb-2026	129	+ 10.3%	219	+ 2.3%
Mar-2026	104	- 5.5%	201	- 1.5%
Average	106	- 0.2%	204	- 1.5%

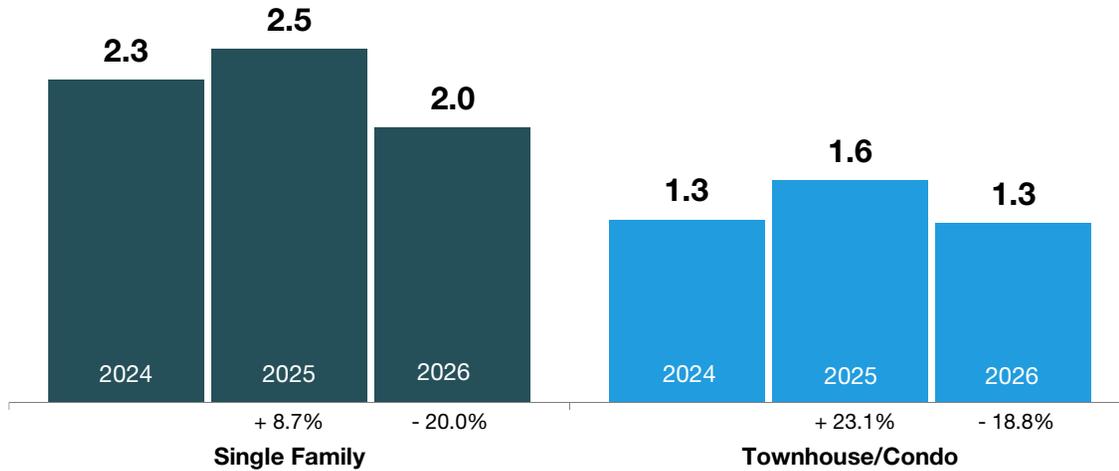
Historical Housing Affordability Index



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.

March



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
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%	2.0	+ 11.1%
Oct-2025	2.9	+ 11.5%	1.9	+ 5.6%
Nov-2025	2.5	+ 8.7%	2.1	+ 50.0%
Dec-2025	2.0	+ 5.3%	1.5	+ 25.0%
Jan-2026	1.8	- 10.0%	1.7	+ 41.7%
Feb-2026	1.7	- 19.0%	1.6	+ 23.1%
Mar-2026	2.0	- 20.0%	1.3	- 18.8%
Average	2.5	+ 1.8%	1.8	+ 33.9%

Historical Months Supply of Inventory

