Weekly Market Activity Report

Middlesex County

For Week Ending October 17, 2026

Data current as of October 27, 2026

Housing inventory reached 1.60 million units in September, up 1.9% from August and 4.6% from a year earlier, a 4.8-month supply at the current sales pace, according to the National Association of REALTORS®. The median existing-home sales price was $417,500, up 1.3% from $412,300 a year earlier, the 39th consecutive month of year-over-year price gains. With a median of 33 days on market, up from 31 in August, NAR Chief Economist Lawrence Yun said higher inventory and lengthening days on market give buyers improved negotiating power.

SINGLE FAMILY

For the week ending October 17:

- New Listings increased 5.4% to 39
- Pending Sales increased 3.3% to 31
- Inventory increased 12.9% to 419

For the month of September:

- Median Sales Price increased 9.1% to $518,000
- Days on Market decreased 10.3% to 26
- Pct of List Price Rec'd increased 1.9% to 102.5%
- Months Supply increased 13.8% to 3.3

TOWNHOUSE/CONDO

For the week ending October 17:

- New Listings decreased 62.5% to 3
- Pending Sales increased 140.0% to 12
- Inventory increased 25.4% to 74

For the month of September:

- Median Sales Price decreased 16.7% to $250,000
- Days on Market increased 10.0% to 22
- Pct of List Price Rec'd decreased 0.3% to 101.4%
- Months Supply increased 15.0% to 2.3

Quick Facts

+ 5.4%	- 62.5%	+ 3.3%	+ 140.0%	+ 12.9%	+ 25.4%
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.

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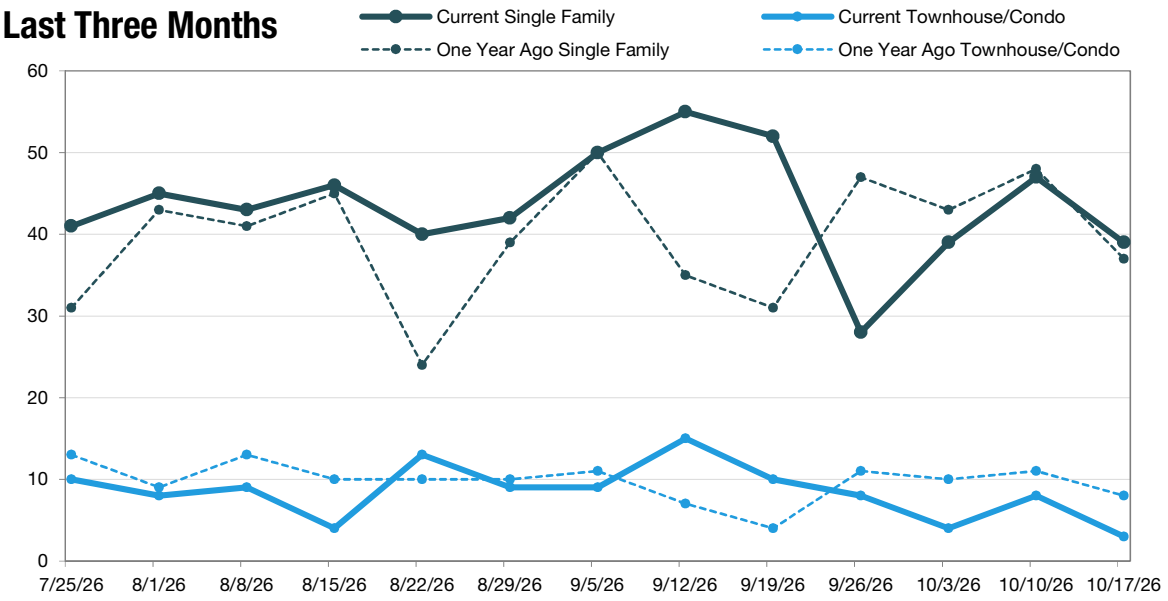
Current as of October 27, 2026. All data from SmartMLS. Report © 2026 ShowingTime Plus, LLC.

New Listings

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

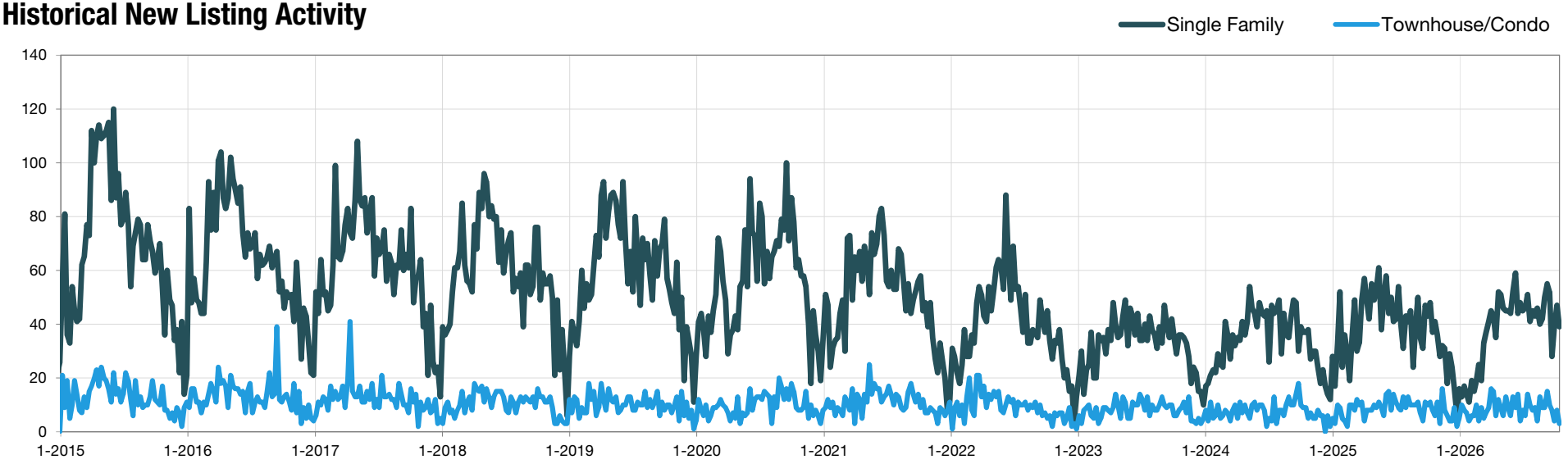
SMART MLS
Middlesex County

Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/ Condo	Year-Over-Year Change
7/25/2026	**41**	+ 32.3%	**10**	- 23.1%
8/1/2026	**45**	+ 4.7%	**8**	- 11.1%
8/8/2026	**43**	+ 4.9%	**9**	- 30.8%
8/15/2026	**46**	+ 2.2%	**4**	- 60.0%
8/22/2026	**40**	+ 66.7%	**13**	+ 30.0%
8/29/2026	**42**	+ 7.7%	**9**	- 10.0%
9/5/2026	**50**	0.0%	**9**	- 18.2%
9/12/2026	**55**	+ 57.1%	**15**	+ 114.3%
9/19/2026	**52**	+ 67.7%	**10**	+ 150.0%
9/26/2026	**28**	- 40.4%	**8**	- 27.3%
10/3/2026	**39**	- 9.3%	**4**	- 60.0%
10/10/2026	**47**	- 2.1%	**8**	- 27.3%
10/17/2026	**39**	+ 5.4%	**3**	- 62.5%
3-Month Avg.	**44**	+ 10.3%	**8**	- 13.4%

Historical New Listing Activity

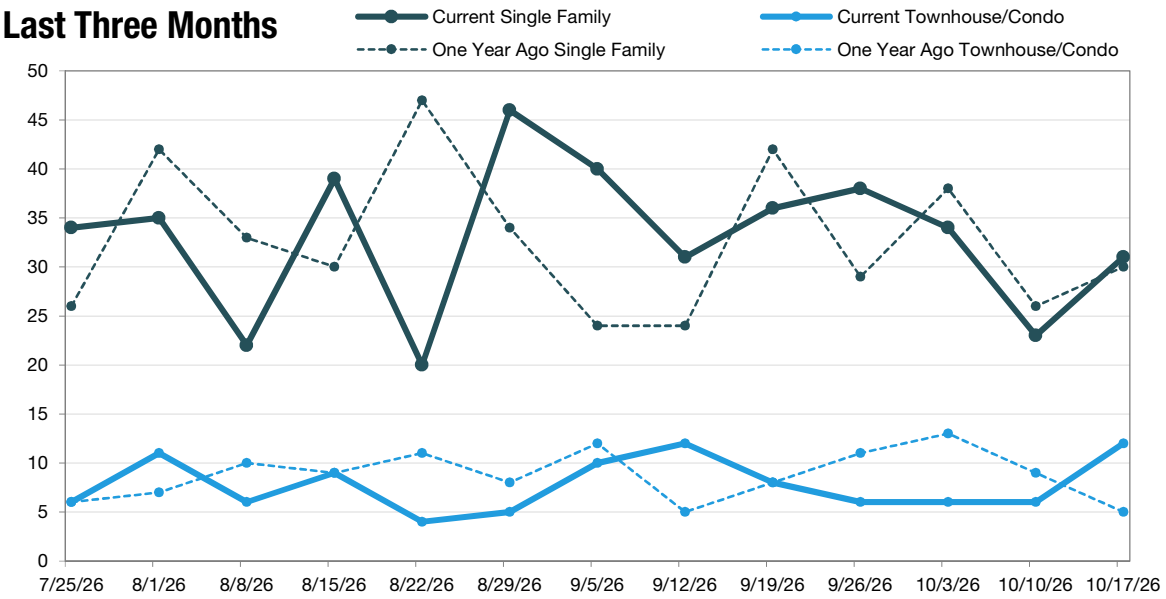


Pending Sales

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

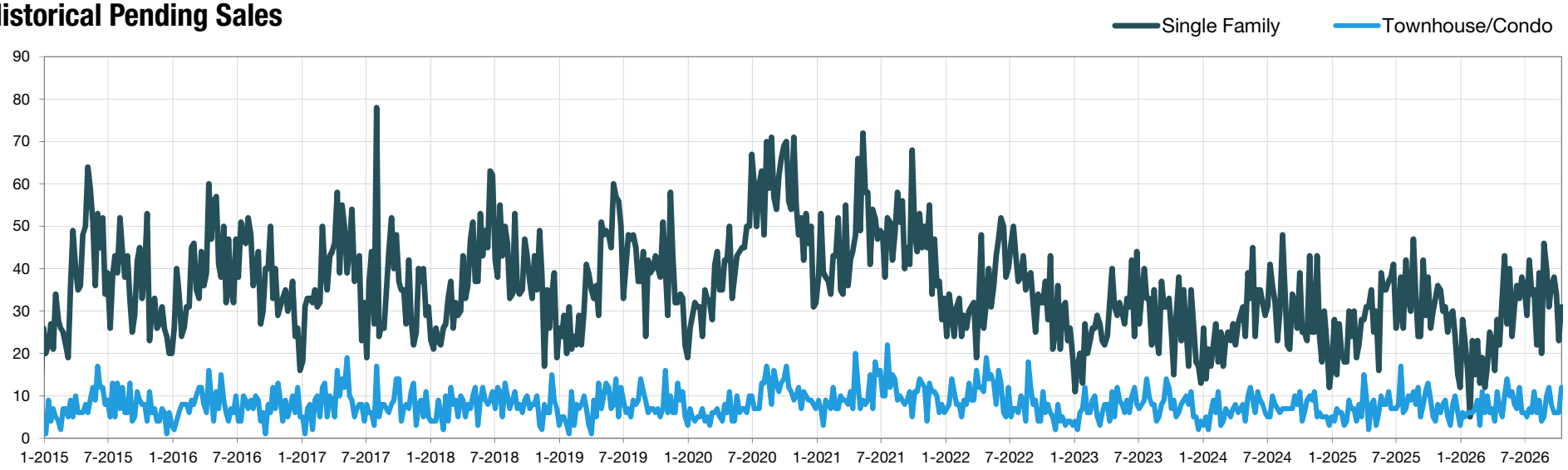
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Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/ Condo	Year-Over-Year Change
7/25/2026	**34**	+ 30.8%	**6**	0.0%
8/1/2026	**35**	- 16.7%	**11**	+ 57.1%
8/8/2026	**22**	- 33.3%	**6**	- 40.0%
8/15/2026	**39**	+ 30.0%	**9**	0.0%
8/22/2026	**20**	- 57.4%	**4**	- 63.6%
8/29/2026	**46**	+ 35.3%	**5**	- 37.5%
9/5/2026	**40**	+ 66.7%	**10**	- 16.7%
9/12/2026	**31**	+ 29.2%	**12**	+ 140.0%
9/19/2026	**36**	- 14.3%	**8**	0.0%
9/26/2026	**38**	+ 31.0%	**6**	- 45.5%
10/3/2026	**34**	- 10.5%	**6**	- 53.8%
10/10/2026	**23**	- 11.5%	**6**	- 33.3%
10/17/2026	**31**	+ 3.3%	**12**	+ 140.0%
3-Month Avg.	**33**	+ 0.9%	**8**	- 11.4%

Historical Pending Sales

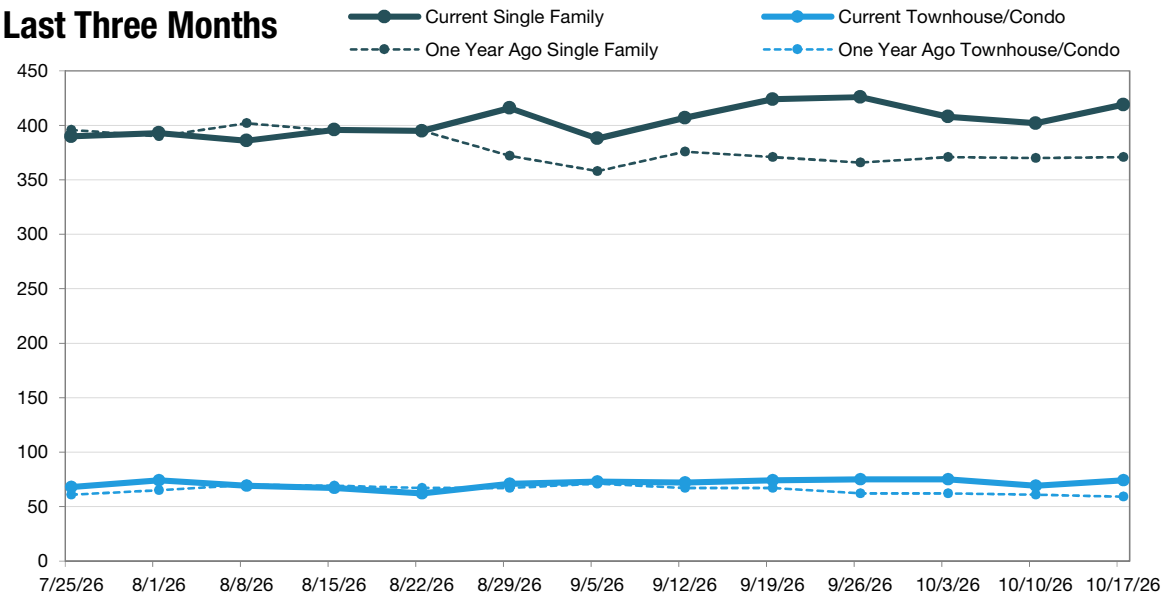


Inventory of Homes for Sale

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

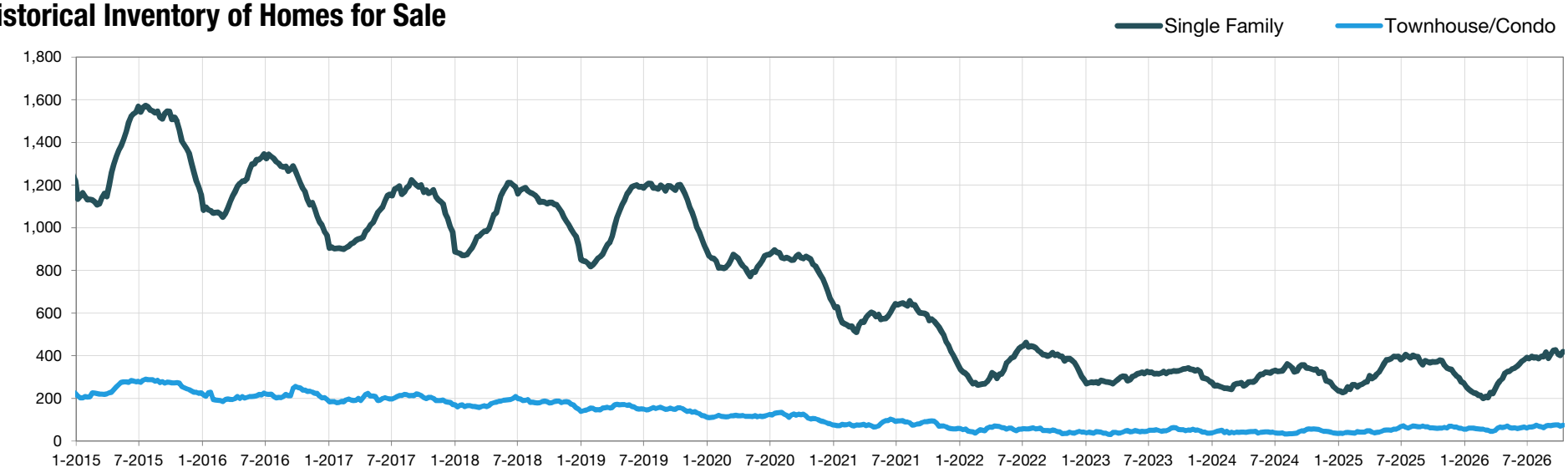
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Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/ Condo	Year-Over-Year Change
7/25/2026	**390**	- 1.5%	**68**	+ 11.5%
8/1/2026	**393**	+ 0.8%	**74**	+ 13.8%
8/8/2026	**386**	- 4.0%	**69**	- 1.4%
8/15/2026	**396**	+ 0.3%	**67**	- 2.9%
8/22/2026	**395**	0.0%	**62**	- 7.5%
8/29/2026	**416**	+ 11.8%	**71**	+ 6.0%
9/5/2026	**388**	+ 8.4%	**73**	+ 2.8%
9/12/2026	**407**	+ 8.2%	**72**	+ 7.5%
9/19/2026	**424**	+ 14.3%	**74**	+ 10.4%
9/26/2026	**426**	+ 16.4%	**75**	+ 21.0%
10/3/2026	**408**	+ 10.0%	**75**	+ 21.0%
10/10/2026	**402**	+ 8.6%	**69**	+ 13.1%
10/17/2026	**419**	+ 12.9%	**74**	+ 25.4%
3-Month Avg.	**404**	+ 6.4%	**71**	+ 8.8%

Historical Inventory of Homes for Sale

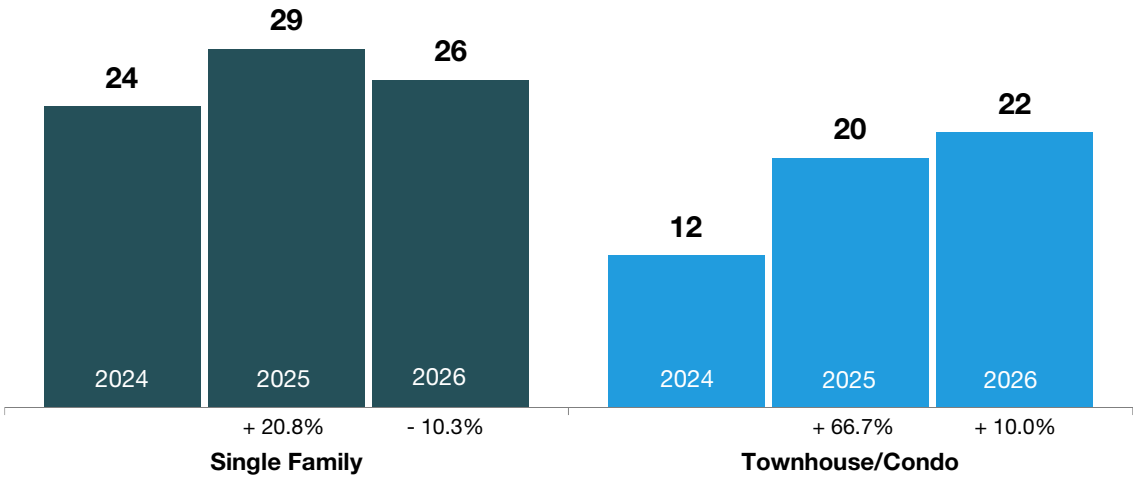


Days on Market Until Sale

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

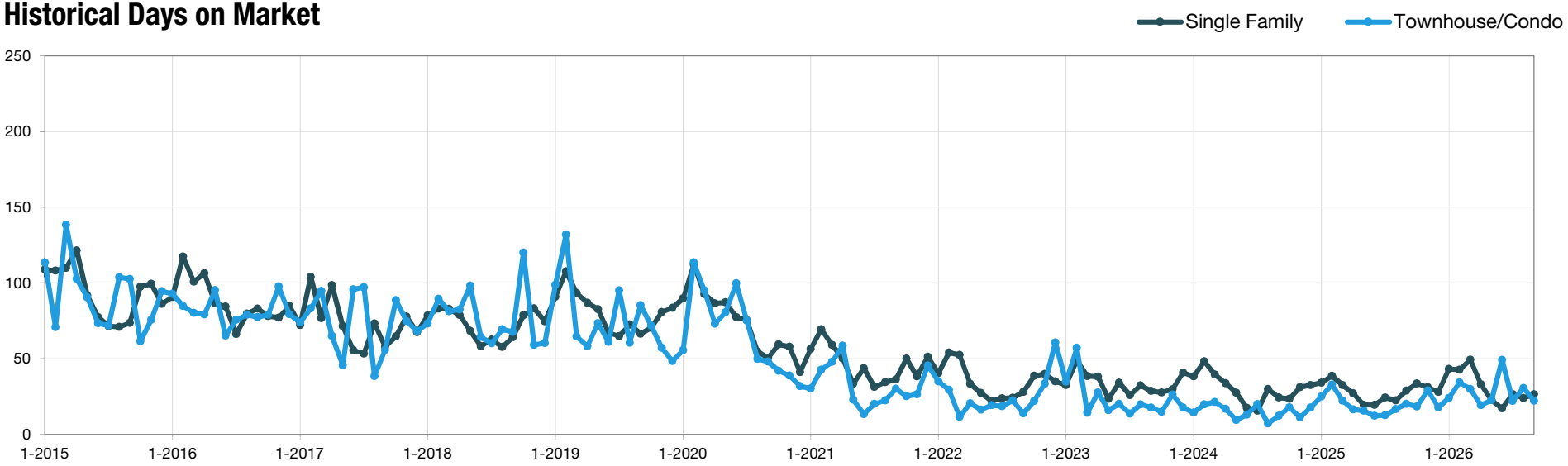
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September



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/ Condo	Year-Over-Year Change
Oct-2025	34	+ 47.8%	18	0.0%
Nov-2025	31	0.0%	29	+ 163.6%
Dec-2025	28	- 15.2%	18	0.0%
Jan-2026	43	+ 26.5%	24	- 4.0%
Feb-2026	43	+ 10.3%	34	+ 3.0%
Mar-2026	49	+ 48.5%	30	+ 36.4%
Apr-2026	33	+ 22.2%	19	+ 18.8%
May-2026	23	+ 21.1%	23	+ 43.8%
Jun-2026	17	- 10.5%	49	+ 308.3%
Jul-2026	26	+ 8.3%	22	+ 69.2%
Aug-2026	24	+ 9.1%	31	+ 82.4%
Sep-2026	26	- 10.3%	22	+ 10.0%
Average	**31**	**+ 13.1%**	**27**	**+ 61.0%**

Historical Days on Market

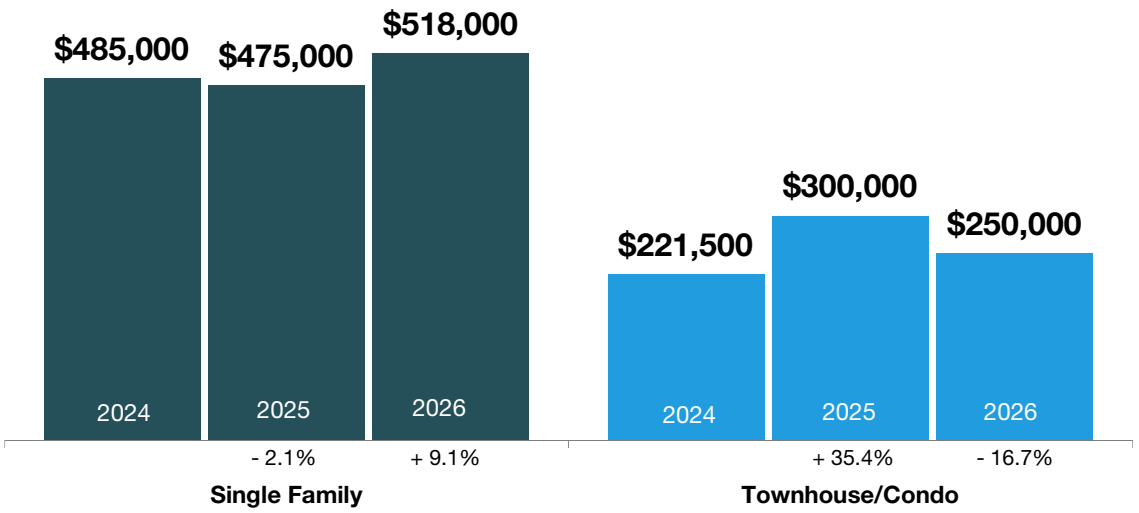


Median Sales Price

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

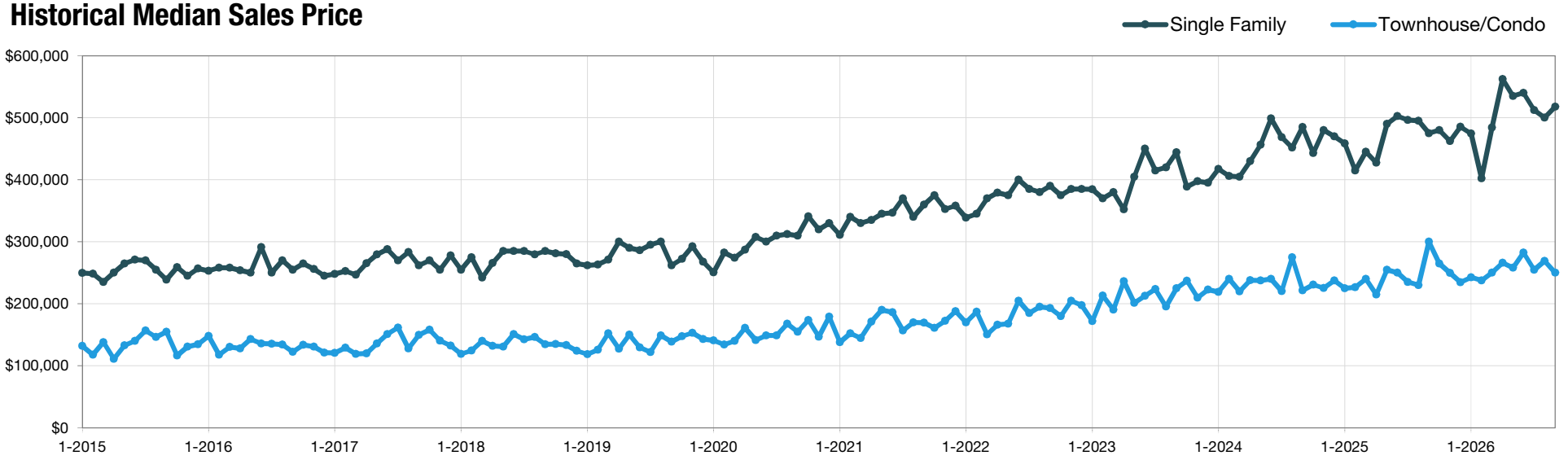
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September



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/ Condo	Year-Over-Year Change
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%
Apr-2026	$562,500	+ 31.6%	$266,000	+ 23.7%
May-2026	$535,000	+ 9.2%	$258,000	+ 1.2%
Jun-2026	$540,000	+ 7.5%	$282,500	+ 13.0%
Jul-2026	$512,500	+ 3.2%	$255,000	+ 8.5%
Aug-2026	$500,000	+ 1.0%	$269,000	+ 17.0%
Sep-2026	$518,000	+ 9.1%	$250,000	- 16.7%
Median	**$492,750**	**+ 5.5%**	**$252,500**	**+ 8.1%**

Historical Median Sales Price

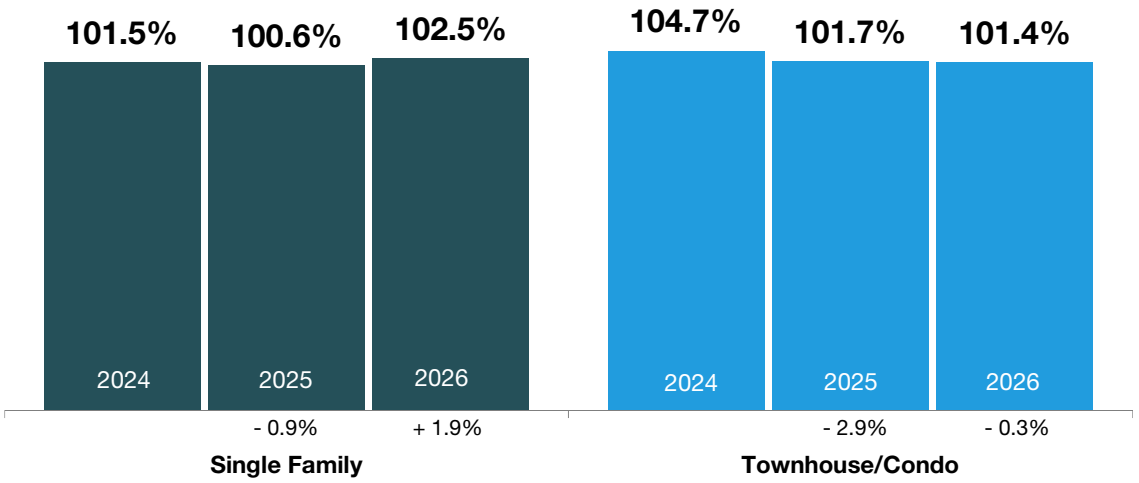


Percent of List Price Received

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.

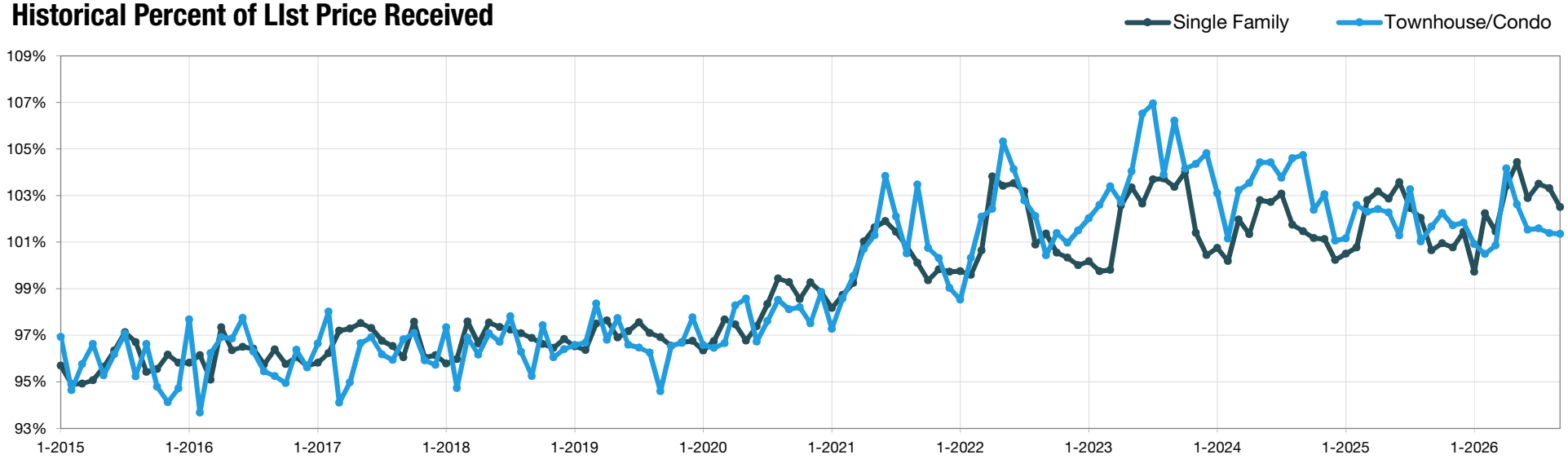
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September



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/ Condo	Year-Over-Year Change
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%
Apr-2026	**103.4%**	+ 0.2%	**104.2%**	+ 1.8%
May-2026	**104.4%**	+ 1.5%	**102.6%**	+ 0.3%
Jun-2026	**102.9%**	- 0.7%	**101.5%**	+ 0.2%
Jul-2026	**103.5%**	+ 1.0%	**101.6%**	- 1.6%
Aug-2026	**103.3%**	+ 1.3%	**101.4%**	+ 0.4%
Sep-2026	**102.5%**	+ 1.9%	**101.4%**	- 0.3%
Average	**102.2%**	**+ 0.4%**	**101.7%**	**- 0.3%**

Historical Percent of LIst Price Received

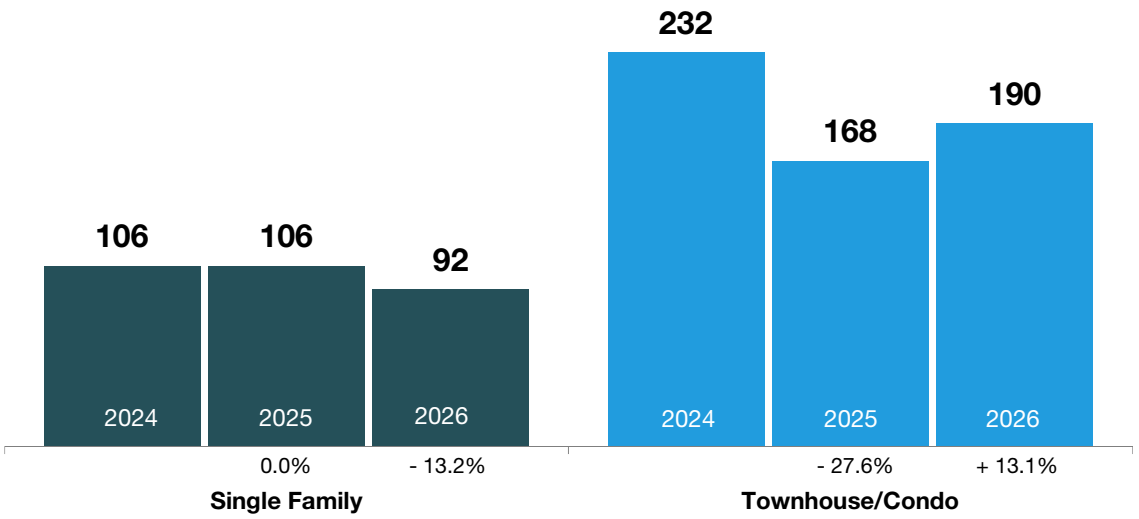


Housing Affordability Index

SMART MLS
Middlesex County

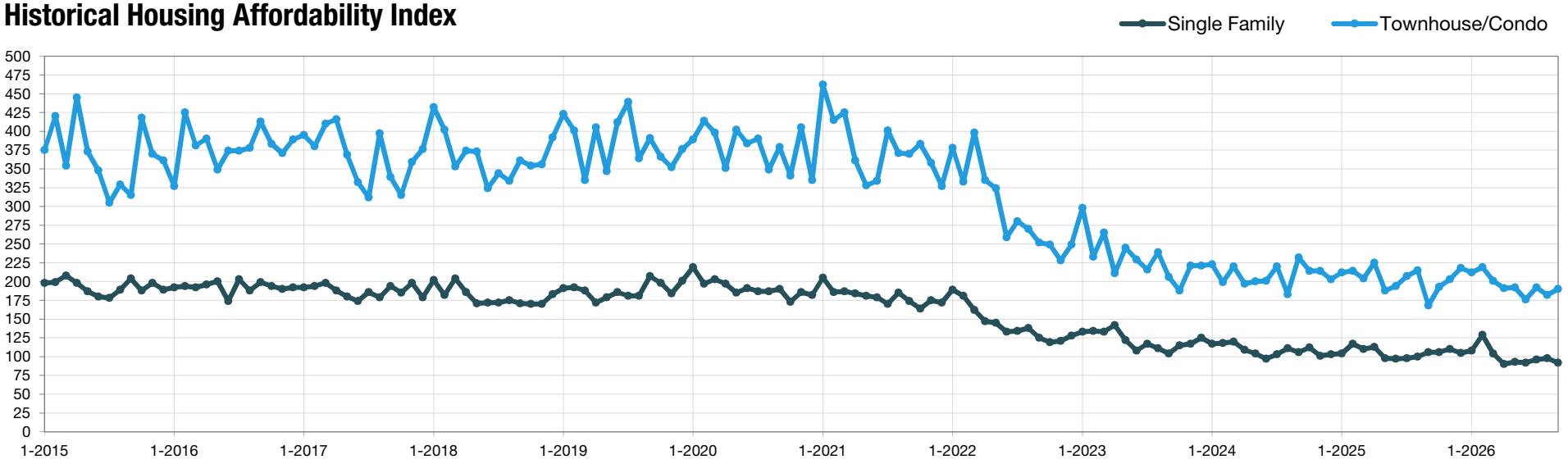
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

September



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/ Condo	Year-Over-Year Change
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%
Apr-2026	**90**	- 20.4%	**191**	- 15.1%
May-2026	**93**	- 5.1%	**192**	+ 2.1%
Jun-2026	**92**	- 5.2%	**176**	- 9.3%
Jul-2026	**96**	- 2.0%	**192**	- 7.2%
Aug-2026	**98**	- 2.0%	**182**	- 15.3%
Sep-2026	**92**	- 13.2%	**190**	+ 13.1%
Average	**102**	- 2.8%	**197**	- 3.2%

Historical Housing Affordability Index

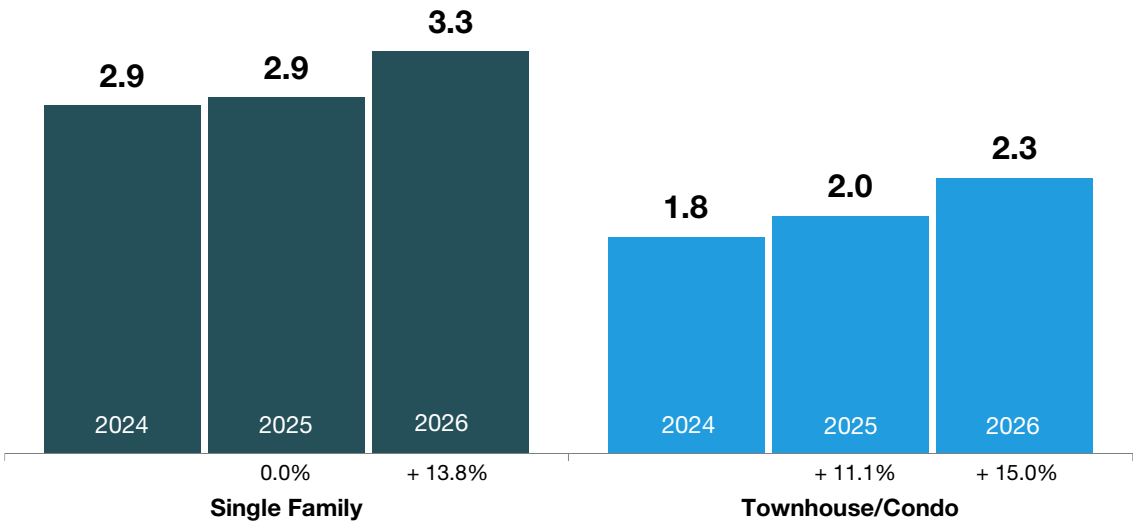


Months Supply of Inventory

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.

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Middlesex County

September



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/ Condo	Year-Over-Year Change
Oct-2025	2.9	+ 11.5%	2.0	+ 11.1%
Nov-2025	2.5	+ 8.7%	2.1	+ 50.0%
Dec-2025	2.0	+ 5.3%	1.6	+ 33.3%
Jan-2026	1.8	- 10.0%	1.8	+ 50.0%
Feb-2026	1.7	- 19.0%	1.7	+ 30.8%
Mar-2026	2.0	- 20.0%	1.4	- 12.5%
Apr-2026	2.7	+ 3.8%	2.1	+ 61.5%
May-2026	2.9	- 9.4%	1.6	0.0%
Jun-2026	3.2	+ 3.2%	1.7	- 22.7%
Jul-2026	3.2	+ 3.2%	2.1	0.0%
Aug-2026	3.2	+ 14.3%	2.3	+ 4.5%
Sep-2026	3.3	+ 13.8%	2.3	+ 15.0%
Average	2.6	+ 0.5%	1.9	+ 18.4%

Historical Months Supply of Inventory

