

Weekly Market Activity Report

Middlesex County



For Week Ending June 13, 2026

Data current as of June 23, 2026

The U.S. housing supply gap grew to an estimated 4.03 million homes in 2025, up from 3.8 million in 2024, according to Realtor.com's 2026 Housing Supply Gap Report. Last year, approximately 1.4 million households were formed, exceeding 1.36 million new housing starts. 2025 marked the third-largest annual deficit since 2012, behind only 2020 and 2023.

Quick Facts

+ 34.1%	- 40.0%	0.0%	- 36.4%	- 9.6%	+ 10.9%
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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SINGLE FAMILY

For the week ending June 13:

- New Listings increased 34.1% to 59
- Pending Sales remained flat at 37
- Inventory decreased 9.6% to 358

For the month of May:

- Median Sales Price increased 7.7% to \$527,500
- Days on Market increased 21.1% to 23
- Pct of List Price Rec'd increased 1.6% to 104.5%
- Months Supply decreased 12.5% to 2.8

TOWNHOUSE/CONDO

For the week ending June 13:

- New Listings decreased 40.0% to 9
- Pending Sales decreased 36.4% to 7
- Inventory increased 10.9% to 61

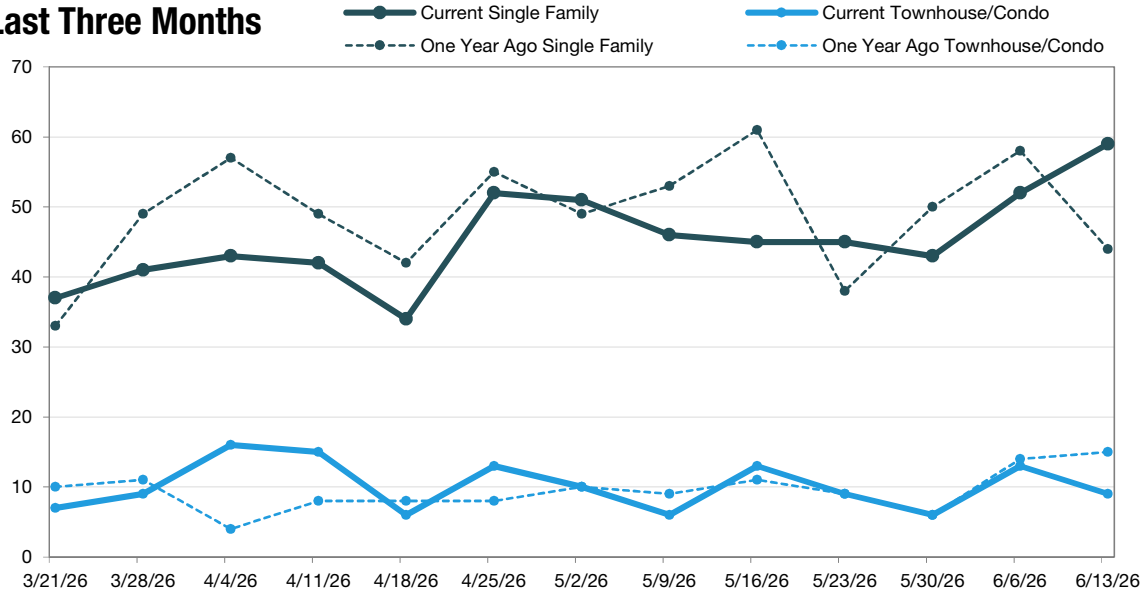
For the month of May:

- Median Sales Price increased 1.2% to \$258,000
- Days on Market increased 43.8% to 23
- Pct of List Price Rec'd increased 0.3% to 102.6%
- Months Supply remained flat at 1.6

New Listings

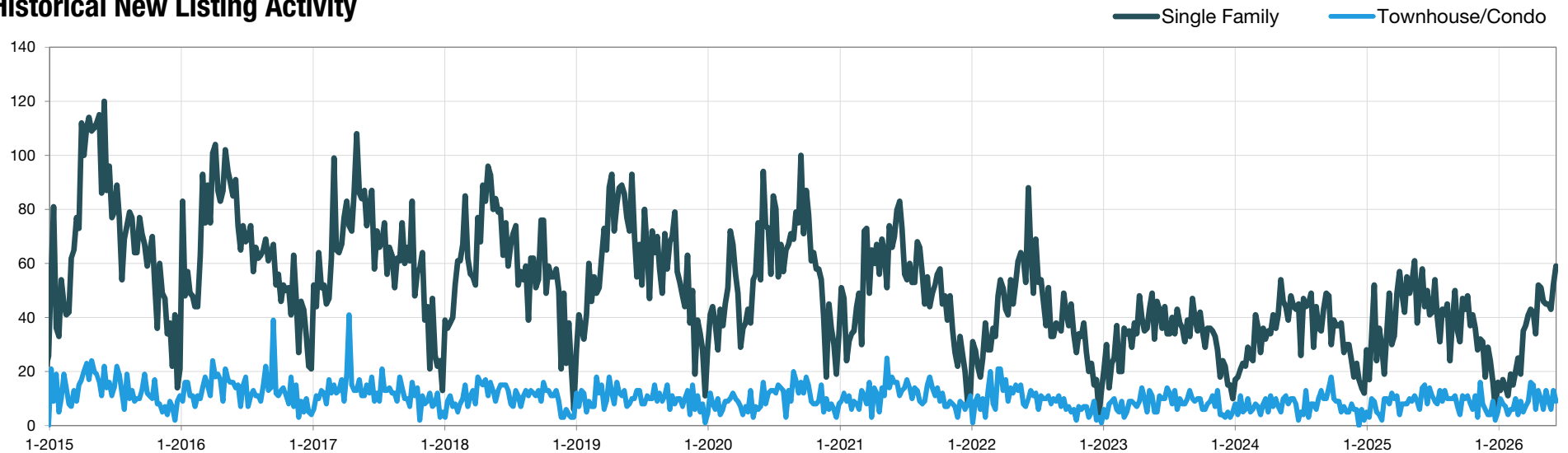
A count of the properties that have been newly listed on the market in a given week.

Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
3/21/2026	37	+ 12.1%	7	- 30.0%
3/28/2026	41	- 16.3%	9	- 18.2%
4/4/2026	43	- 24.6%	16	+ 300.0%
4/11/2026	42	- 14.3%	15	+ 87.5%
4/18/2026	34	- 19.0%	6	- 25.0%
4/25/2026	52	- 5.5%	13	+ 62.5%
5/2/2026	51	+ 4.1%	10	0.0%
5/9/2026	46	- 13.2%	6	- 33.3%
5/16/2026	45	- 26.2%	13	+ 18.2%
5/23/2026	45	+ 18.4%	9	0.0%
5/30/2026	43	- 14.0%	6	0.0%
6/6/2026	52	- 10.3%	13	- 7.1%
6/13/2026	59	+ 34.1%	9	- 40.0%
3-Month Avg.	45	- 7.5%	10	+ 7.3%

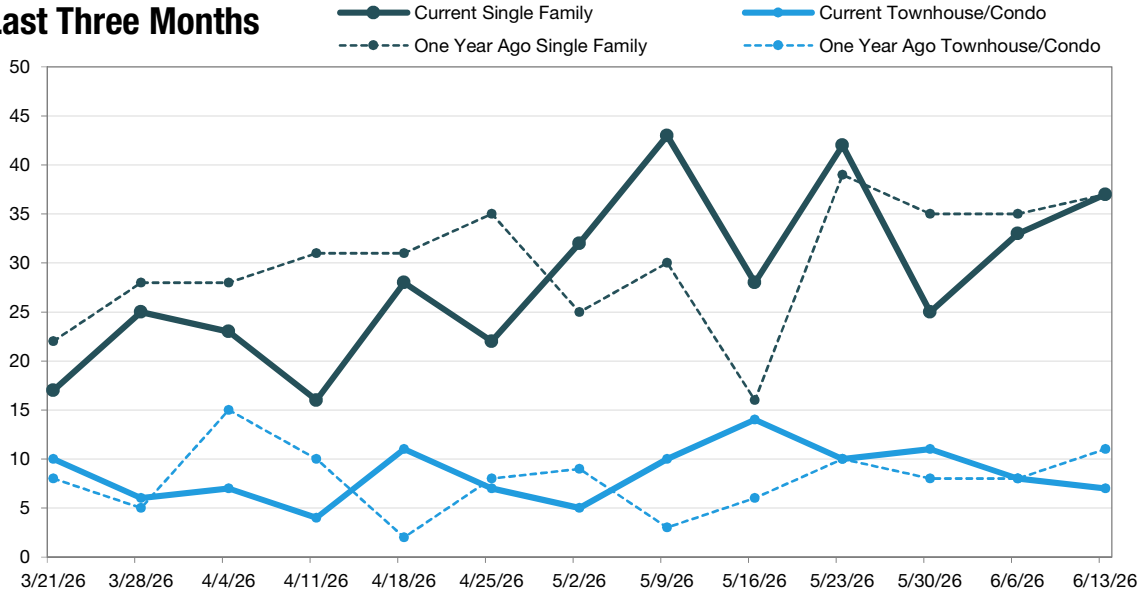
Historical New Listing Activity



Pending Sales

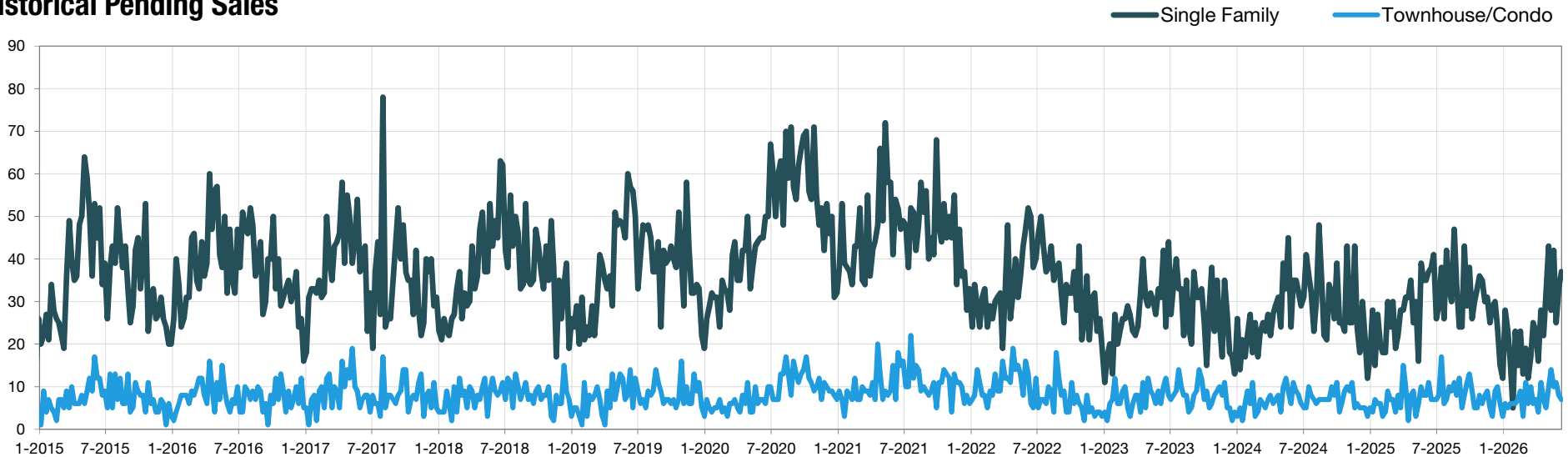
A count of the properties in either a contingent or pending status in a given week.

Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
3/21/2026	17	- 22.7%	10	+ 25.0%
3/28/2026	25	- 10.7%	6	+ 20.0%
4/4/2026	23	- 17.9%	7	- 53.3%
4/11/2026	16	- 48.4%	4	- 60.0%
4/18/2026	28	- 9.7%	11	+ 450.0%
4/25/2026	22	- 37.1%	7	- 12.5%
5/2/2026	32	+ 28.0%	5	- 44.4%
5/9/2026	43	+ 43.3%	10	+ 233.3%
5/16/2026	28	+ 75.0%	14	+ 133.3%
5/23/2026	42	+ 7.7%	10	0.0%
5/30/2026	25	- 28.6%	11	+ 37.5%
6/6/2026	33	- 5.7%	8	0.0%
6/13/2026	37	0.0%	7	- 36.4%
3-Month Avg.	29	- 5.4%	8	+ 6.8%

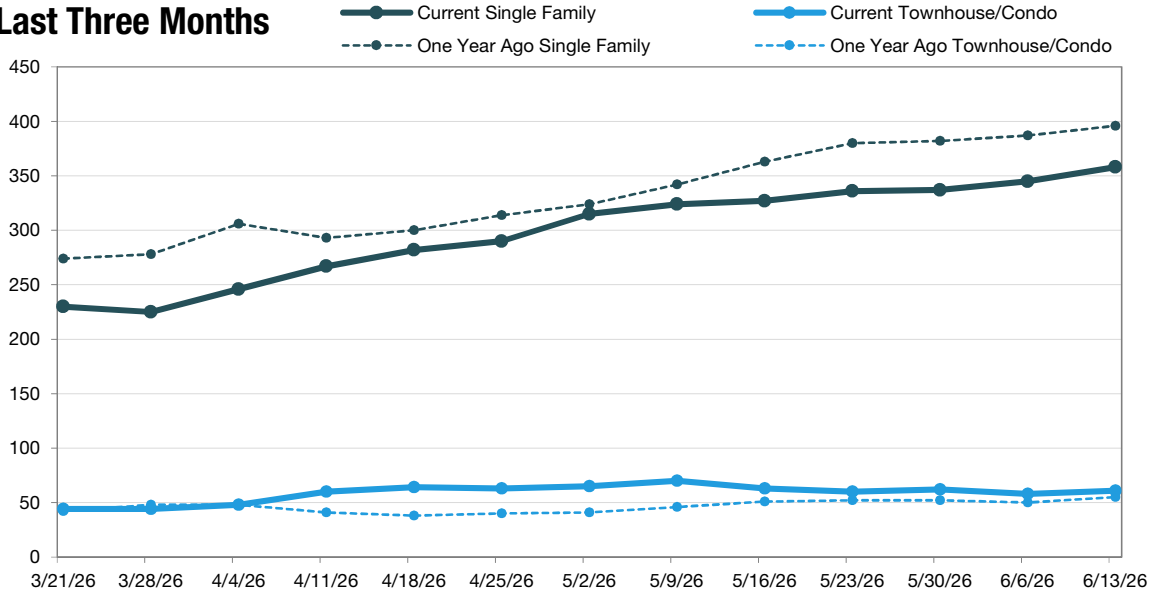
Historical Pending Sales



Inventory of Homes for Sale

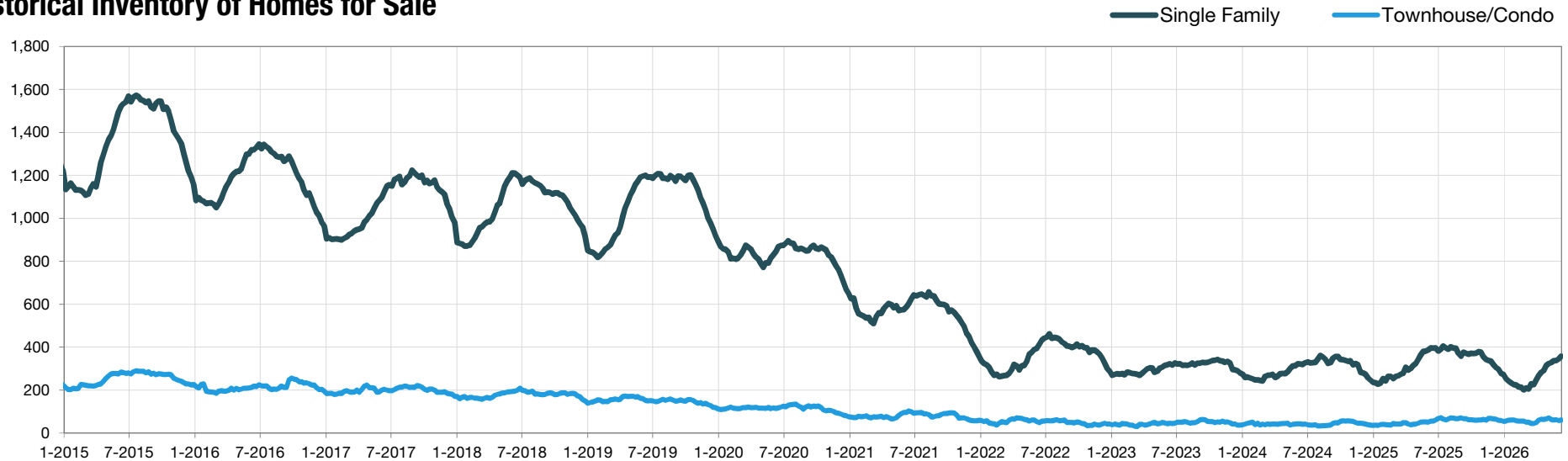
The number of properties available for sale in active status at the end of a given week.

Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
3/21/2026	230	- 16.1%	44	+ 4.8%
3/28/2026	225	- 19.1%	44	- 8.3%
4/4/2026	246	- 19.6%	48	0.0%
4/11/2026	267	- 8.9%	60	+ 46.3%
4/18/2026	282	- 6.0%	64	+ 68.4%
4/25/2026	290	- 7.6%	63	+ 57.5%
5/2/2026	315	- 2.8%	65	+ 58.5%
5/9/2026	324	- 5.3%	70	+ 52.2%
5/16/2026	327	- 9.9%	63	+ 23.5%
5/23/2026	336	- 11.6%	60	+ 15.4%
5/30/2026	337	- 11.8%	62	+ 19.2%
6/6/2026	345	- 10.9%	58	+ 16.0%
6/13/2026	358	- 9.6%	61	+ 10.9%
3-Month Avg.	299	- 10.5%	59	+ 26.2%

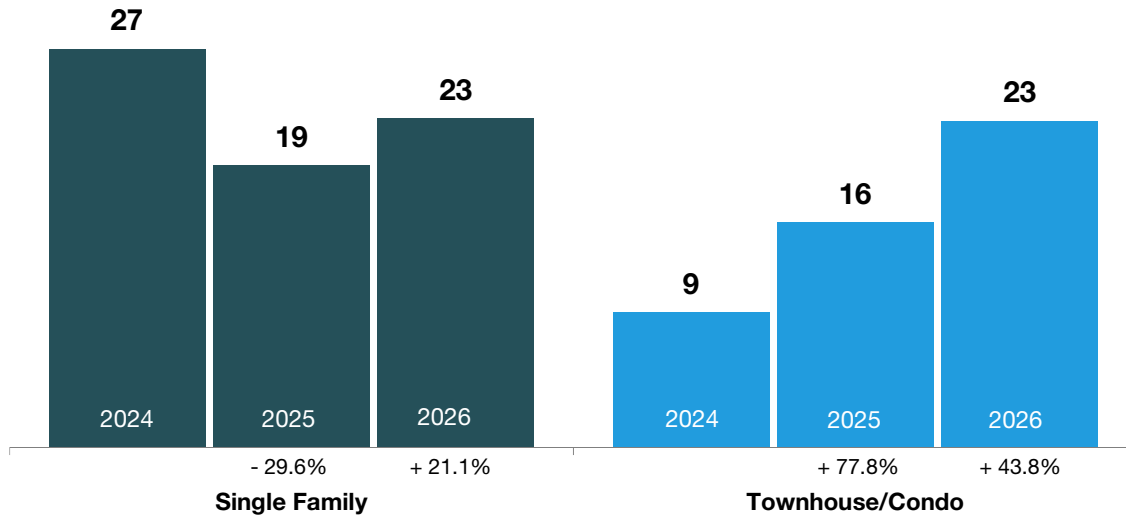
Historical Inventory of Homes for Sale



Days on Market Until Sale

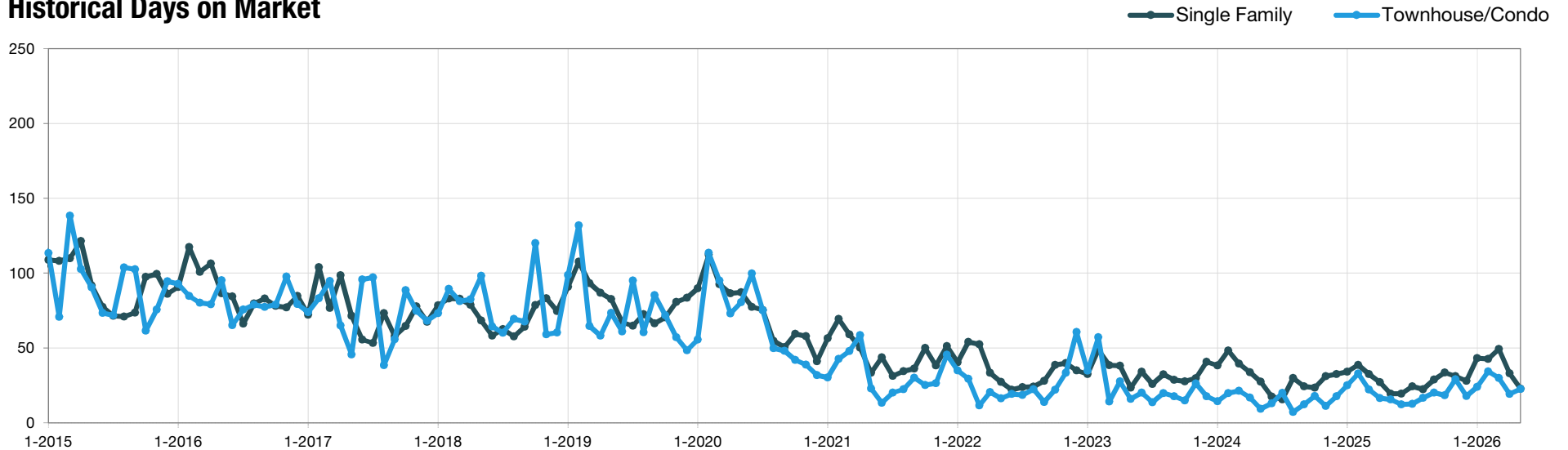
Average number of days between when a property is listed and when an offer is accepted in a given month.

May



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Jun-2025	19	+ 11.8%	12	- 7.7%
Jul-2025	24	+ 50.0%	13	- 35.0%
Aug-2025	22	- 26.7%	17	+ 142.9%
Sep-2025	29	+ 20.8%	20	+ 66.7%
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%
Average	32	18.1%	21	35.7%

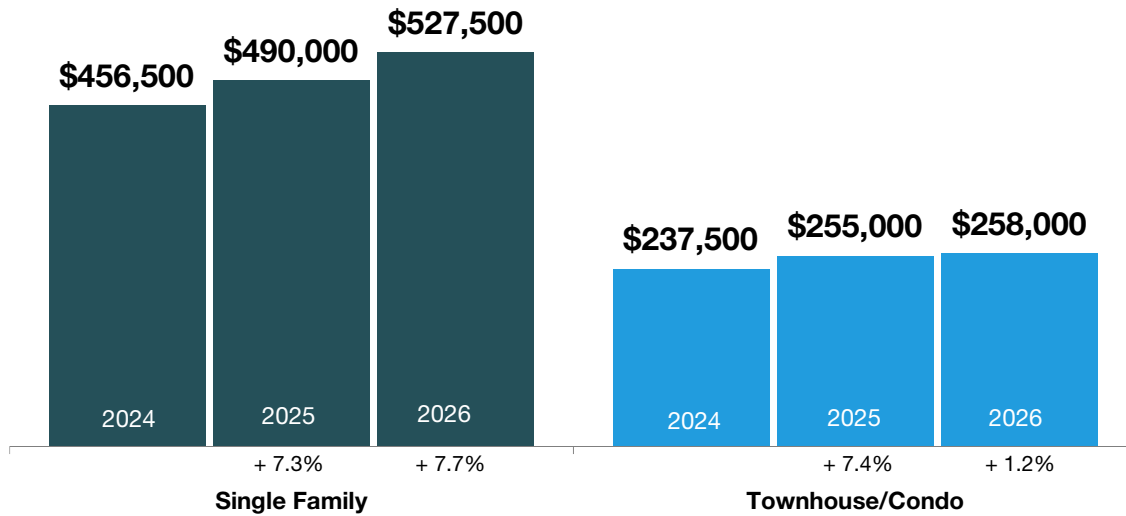
Historical Days on Market



Median Sales Price

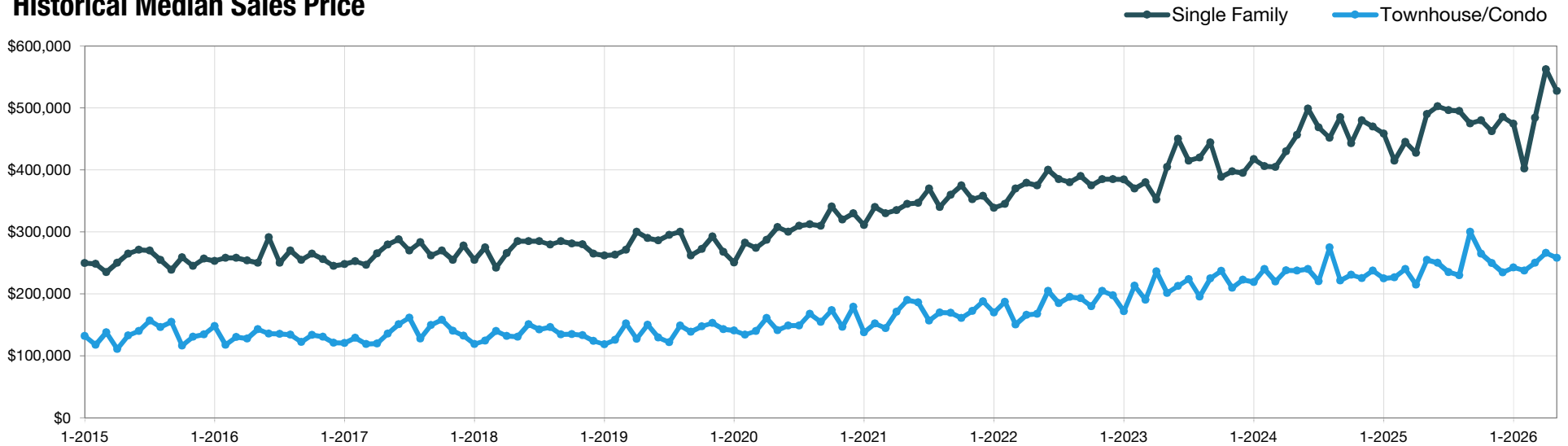
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

May



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
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%
Apr-2026	\$562,500	+ 31.6%	\$266,000	+ 23.7%
May-2026	\$527,500	+ 7.7%	\$258,000	+ 1.2%
Median	\$484,750	+ 4.7%	\$249,950	+ 5.7%

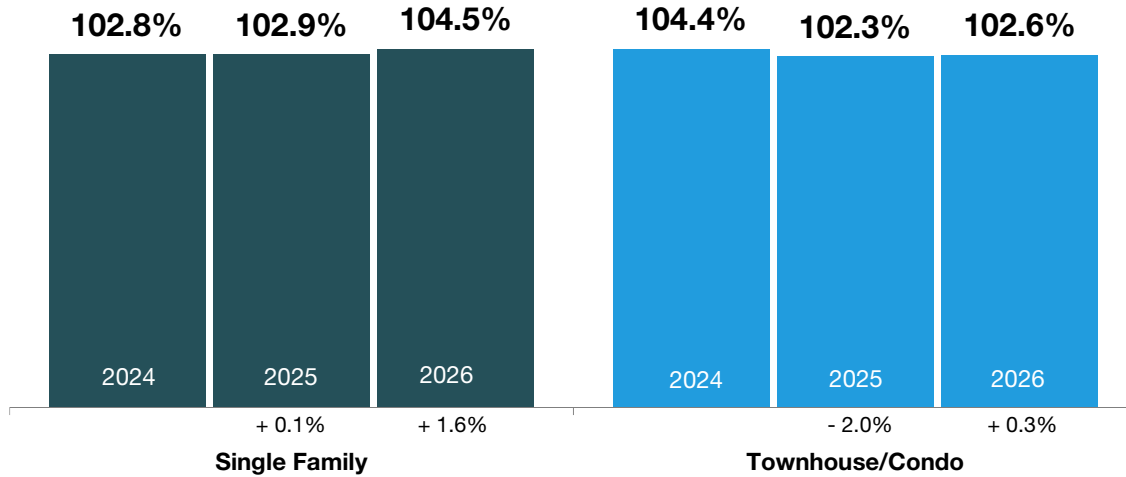
Historical Median Sales Price



Percent of List Price Received

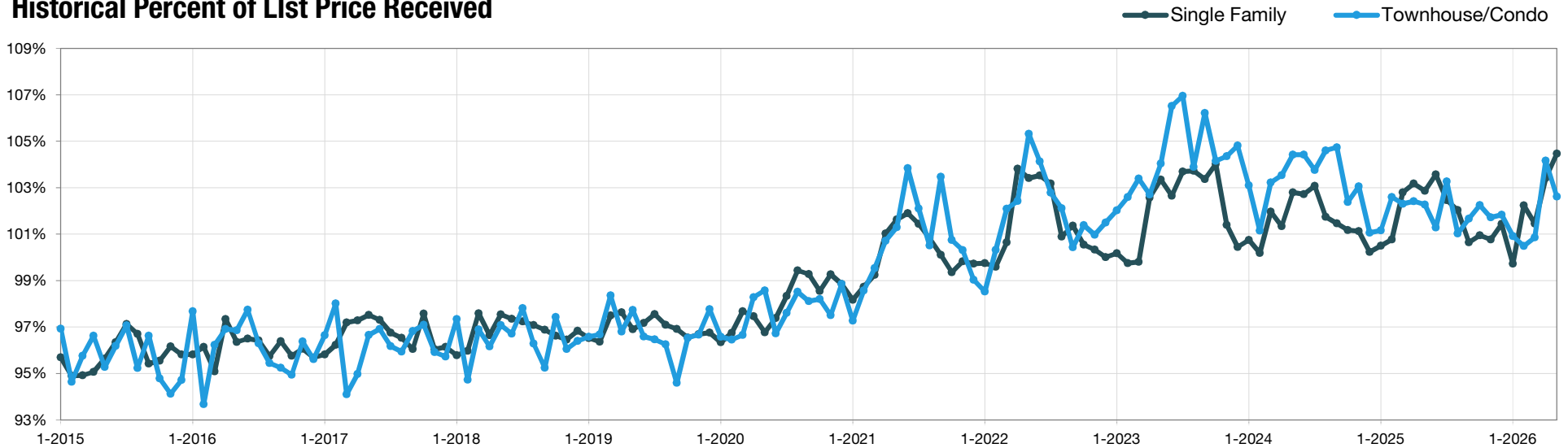
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

May



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
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%
Apr-2026	103.4%	+ 0.2%	104.2%	+ 1.8%
May-2026	104.5%	+ 1.6%	102.6%	+ 0.3%
Average	101.9%	+ 0.1%	101.8%	- 1.0%

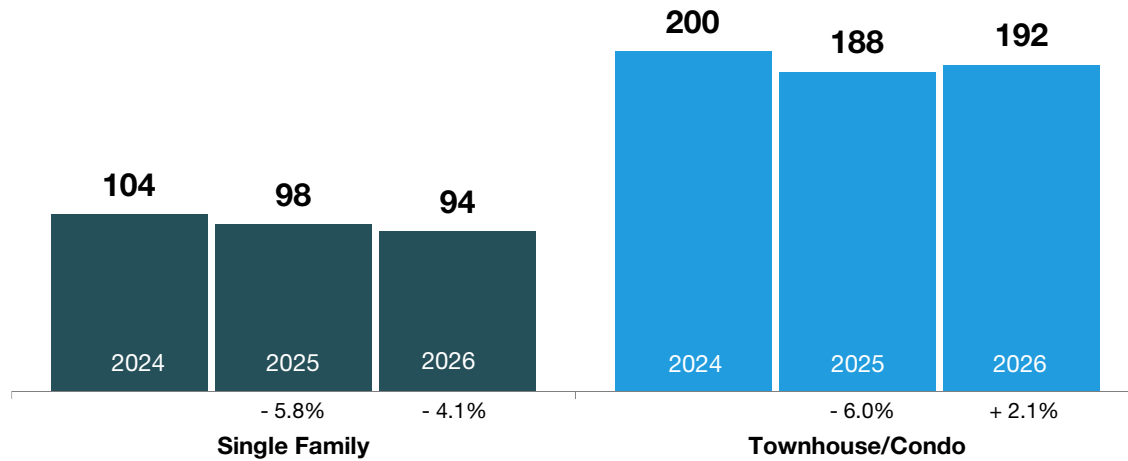
Historical Percent of List Price Received



Housing Affordability Index

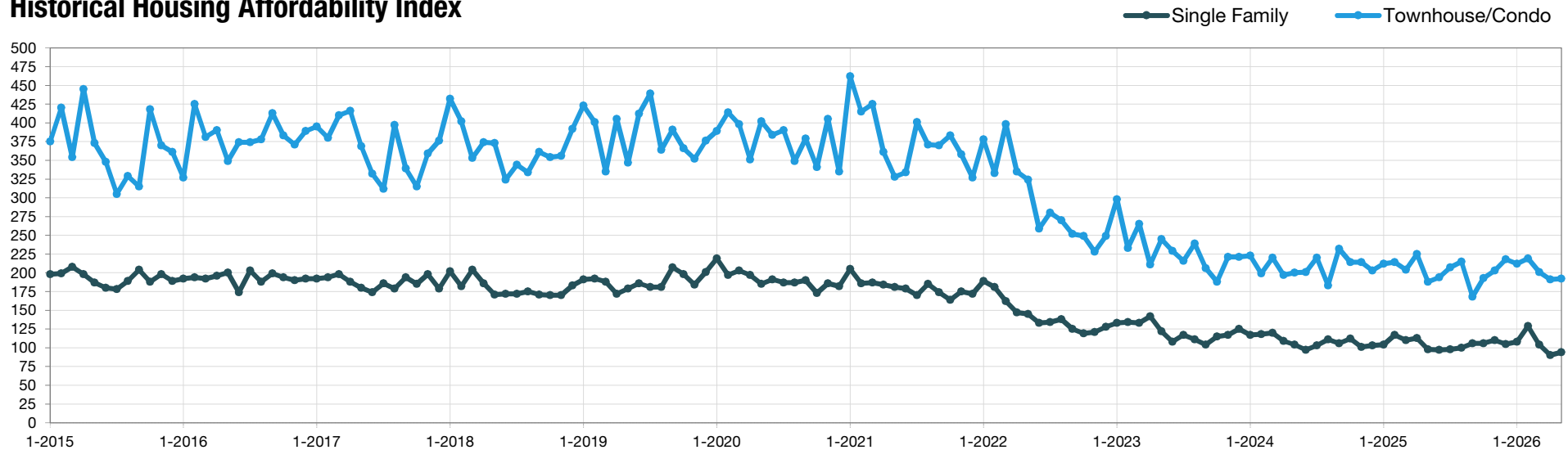
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

May



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
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%
Apr-2026	90	-20.4%	191	-15.1%
May-2026	94	-4.1%	192	+2.1%
Average	104	-2.1%	201	-3.3%

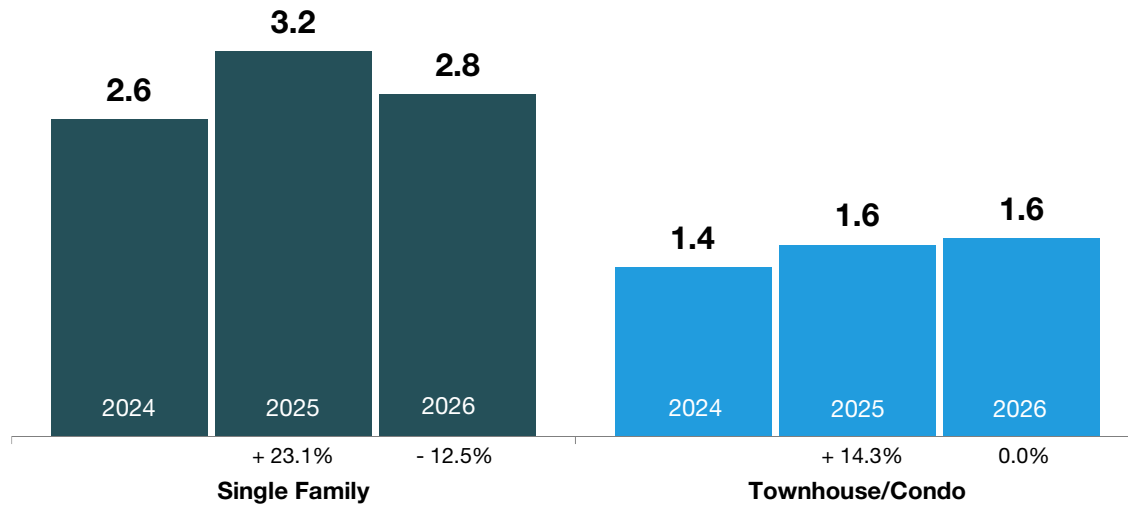
Historical Housing Affordability Index



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.

May



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
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%	1.6	+ 33.3%
Jan-2026	1.8	- 10.0%	1.8	+ 50.0%
Feb-2026	1.7	- 19.0%	1.6	+ 23.1%
Mar-2026	2.0	- 20.0%	1.4	- 12.5%
Apr-2026	2.7	+ 3.8%	2.1	+ 61.5%
May-2026	2.8	- 12.5%	1.6	0.0%
Average	2.5	- 1.5%	1.9	+ 40.4%

Historical Months Supply of Inventory

