Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Cromwell

Middlesex County

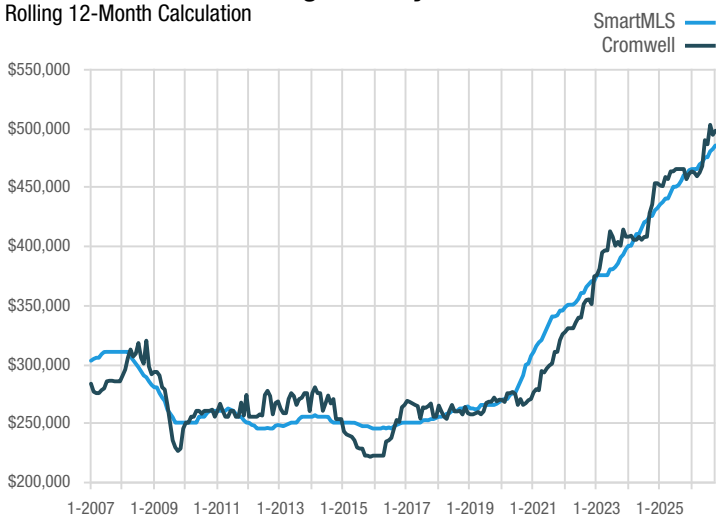
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	6	**6**	0.0%	119	**78**	- 34.5%
Pending Sales	4	**10**	+ 150.0%	103	**67**	- 35.0%
Closed Sales	6	**12**	+ 100.0%	107	**72**	- 32.7%
Days on Market Until Sale	5	**13**	+ 160.0%	23	**24**	+ 4.3%
Median Sales Price*	$472,500	**$560,000**	+ 18.5%	$460,000	**$502,500**	+ 9.2%
Average Sales Price*	$580,913	**$547,588**	- 5.7%	$523,730	**$547,244**	+ 4.5%
Percent of List Price Received*	106.0%	**105.0%**	- 0.9%	103.6%	**103.5%**	- 0.1%
Inventory of Homes for Sale	14	**9**	- 35.7%	—	**—**	—
Months Supply of Inventory	1.4	**1.3**	- 7.1%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	13	**11**	- 15.4%	96	**94**	- 2.1%
Pending Sales	8	**12**	+ 50.0%	73	**92**	+ 26.0%
Closed Sales	11	**9**	- 18.2%	76	**92**	+ 21.1%
Days on Market Until Sale	15	**11**	- 26.7%	20	**20**	0.0%
Median Sales Price*	$245,000	**$260,000**	+ 6.1%	$230,450	**$260,000**	+ 12.8%
Average Sales Price*	$297,627	**$283,833**	- 4.6%	$278,975	**$282,550**	+ 1.3%
Percent of List Price Received*	102.8%	**100.4%**	- 2.3%	102.3%	**103.1%**	+ 0.8%
Inventory of Homes for Sale	18	**13**	- 27.8%	—	**—**	—
Months Supply of Inventory	2.4	**1.5**	- 37.5%	—	**—**	—

* 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.

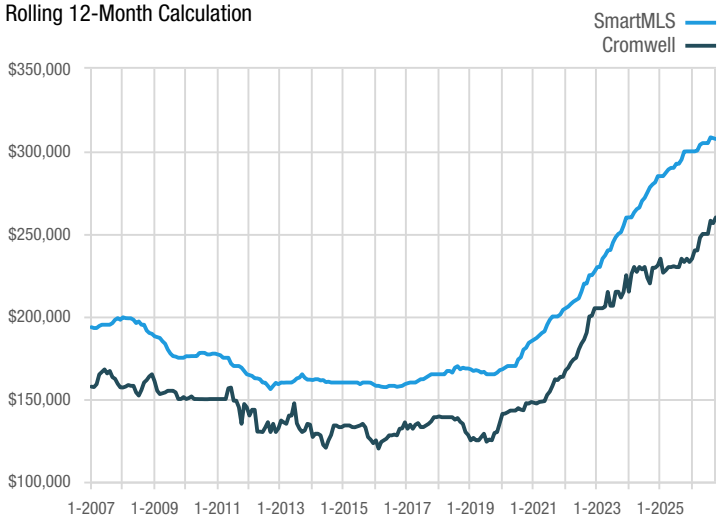
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of November 8, 2026. All data from SmartMLS. Report © 2026 ShowingTime Plus, LLC.