Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Essex

Middlesex County

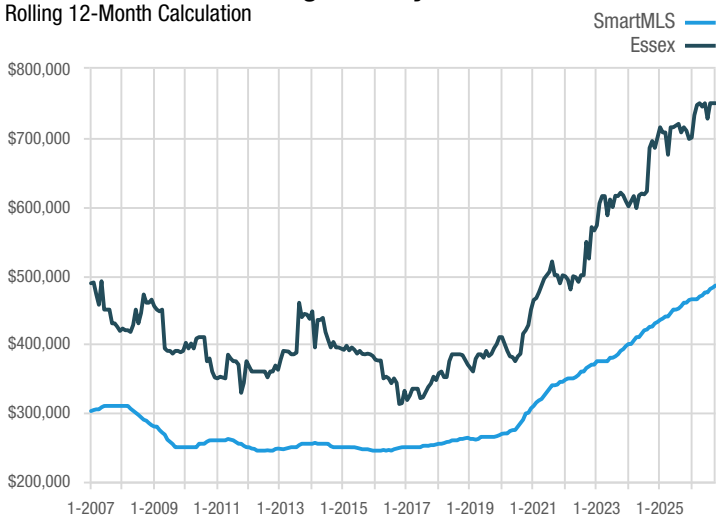
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	9	**9**	0.0%	101	**106**	+ 5.0%
Pending Sales	8	**3**	- 62.5%	77	**62**	- 19.5%
Closed Sales	9	**4**	- 55.6%	78	**62**	- 20.5%
Days on Market Until Sale	44	**66**	+ 50.0%	45	**50**	+ 11.1%
Median Sales Price*	$821,000	**$736,250**	- 10.3%	$720,000	**$770,450**	+ 7.0%
Average Sales Price*	$1,430,111	**$1,250,875**	- 12.5%	$873,563	**$1,017,888**	+ 16.5%
Percent of List Price Received*	96.9%	**96.3%**	- 0.6%	99.1%	**100.7%**	+ 1.6%
Inventory of Homes for Sale	25	**32**	+ 28.0%	—	**—**	—
Months Supply of Inventory	3.3	**5.2**	+ 57.6%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	2	**2**	0.0%	14	**19**	+ 35.7%
Pending Sales	1	**0**	- 100.0%	11	**12**	+ 9.1%
Closed Sales	2	**1**	- 50.0%	11	**12**	+ 9.1%
Days on Market Until Sale	26	**82**	+ 215.4%	14	**47**	+ 235.7%
Median Sales Price*	$339,875	**$815,000**	+ 139.8%	$390,000	**$517,500**	+ 32.7%
Average Sales Price*	$339,875	**$815,000**	+ 139.8%	$377,705	**$549,917**	+ 45.6%
Percent of List Price Received*	99.4%	**93.1%**	- 6.3%	98.0%	**98.1%**	+ 0.1%
Inventory of Homes for Sale	2	**5**	+ 150.0%	—	**—**	—
Months Supply of Inventory	1.7	**2.7**	+ 58.8%	—	**—**	—

* 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.

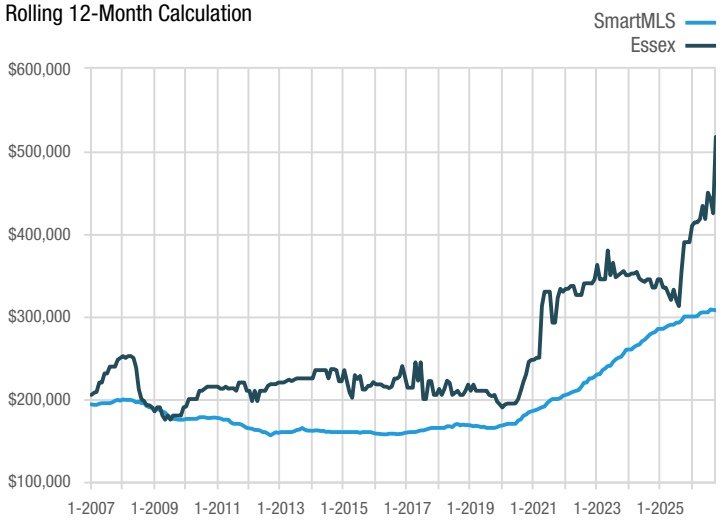
Median Sales Price - Single Family

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.