

## Middlesex County

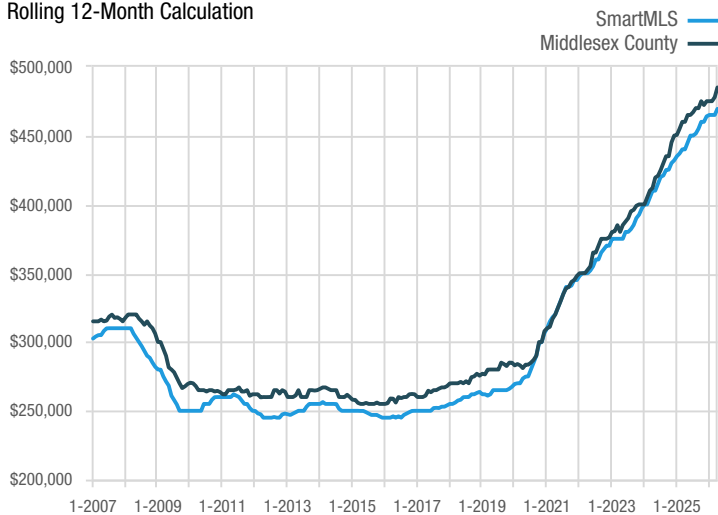
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
<b>Key Metrics</b>						
New Listings	213	<b>195</b>	- 8.5%	656	<b>485</b>	- 26.1%
Pending Sales	138	<b>103</b>	- 25.4%	429	<b>334</b>	- 22.1%
Closed Sales	102	<b>74</b>	- 27.5%	388	<b>315</b>	- 18.8%
Days on Market Until Sale	27	<b>33</b>	+ 22.2%	32	<b>42</b>	+ 31.3%
Median Sales Price*	\$427,500	<b>\$552,500</b>	+ 29.2%	\$445,000	<b>\$470,000</b>	+ 5.6%
Average Sales Price*	\$527,961	<b>\$641,763</b>	+ 21.6%	\$511,713	<b>\$574,622</b>	+ 12.3%
Percent of List Price Received*	103.2%	<b>103.1%</b>	- 0.1%	101.9%	<b>101.5%</b>	- 0.4%
Inventory of Homes for Sale	321	<b>312</b>	- 2.8%	—	—	—
Months Supply of Inventory	2.6	<b>2.6</b>	0.0%	—	—	—

Townhouse/Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
<b>Key Metrics</b>						
New Listings	31	<b>53</b>	+ 71.0%	128	<b>145</b>	+ 13.3%
Pending Sales	35	<b>30</b>	- 14.3%	112	<b>118</b>	+ 5.4%
Closed Sales	25	<b>27</b>	+ 8.0%	99	<b>108</b>	+ 9.1%
Days on Market Until Sale	16	<b>19</b>	+ 18.8%	23	<b>26</b>	+ 13.0%
Median Sales Price*	\$215,000	<b>\$266,000</b>	+ 23.7%	\$225,000	<b>\$249,000</b>	+ 10.7%
Average Sales Price*	\$285,892	<b>\$283,598</b>	- 0.8%	\$261,585	<b>\$291,048</b>	+ 11.3%
Percent of List Price Received*	102.4%	<b>104.2%</b>	+ 1.8%	102.1%	<b>101.6%</b>	- 0.5%
Inventory of Homes for Sale	40	<b>65</b>	+ 62.5%	—	—	—
Months Supply of Inventory	1.3	<b>1.9</b>	+ 46.2%	—	—	—

\* 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.

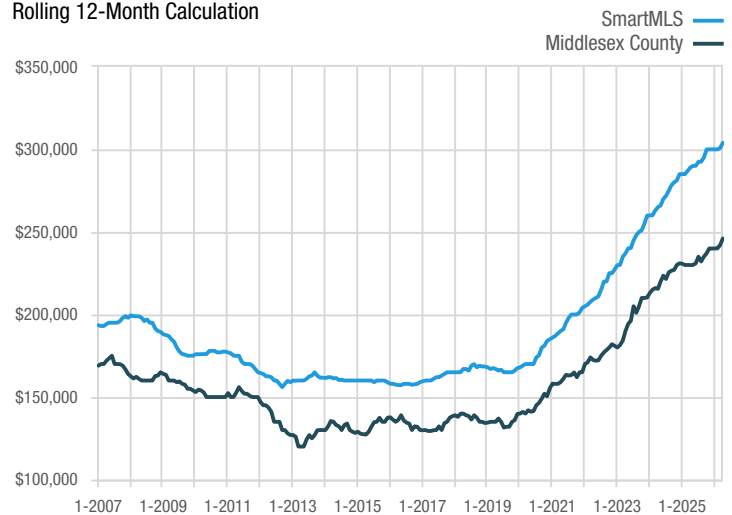
### Median Sales Price - Single Family

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.