

## Middlesex County

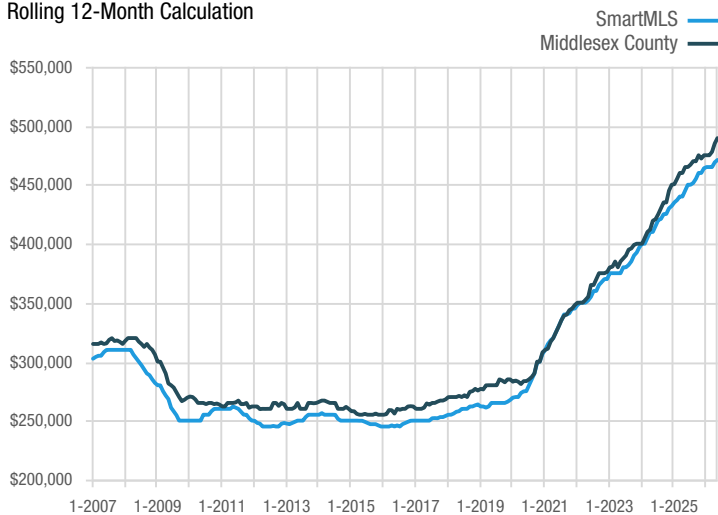
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
New Listings	227	<b>194</b>	- 14.5%	883	<b>681</b>	- 22.9%
Pending Sales	130	<b>155</b>	+ 19.2%	558	<b>488</b>	- 12.5%
Closed Sales	139	<b>115</b>	- 17.3%	527	<b>430</b>	- 18.4%
Days on Market Until Sale	19	<b>23</b>	+ 21.1%	29	<b>37</b>	+ 27.6%
Median Sales Price*	\$490,000	<b>\$520,000</b>	+ 6.1%	\$450,000	<b>\$485,000</b>	+ 7.8%
Average Sales Price*	\$575,006	<b>\$585,835</b>	+ 1.9%	\$528,439	<b>\$578,485</b>	+ 9.5%
Percent of List Price Received*	102.9%	<b>104.4%</b>	+ 1.5%	102.1%	<b>102.3%</b>	+ 0.2%
Inventory of Homes for Sale	387	<b>336</b>	- 13.2%	—	—	—
Months Supply of Inventory	3.2	<b>2.8</b>	- 12.5%	—	—	—

Townhouse/Condo	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
New Listings	42	<b>36</b>	- 14.3%	170	<b>181</b>	+ 6.5%
Pending Sales	32	<b>48</b>	+ 50.0%	144	<b>163</b>	+ 13.2%
Closed Sales	35	<b>32</b>	- 8.6%	134	<b>140</b>	+ 4.5%
Days on Market Until Sale	15	<b>23</b>	+ 53.3%	21	<b>26</b>	+ 23.8%
Median Sales Price*	\$255,000	<b>\$256,000</b>	+ 0.4%	\$233,000	<b>\$250,000</b>	+ 7.3%
Average Sales Price*	\$345,783	<b>\$309,981</b>	- 10.4%	\$283,577	<b>\$295,375</b>	+ 4.2%
Percent of List Price Received*	102.3%	<b>102.4%</b>	+ 0.1%	102.1%	<b>101.8%</b>	- 0.3%
Inventory of Homes for Sale	48	<b>53</b>	+ 10.4%	—	—	—
Months Supply of Inventory	1.6	<b>1.5</b>	- 6.3%	—	—	—

\* 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.

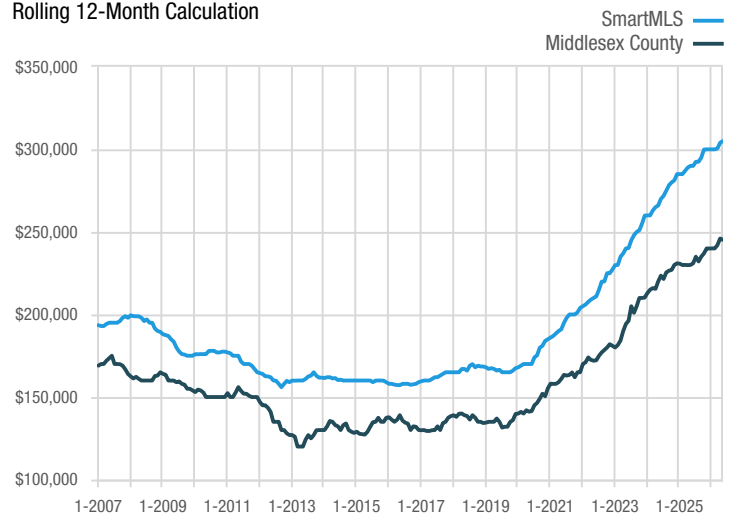
### Median Sales Price - Single Family

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.