

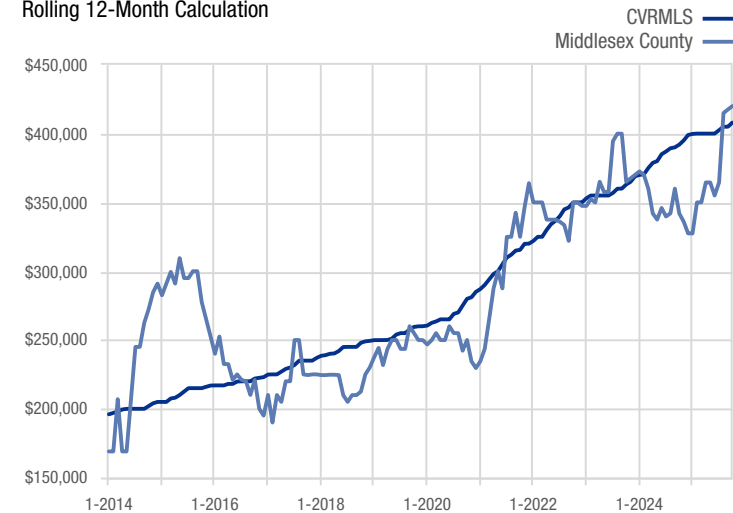
Middlesex County

Single Family	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	0	7	—	57	77	+ 35.1%
Pending Sales	1	3	+ 200.0%	36	46	+ 27.8%
Closed Sales	4	7	+ 75.0%	35	44	+ 25.7%
Days on Market Until Sale	66	34	- 48.5%	48	56	+ 16.7%
Median Sales Price*	\$302,500	\$344,900	+ 14.0%	\$330,000	\$424,150	+ 28.5%
Average Sales Price*	\$297,528	\$532,693	+ 79.0%	\$425,920	\$548,277	+ 28.7%
Percent of Original List Price Received*	98.2%	95.8%	- 2.4%	96.4%	93.6%	- 2.9%
Inventory of Homes for Sale	17	20	+ 17.6%	—	—	—
Months Supply of Inventory	5.2	4.8	- 7.7%	—	—	—

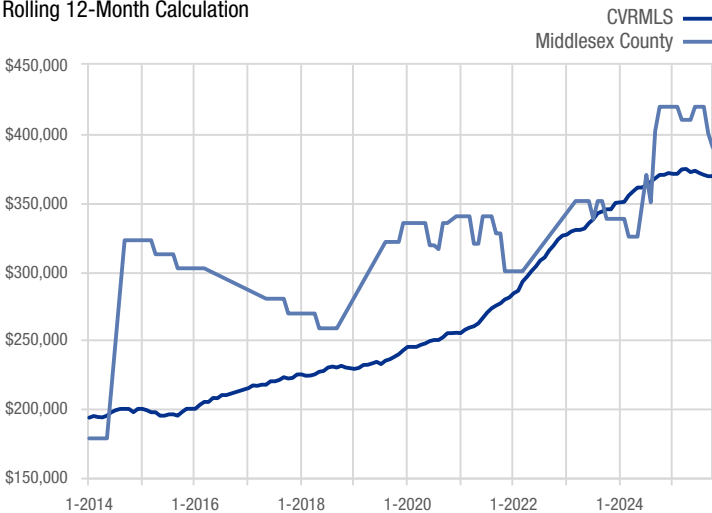
Condo/Town	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	0	2	—	6	7	+ 16.7%
Pending Sales	0	1	—	4	2	- 50.0%
Closed Sales	1	0	- 100.0%	4	1	- 75.0%
Days on Market Until Sale	7	—	—	6	2	- 66.7%
Median Sales Price*	\$410,000	—	—	\$419,500	\$389,995	- 7.0%
Average Sales Price*	\$410,000	—	—	\$444,750	\$389,995	- 12.3%
Percent of Original List Price Received*	100.0%	—	—	100.1%	100.0%	- 0.1%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.8	1.0	+ 25.0%	—	—	—

* 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 - Condo/Town
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.