

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleton

Single-Family Properties

Key Metrics	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	2	- 60.0%	7	3	- 57.1%
Closed Sales	3	0	- 100.0%	5	6	+ 20.0%
Median Sales Price*	\$1,005,000	\$0	- 100.0%	\$1,005,000	\$1,135,000	+ 12.9%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	2.3	1.3	- 43.5%	--	--	--
Cumulative Days on Market Until Sale	34	0	- 100.0%	52	65	+ 25.0%
Percent of Original List Price Received*	101.6%	0.0%	- 100.0%	97.7%	94.8%	- 3.0%
New Listings	3	3	0.0%	9	7	- 22.2%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

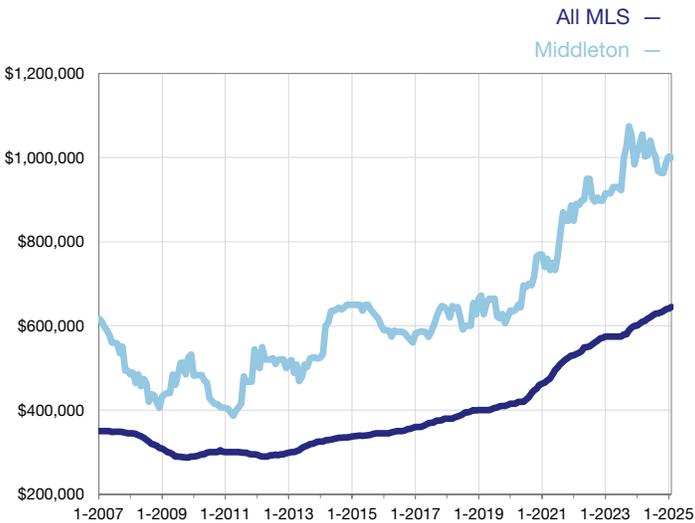
Condominium Properties

Key Metrics	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	4	+ 300.0%	5	5	0.0%
Closed Sales	2	1	- 50.0%	3	4	+ 33.3%
Median Sales Price*	\$490,000	\$562,500	+ 14.8%	\$575,000	\$593,750	+ 3.3%
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	0.0	1.7	--	--	--	--
Cumulative Days on Market Until Sale	23	57	+ 147.8%	21	49	+ 133.3%
Percent of Original List Price Received*	100.6%	93.8%	- 6.8%	101.7%	98.2%	- 3.4%
New Listings	0	2	--	4	7	+ 75.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

