

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleton

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	4	+ 300.0%	2	10	+ 400.0%
Closed Sales	0	4	--	6	10	+ 66.7%
Median Sales Price*	\$0	\$948,000	--	\$1,135,000	\$880,000	- 22.5%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	1.9	1.2	- 36.8%	--	--	--
Cumulative Days on Market Until Sale	0	78	--	65	98	+ 50.8%
Percent of Original List Price Received*	0.0%	100.3%	--	94.8%	94.0%	- 0.8%
New Listings	3	2	- 33.3%	7	5	- 28.6%

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

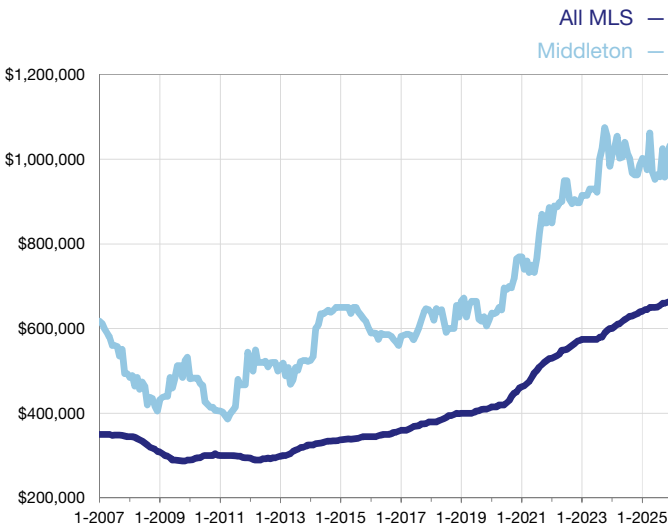
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	3	- 25.0%	5	6	+ 20.0%
Closed Sales	1	0	- 100.0%	4	3	- 25.0%
Median Sales Price*	\$562,500	\$0	- 100.0%	\$593,750	\$715,000	+ 20.4%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--
Cumulative Days on Market Until Sale	57	0	- 100.0%	49	23	- 53.1%
Percent of Original List Price Received*	93.8%	0.0%	- 100.0%	98.2%	100.7%	+ 2.5%
New Listings	2	4	+ 100.0%	7	7	0.0%

* 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

