

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleton

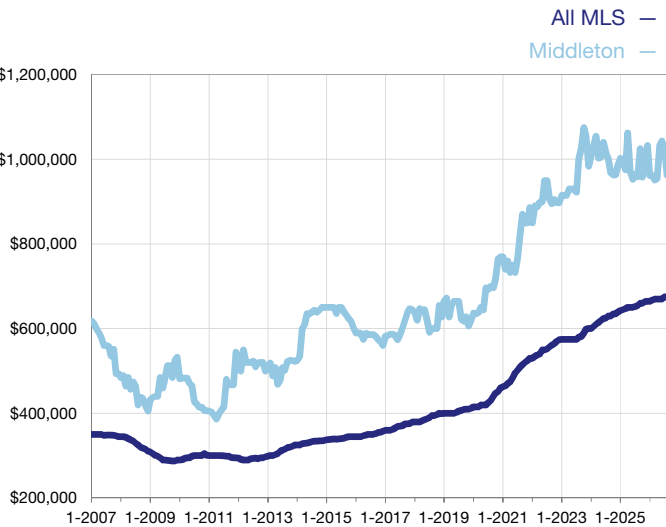
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	5	+ 25.0%	36	50	+ 38.9%
Closed Sales	2	7	+ 250.0%	35	47	+ 34.3%
Median Sales Price*	\$1,182,500	\$770,000	- 34.9%	\$1,115,000	\$995,000	- 10.8%
Inventory of Homes for Sale	10	14	+ 40.0%	--	--	--
Months Supply of Inventory	2.0	2.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	20	28	+ 40.0%	39	54	+ 38.5%
Percent of Original List Price Received*	102.8%	99.5%	- 3.2%	98.9%	99.0%	+ 0.1%
New Listings	3	10	+ 233.3%	46	61	+ 32.6%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	4	+ 300.0%	18	25	+ 38.9%
Closed Sales	3	5	+ 66.7%	20	23	+ 15.0%
Median Sales Price*	\$1,200,000	\$750,000	- 37.5%	\$713,750	\$715,000	+ 0.2%
Inventory of Homes for Sale	5	18	+ 260.0%	--	--	--
Months Supply of Inventory	2.3	4.7	+ 104.3%	--	--	--
Cumulative Days on Market Until Sale	13	66	+ 407.7%	31	42	+ 35.5%
Percent of Original List Price Received*	100.1%	92.1%	- 8.0%	100.0%	97.0%	- 3.0%
New Listings	2	5	+ 150.0%	23	41	+ 78.3%

* 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

