

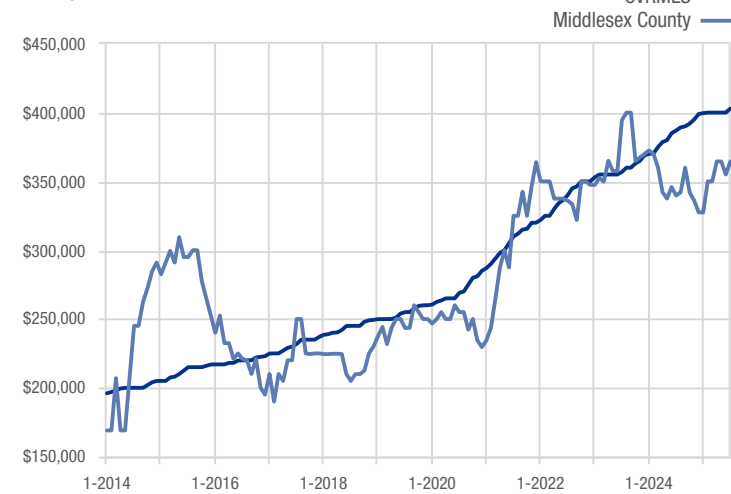
Middlesex County

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	12	10	- 16.7%	48	55	+ 14.6%
Pending Sales	8	4	- 50.0%	29	27	- 6.9%
Closed Sales	4	4	0.0%	19	25	+ 31.6%
Days on Market Until Sale	14	56	+ 300.0%	50	71	+ 42.0%
Median Sales Price*	\$366,000	\$856,250	+ 133.9%	\$324,900	\$442,000	+ 36.0%
Average Sales Price*	\$339,225	\$1,013,625	+ 198.8%	\$394,742	\$575,356	+ 45.8%
Percent of Original List Price Received*	100.1%	94.1%	- 6.0%	98.5%	91.0%	- 7.6%
Inventory of Homes for Sale	18	27	+ 50.0%	—	—	—
Months Supply of Inventory	5.3	8.5	+ 60.4%	—	—	—

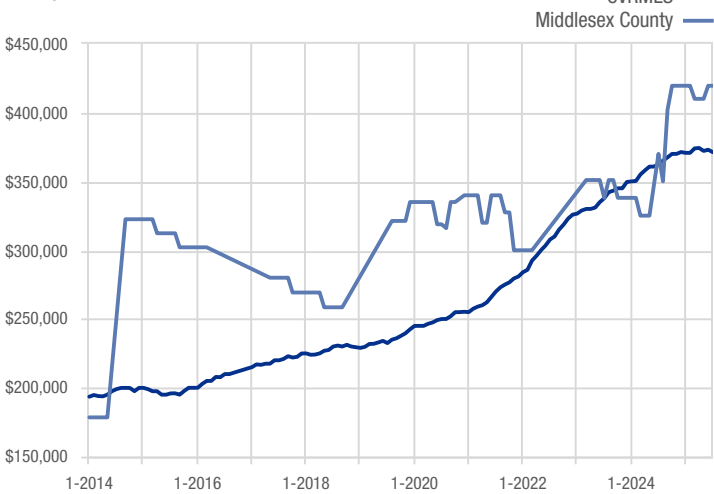
Condo/Town	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	0	0	0.0%	2	5	+ 150.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	5	2	- 60.0%
Median Sales Price*	—	—	—	\$375,000	\$389,995	+ 4.0%
Average Sales Price*	—	—	—	\$375,000	\$389,995	+ 4.0%
Percent of Original List Price Received*	—	—	—	107.1%	100.0%	- 6.6%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.8	—	—	—	—

* 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.