

Middlesex County

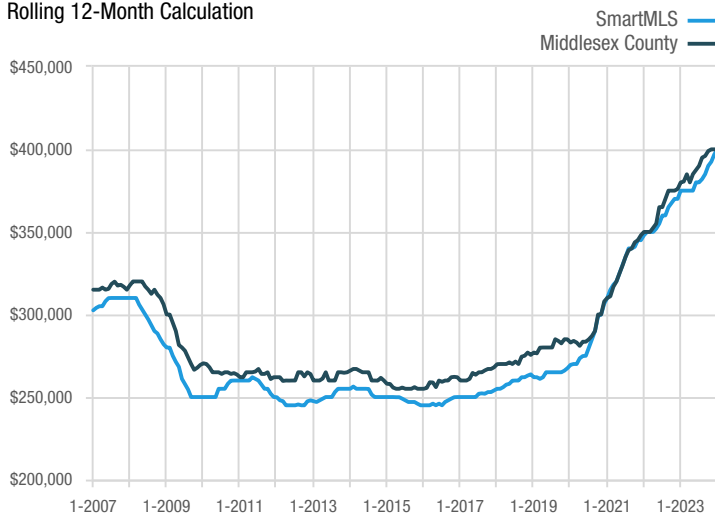
Single Family	January			Year to Date		
	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
Key Metrics						
New Listings	96	91	- 5.2%	96	91	- 5.2%
Pending Sales	71	93	+ 31.0%	71	93	+ 31.0%
Closed Sales	70	85	+ 21.4%	70	85	+ 21.4%
Days on Market Until Sale	33	39	+ 18.2%	33	39	+ 18.2%
Median Sales Price*	\$384,500	\$415,000	+ 7.9%	\$384,500	\$415,000	+ 7.9%
Average Sales Price*	\$489,896	\$457,325	- 6.6%	\$489,896	\$457,325	- 6.6%
Percent of List Price Received*	100.2%	100.6%	+ 0.4%	100.2%	100.6%	+ 0.4%
Inventory of Homes for Sale	280	250	- 10.7%	—	—	—
Months Supply of Inventory	2.0	2.1	+ 5.0%	—	—	—

Townhouse/Condo	January			Year to Date		
	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
Key Metrics						
New Listings	32	32	0.0%	32	32	0.0%
Pending Sales	25	23	- 8.0%	25	23	- 8.0%
Closed Sales	25	22	- 12.0%	25	22	- 12.0%
Days on Market Until Sale	35	16	- 54.3%	35	16	- 54.3%
Median Sales Price*	\$172,000	\$219,250	+ 27.5%	\$172,000	\$219,250	+ 27.5%
Average Sales Price*	\$191,970	\$260,397	+ 35.6%	\$191,970	\$260,397	+ 35.6%
Percent of List Price Received*	102.0%	103.1%	+ 1.1%	102.0%	103.1%	+ 1.1%
Inventory of Homes for Sale	42	42	0.0%	—	—	—
Months Supply of Inventory	1.2	1.3	+ 8.3%	—	—	—

* 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.

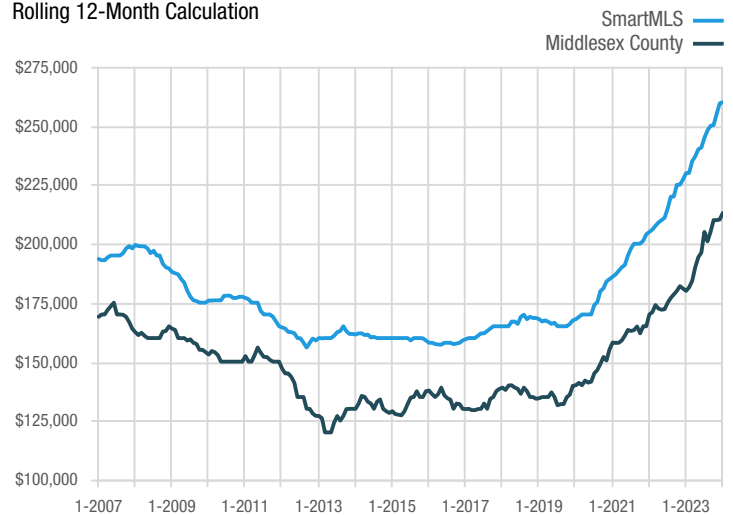
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

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.