

Middlesex County

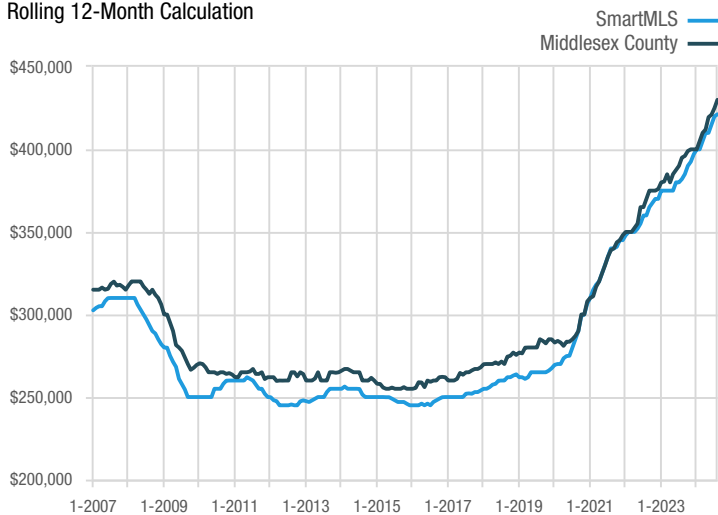
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	161	164	+ 1.9%	1,203	1,258	+ 4.6%
Pending Sales	122	154	+ 26.2%	980	996	+ 1.6%
Closed Sales	147	160	+ 8.8%	951	950	- 0.1%
Days on Market Until Sale	32	32	0.0%	33	30	- 9.1%
Median Sales Price*	\$420,000	\$461,000	+ 9.8%	\$400,000	\$445,000	+ 11.3%
Average Sales Price*	\$469,679	\$553,462	+ 17.8%	\$483,143	\$547,463	+ 13.3%
Percent of List Price Received*	103.7%	101.7%	- 1.9%	102.3%	102.0%	- 0.3%
Inventory of Homes for Sale	321	327	+ 1.9%	—	—	—
Months Supply of Inventory	2.6	2.7	+ 3.8%	—	—	—

Townhouse/Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	41	43	+ 4.9%	298	267	- 10.4%
Pending Sales	32	30	- 6.3%	264	242	- 8.3%
Closed Sales	49	19	- 61.2%	252	225	- 10.7%
Days on Market Until Sale	20	7	- 65.0%	23	16	- 30.4%
Median Sales Price*	\$195,500	\$275,100	+ 40.7%	\$205,500	\$235,000	+ 14.4%
Average Sales Price*	\$248,000	\$296,742	+ 19.7%	\$242,365	\$261,796	+ 8.0%
Percent of List Price Received*	103.9%	104.6%	+ 0.7%	104.3%	103.6%	- 0.7%
Inventory of Homes for Sale	57	40	- 29.8%	—	—	—
Months Supply of Inventory	1.9	1.3	- 31.6%	—	—	—

* 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.

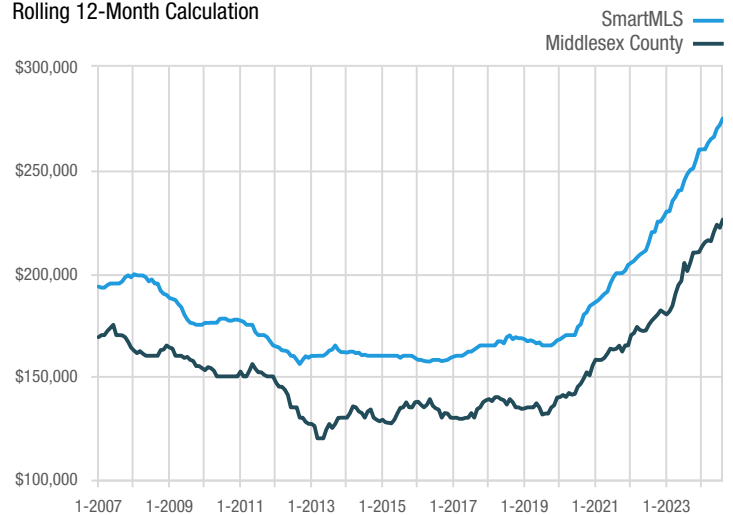
Median Sales Price - Single Family

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.