

## Middlesex County

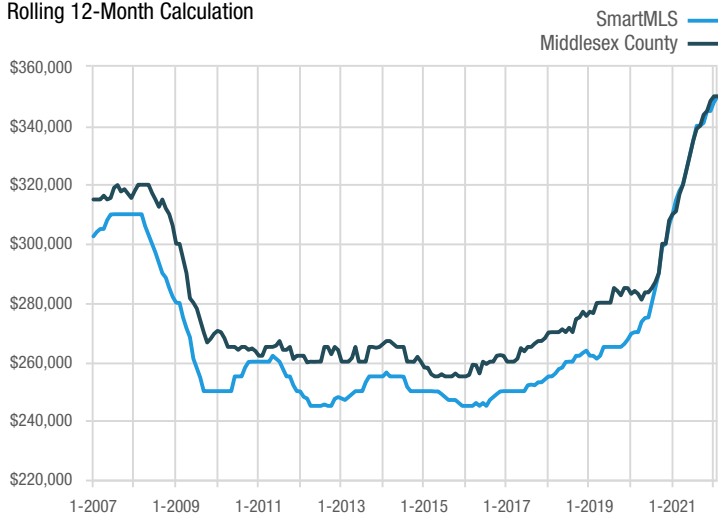
Single Family	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	161	<b>124</b>	- 23.0%	326	<b>231</b>	- 29.1%
Pending Sales	156	<b>126</b>	- 19.2%	333	<b>248</b>	- 25.5%
Closed Sales	133	<b>96</b>	- 27.8%	298	<b>213</b>	- 28.5%
Days on Market Until Sale	69	<b>53</b>	- 23.2%	62	<b>46</b>	- 25.8%
Median Sales Price*	\$340,000	<b>\$341,250</b>	+ 0.4%	\$320,000	<b>\$339,000</b>	+ 5.9%
Average Sales Price*	\$391,201	<b>\$448,881</b>	+ 14.7%	\$393,901	<b>\$411,505</b>	+ 4.5%
Percent of List Price Received*	98.7%	<b>99.7%</b>	+ 1.0%	98.4%	<b>99.7%</b>	+ 1.3%
Inventory of Homes for Sale	550	<b>270</b>	- 50.9%	—	—	—
Months Supply of Inventory	2.6	<b>1.4</b>	- 46.2%	—	—	—

Townhouse/Condo	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	29	<b>46</b>	+ 58.6%	75	<b>73</b>	- 2.7%
Pending Sales	33	<b>35</b>	+ 6.1%	62	<b>76</b>	+ 22.6%
Closed Sales	38	<b>28</b>	- 26.3%	63	<b>59</b>	- 6.3%
Days on Market Until Sale	43	<b>31</b>	- 27.9%	38	<b>33</b>	- 13.2%
Median Sales Price*	\$152,450	<b>\$192,000</b>	+ 25.9%	\$145,221	<b>\$175,000</b>	+ 20.5%
Average Sales Price*	\$204,390	<b>\$255,479</b>	+ 25.0%	\$184,129	<b>\$226,227</b>	+ 22.9%
Percent of List Price Received*	98.6%	<b>100.1%</b>	+ 1.5%	98.1%	<b>99.3%</b>	+ 1.2%
Inventory of Homes for Sale	77	<b>52</b>	- 32.5%	—	—	—
Months Supply of Inventory	2.0	<b>1.1</b>	- 45.0%	—	—	—

\* 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.

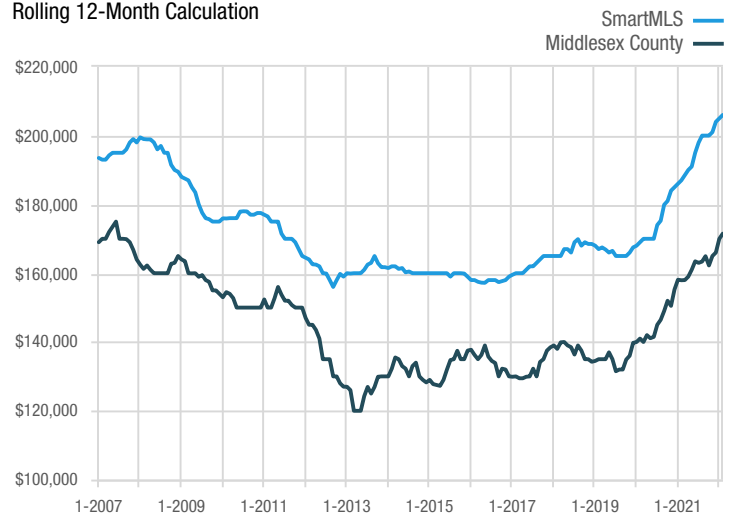
### Median Sales Price - Single Family

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.