

Middlesex County

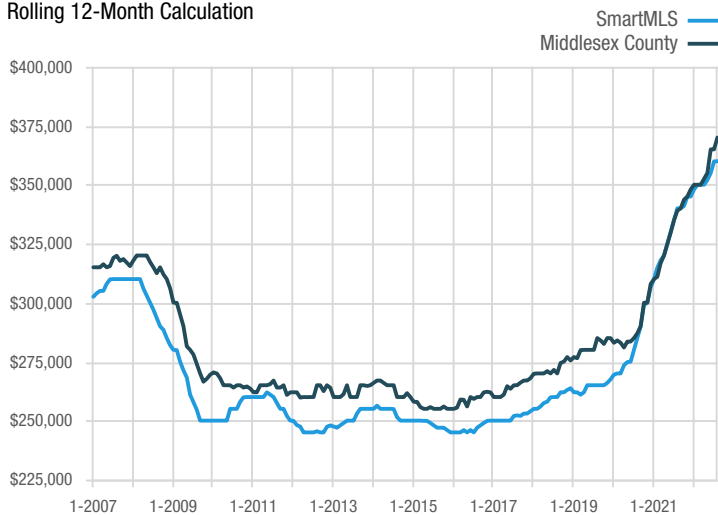
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	251	165	- 34.3%	1,954	1,555	- 20.4%
Pending Sales	226	180	- 20.4%	1,638	1,256	- 23.3%
Closed Sales	226	207	- 8.4%	1,559	1,204	- 22.8%
Days on Market Until Sale	34	24	- 29.4%	46	32	- 30.4%
Median Sales Price*	\$340,250	\$380,000	+ 11.7%	\$340,500	\$375,000	+ 10.1%
Average Sales Price*	\$424,593	\$427,512	+ 0.7%	\$412,723	\$447,336	+ 8.4%
Percent of List Price Received*	100.8%	100.9%	+ 0.1%	100.6%	102.0%	+ 1.4%
Inventory of Homes for Sale	609	392	- 35.6%	—	—	—
Months Supply of Inventory	2.8	2.3	- 17.9%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	47	47	0.0%	411	382	- 7.1%
Pending Sales	49	47	- 4.1%	363	355	- 2.2%
Closed Sales	63	40	- 36.5%	349	337	- 3.4%
Days on Market Until Sale	22	22	0.0%	32	21	- 34.4%
Median Sales Price*	\$170,000	\$194,950	+ 14.7%	\$162,500	\$180,000	+ 10.8%
Average Sales Price*	\$217,506	\$228,653	+ 5.1%	\$213,603	\$217,736	+ 1.9%
Percent of List Price Received*	100.5%	102.1%	+ 1.6%	100.7%	102.6%	+ 1.9%
Inventory of Homes for Sale	80	52	- 35.0%	—	—	—
Months Supply of Inventory	1.7	1.2	- 29.4%	—	—	—

* 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.

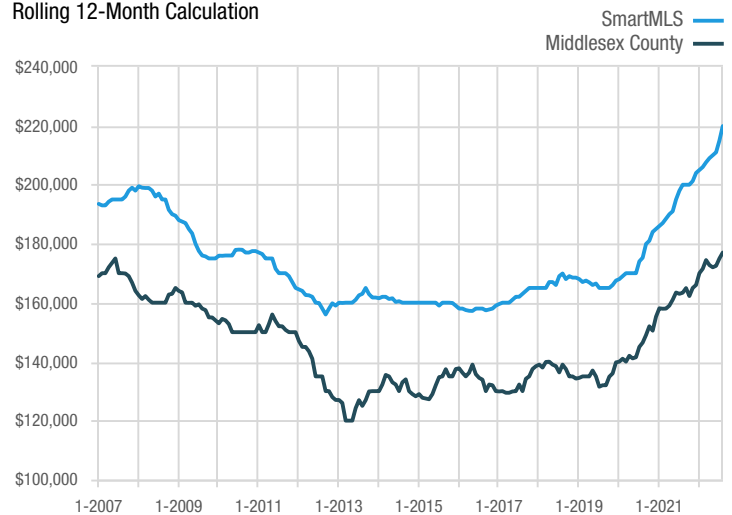
Median Sales Price - Single Family

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.