

# Middlesex County Real Estate Market Review

## 2025 vs. 2024 Per Quarter

Prepared by Red Hilton on Tuesday, January 13, 2026

### Single Family

Listing Inventory	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.
Listing Units	526	670	144	947	1200	253	1026	1243	217	416	528	112
Avg. Days on Market	64	54	-10	51	54	3	59	64	5	101	98	-3
Avg. List Price	\$2,222,486.21	\$2,269,445.73	\$46,959.52	\$1,936,888.61	\$1,929,727.78	-\$7,160.83	\$1,952,351.80	\$1,867,501.73	-\$84,850.07	\$1,993,560.51	\$1,847,557.08	-\$146,003.43
Avg. List \$ / SqFt	\$527.38	\$532.89	\$5.51	\$493.10	\$496.77	\$3.67	\$2,499.17	\$497.69	-\$2,001.48	\$492.39	\$494.04	\$1.65
Approx. Absorption Rate	122.50%	101.80%	-20.70%	69.49%	57.63%	-11.86%	64.21%	56.23%	-7.98%	164.50%	131.71%	-32.79%
Approx. Months Supply of Inventory	0.82	0.98	0.16	1.44	1.74	0.30	1.56	1.78	0.22	0.61	0.76	0.15
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.
Listing Units (Taken)	1986	2095	109	3637	3931	294	2651	2825	174	1633	1650	17
Avg. Original List Price	\$1,326,151.29	\$1,450,788.53	\$124,637.24	\$1,247,503.70	\$1,287,744.49	\$40,240.79	\$1,209,122.06	\$1,288,756.22	\$79,634.16	\$2,263,162.51	\$1,141,792.47	-\$1,121,370.04
Avg. Original List \$ / SqFt	\$451.91	\$472.25	\$20.34	\$446.94	\$460.28	\$13.34	\$1,262.74	\$460.66	-\$802.08	\$748.13	\$453.65	-\$294.48
Listed & Price Changed (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.
Listing Units (Price Changed)	215	207	-8	555	749	194	454	576	122	290	351	61
Avg. Original List Price	\$1,556,804.54	\$1,568,882.92	\$12,078.38	\$1,412,562.81	\$1,446,571.83	\$34,009.02	\$1,172,389.73	\$1,261,291.80	\$88,902.07	\$7,454,631.13	\$1,010,490.29	-\$6,444,140.84
Avg. Original List \$ / SqFt	\$499.87	\$476.86	-\$23.01	\$455.02	\$476.70	\$21.68	\$5,179.00	\$449.41	-\$4,729.59	\$2,177.79	\$446.72	-\$1,731.07
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.
Listing Units (Went Pending)	1774	1701	-73	2964	3130	166	2229	2352	123	1816	1834	18
Avg. List Price	\$1,117,125.22	\$1,204,960.43	\$87,835.21	\$1,097,757.67	\$1,157,869.16	\$60,111.49	\$994,343.60	\$1,100,623.98	\$106,280.38	\$1,046,478.93	\$1,099,512.82	\$53,033.89
Avg. List \$ / SqFt	\$426.84	\$442.52	\$15.68	\$432.33	\$447.51	\$15.18	\$418.08	\$436.66	\$18.58	\$426.06	\$442.62	\$16.56
Avg. Days to Offer	23	23	0	16	17	1	22	27	5	29	33	4

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Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.
Closed Units (Sold)	1251	1224	-27	2369	2481	112	2468	2499	31	2124	2126	2
Avg. Days on Market	42	42	0	25	26	1	27	31	4	35	39	4
Avg. Days to Offer	29	28	-1	15	16	1	18	21	3	23	26	3
Avg. Sale Price	\$1,054,803.84	\$1,104,060.34	\$49,256.50	\$1,147,419.32	\$1,209,550.23	\$62,130.91	\$1,079,316.68	\$1,138,329.38	\$59,012.70	\$1,028,041.01	\$1,107,651.46	\$79,610.45
Avg. Sale \$ / SqFt	\$421.62	\$439.58	\$17.96	\$454.66	\$466.65	\$11.99	\$440.13	\$444.92	\$4.79	\$426.31	\$448.53	\$22.22
Avg. List Price	\$1,048,244.77	\$1,094,310.39	\$46,065.62	\$1,105,789.48	\$1,177,409.66	\$71,620.18	\$1,057,800.91	\$1,129,684.95	\$71,884.04	\$1,023,614.67	\$1,109,711.28	\$86,096.61
Avg. List \$ / SqFt	\$413.82	\$430.66	\$16.84	\$432.92	\$448.81	\$15.89	\$427.81	\$437.15	\$9.34	\$420.42	\$445.91	\$25.49
Avg. Original List Price	\$1,066,688.61	\$1,111,641.12	\$44,952.51	\$1,117,754.88	\$1,189,900.84	\$72,145.96	\$1,072,408.93	\$1,148,915.10	\$76,506.17	\$1,043,088.71	\$1,132,729.37	\$89,640.66
Avg. Original List \$ / SqFt	\$419.82	\$436.33	\$16.51	\$436.65	\$452.18	\$15.53	\$432.80	\$443.85	\$11.05	\$426.93	\$453.91	\$26.98
Avg. Sale Price as % of List Price	102.03%	102.25%	0.22%	105.30%	104.03%	-1.27%	102.98%	101.85%	-1.13%	101.47%	100.66%	-0.81%
Avg. Sale Price as % of Original List Price	100.71%	101.02%	0.31%	104.62%	103.72%	-0.90%	102.29%	100.52%	-1.77%	100.09%	98.99%	-1.10%
Sold Units - Short Sale	2	0	-2	1	3	2	4	0	-4	0	0	0
Sold Units - Lender-Owned	4	11	7	8	7	-1	6	7	1	10	1	-9
12-Month Activity	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.
Units Listed	9035	10018	983	9631	10312	681	9840	10505	665	9908	10505	597
Units Price Changed	1723	2093	370	1887	2255	368	1986	2441	455	2149	2738	589
Units Went Pending	8094	8531	437	8290	8727	437	8466	8856	390	8602	8818	216
Units Sold	7732	8185	453	7897	8298	401	7905	8387	482	8212	8345	133

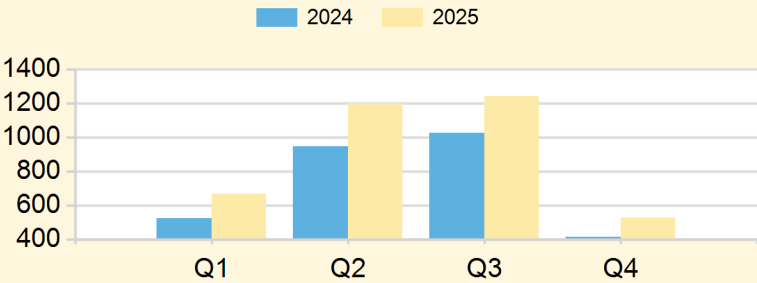
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2025 vs. 2024 Per Quarter

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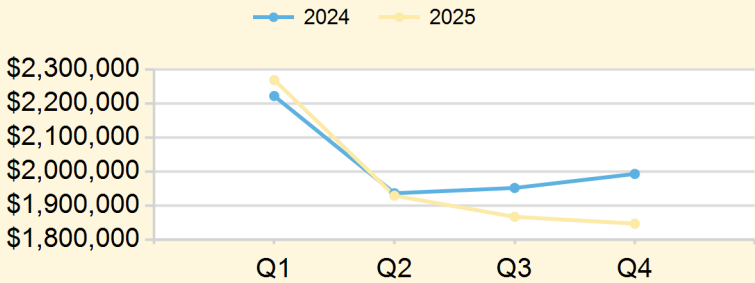
## Single Family

Listing Inventory on the Last Day of Each Quarter



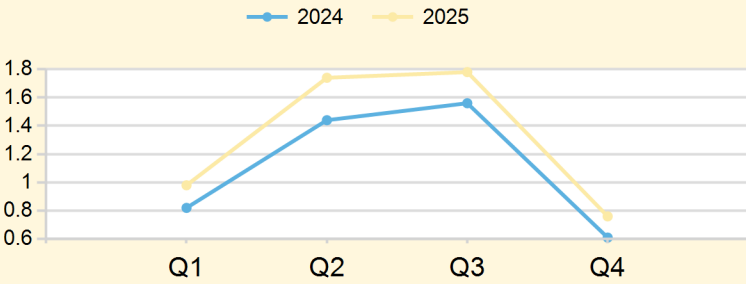
	Q1	Q2	Q3	Q4
2024	526	947	1,026	416
2025	670	1,200	1,243	528

Average List Price on the Last Day of Each Quarter



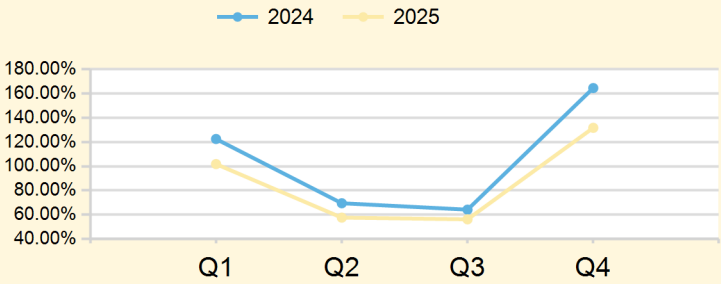
	Q1	Q2	Q3	Q4
2024	\$2,222,486.21	\$1,936,888.61	\$1,952,351.80	\$1,993,560.51
2025	\$2,269,445.73	\$1,929,727.78	\$1,867,501.73	\$1,847,557.08

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2024	0.82	1.44	1.56	0.61
2025	0.98	1.74	1.78	0.76

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2024	122.50%	69.49%	64.21%	164.50%
2025	101.80%	57.63%	56.23%	131.71%

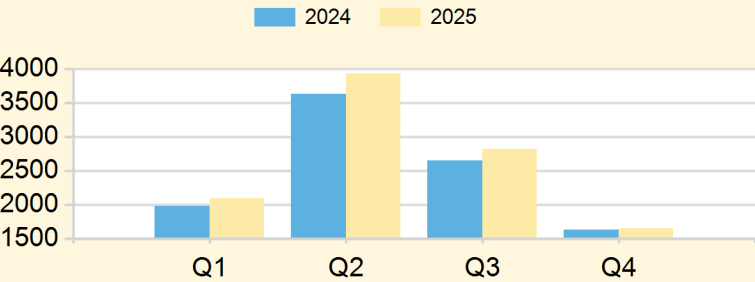
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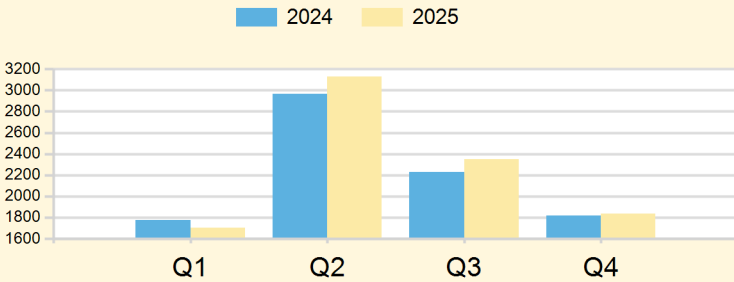
### Single Family

Properties Listed During Each Quarter



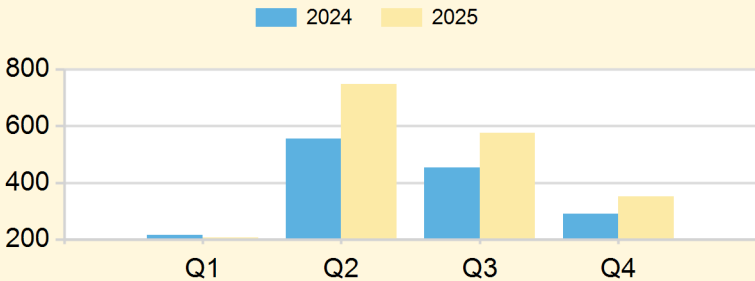
	Q1	Q2	Q3	Q4
2024	1,986	3,637	2,651	1,633
2025	2,095	3,931	2,825	1,650

Went Pending During Each Quarter



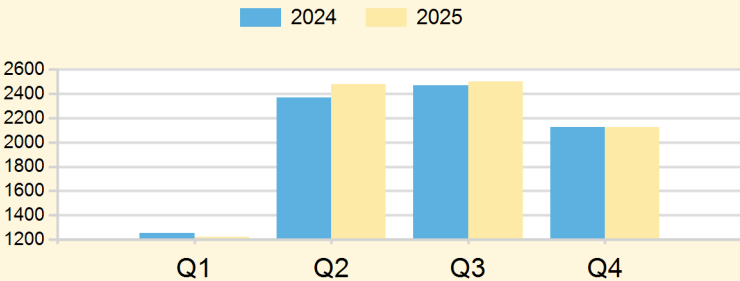
	Q1	Q2	Q3	Q4
2024	1,774	2,964	2,229	1,816
2025	1,701	3,130	2,352	1,834

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2024	215	555	454	290
2025	207	749	576	351

Sold Listings During Each Quarter



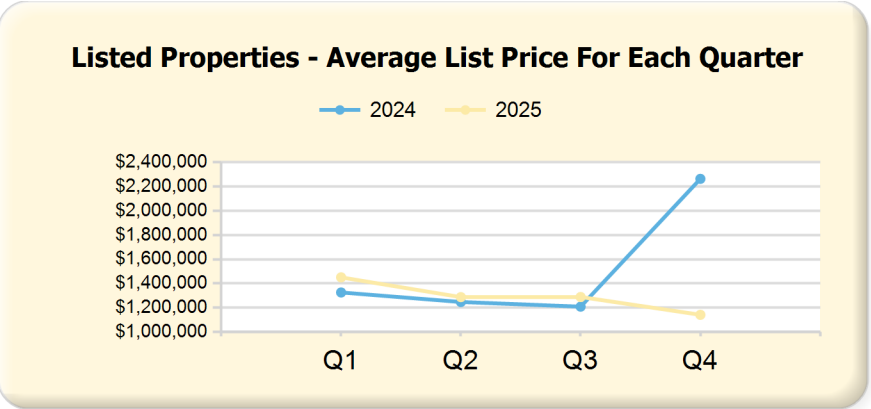
	Q1	Q2	Q3	Q4
2024	1,251	2,369	2,468	2,124
2025	1,224	2,481	2,499	2,126

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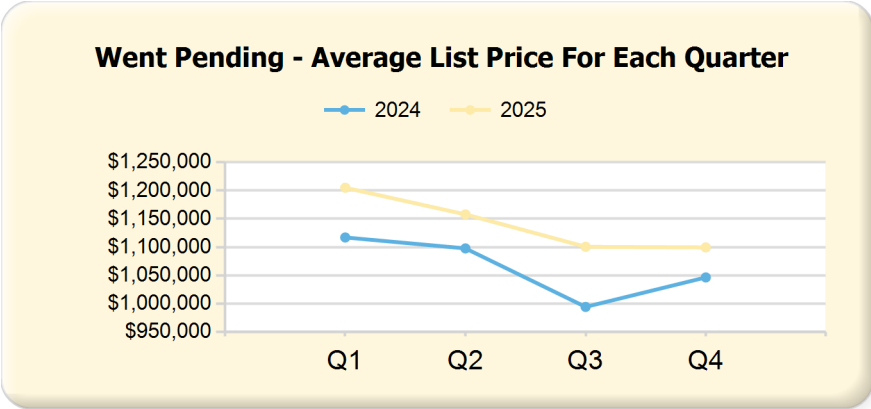
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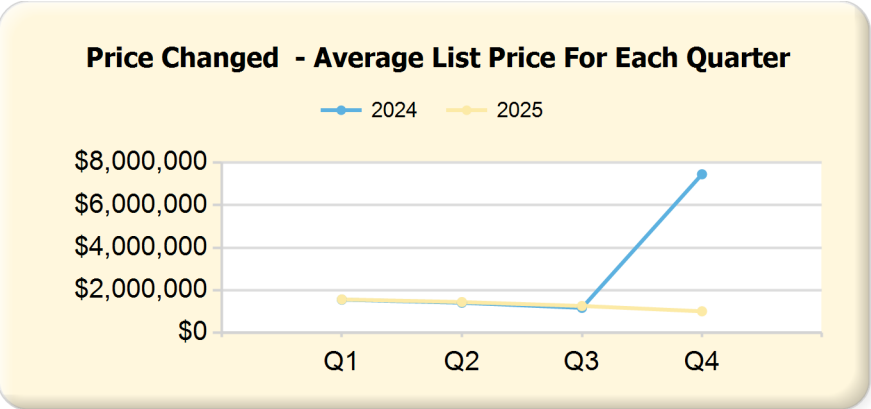
### Single Family



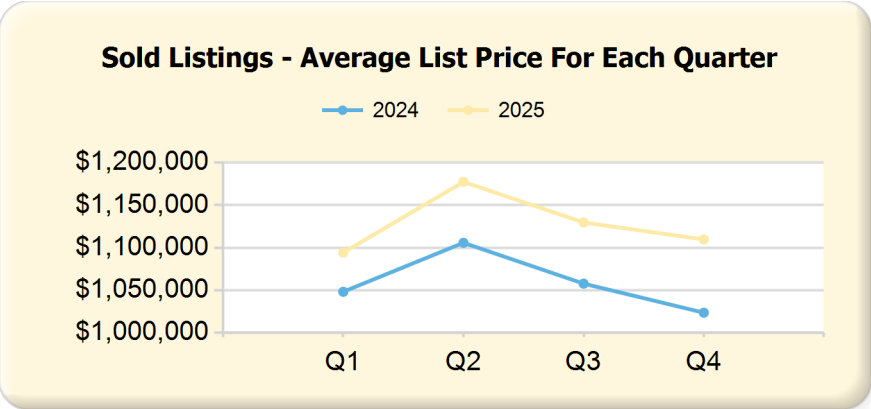
	Q1	Q2	Q3	Q4
2024	\$1,326,151.29	\$1,247,503.70	\$1,209,122.06	\$2,263,162.51
2025	\$1,450,788.53	\$1,287,744.49	\$1,288,756.22	\$1,141,792.47



	Q1	Q2	Q3	Q4
2024	\$1,117,125.22	\$1,097,757.67	\$994,343.60	\$1,046,478.93
2025	\$1,204,960.43	\$1,157,869.16	\$1,100,623.98	\$1,099,512.82



	Q1	Q2	Q3	Q4
2024	\$1,556,804.54	\$1,412,562.81	\$1,172,389.73	\$7,454,631.13
2025	\$1,568,882.92	\$1,446,571.83	\$1,261,291.80	\$1,010,490.29



	Q1	Q2	Q3	Q4
2024	\$1,048,244.77	\$1,105,789.48	\$1,057,800.91	\$1,023,614.67
2025	\$1,094,310.39	\$1,177,409.66	\$1,129,684.95	\$1,109,711.28

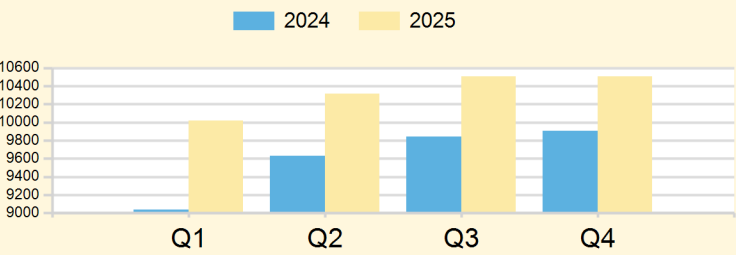
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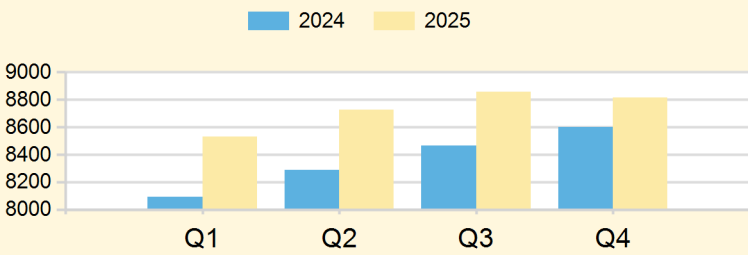
## Single Family

Listed Between the Last Day of Each Quarter and 12 Months



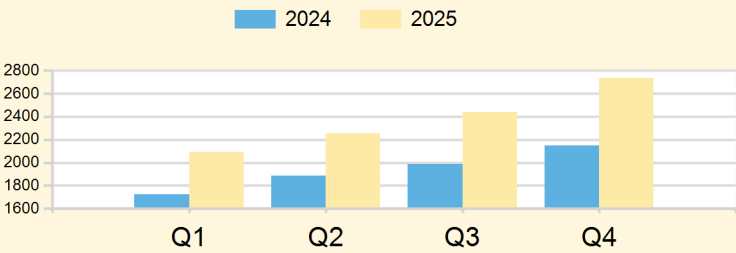
	Q1	Q2	Q3	Q4
2024	9,035	9,631	9,840	9,908
2025	10,018	10,312	10,505	10,505

Went Pending Between the Last Day of Each Quarter and 12 Months



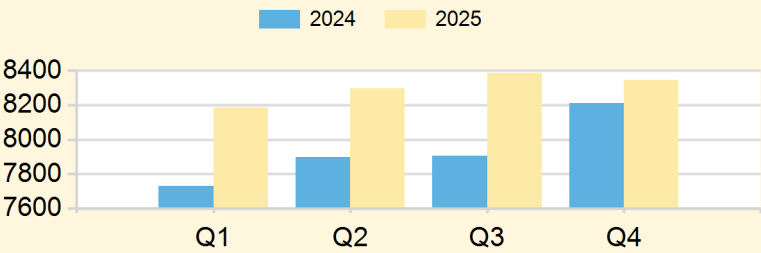
	Q1	Q2	Q3	Q4
2024	8,094	8,290	8,466	8,602
2025	8,531	8,727	8,856	8,818

Price Changed Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2024	1,723	1,887	1,986	2,149
2025	2,093	2,255	2,441	2,738

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2024	7,732	7,897	7,905	8,212
2025	8,185	8,298	8,387	8,345