

Middlesex County Real Estate Market Review

2025 vs. 2024 Per Quarter

Prepared by Red Hilton on Thursday, October 16, 2025

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	1202	255	1027	1242	215	416	1337	921
Avg. Days on Market	64	54	-10	51	53	2	59	64	5	101	141	40
Avg. List Price	\$2,222,486.21	\$2,279,214.39	\$56,728.18	\$1,936,888.61	\$1,929,174.98	-\$7,713.63	\$1,951,705.88	\$1,870,063.32	-\$81,642.56	\$1,993,560.51	\$1,837,219.43	-\$156,341.08
Avg. List \$ / SqFt	\$527.35	\$533.09	\$5.74	\$493.13	\$496.96	\$3.83	\$2,497.24	\$498.16	-\$1,999.08	\$492.35	\$490.44	-\$1.91
Approx. Absorption Rate	122.50%	101.80%	-20.70%	69.49%	57.53%	-11.96%	64.14%	56.23%	-7.91%	164.48%	40.35%	-124.13%
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	2.48	1.87
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	3935	298	2654	2828	174	1636	516	-1120
Avg. Original List Price	\$1,326,151.29	\$1,453,912.64	\$127,761.35	\$1,247,503.70	\$1,288,249.45	\$40,745.75	\$1,208,915.41	\$1,290,002.80	\$81,087.39	\$2,261,327.86	\$1,290,032.22	-\$971,295.64
Avg. Original List \$ / SqFt	\$451.90	\$472.47	\$20.57	\$446.95	\$460.41	\$13.46	\$1,261.81	\$460.89	-\$800.92	\$747.65	\$458.38	-\$289.27
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	750	195	454	577	123	290	21	-269
Avg. Original List Price	\$1,556,804.54	\$1,568,882.92	\$12,078.38	\$1,412,562.81	\$1,448,643.06	\$36,080.25	\$1,172,389.73	\$1,264,210.18	\$91,820.45	\$7,454,631.13	\$907,635.71	-\$6,546,995.42
Avg. Original List \$ / SqFt	\$499.80	\$476.89	-\$22.91	\$455.02	\$477.12	\$22.10	\$5,179.00	\$449.87	-\$4,729.13	\$2,177.79	\$396.26	-\$1,781.53
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	1702	-72	2964	3132	168	2231	2356	125	1820	425	-1395
Avg. List Price	\$1,117,125.22	\$1,204,963.39	\$87,838.17	\$1,097,757.67	\$1,160,562.09	\$62,804.42	\$994,254.50	\$1,102,347.75	\$108,093.25	\$1,046,913.04	\$1,171,462.24	\$124,549.20
Avg. List \$ / SqFt	\$426.84	\$442.72	\$15.88	\$432.33	\$447.67	\$15.34	\$418.07	\$437.04	\$18.97	\$426.20	\$454.60	\$28.40
Avg. Days to Offer	23	23	0	16	17	1	22	26	4	29	24	-5

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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	1225	-26	2369	2481	112	2467	2491	24	2124	261	-1863
Avg. Days on Market	42	42	0	25	26	1	27	31	4	35	38	3
Avg. Days to Offer	29	28	-1	15	16	1	18	21	3	23	26	3
Avg. Sale Price	\$1,054,803.84	\$1,103,567.23	\$48,763.39	\$1,147,419.32	\$1,209,460.55	\$62,041.23	\$1,079,494.76	\$1,139,196.25	\$59,701.49	\$1,028,043.37	\$1,079,841.94	\$51,798.57
Avg. Sale \$ / SqFt	\$421.62	\$439.48	\$17.86	\$454.66	\$466.66	\$12.00	\$440.13	\$445.14	\$5.01	\$426.32	\$441.67	\$15.35
Avg. List Price	\$1,048,244.77	\$1,093,784.34	\$45,539.57	\$1,105,789.48	\$1,177,325.38	\$71,535.90	\$1,057,966.62	\$1,130,680.77	\$72,714.15	\$1,023,614.67	\$1,071,480.25	\$47,865.58
Avg. List \$ / SqFt	\$413.82	\$430.54	\$16.72	\$432.92	\$448.82	\$15.90	\$427.80	\$437.38	\$9.58	\$420.42	\$433.09	\$12.67
Avg. Original List Price	\$1,066,688.61	\$1,111,100.93	\$44,412.32	\$1,117,754.88	\$1,189,816.56	\$72,061.68	\$1,072,560.29	\$1,149,949.40	\$77,389.11	\$1,043,088.71	\$1,096,991.01	\$53,902.30
Avg. Original List \$ / SqFt	\$419.82	\$436.21	\$16.39	\$436.65	\$452.19	\$15.54	\$432.78	\$444.09	\$11.31	\$426.93	\$441.59	\$14.66
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%	101.89%	0.42%
Avg. Sale Price as % of Original List Price	100.71%	101.03%	0.32%	104.62%	103.72%	-0.90%	102.29%	100.52%	-1.77%	100.09%	100.16%	0.07%
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	6	0	10	0	-10
12-Month Activity	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Units Listed	9035	10024	989	9631	10322	691	9843	10515	672	9914	9378	-536
Units Price Changed	1723	2094	371	1887	2257	370	1986	2444	458	2150	2256	106
Units Went Pending	8094	8537	443	8290	8735	445	8468	8866	398	8608	7460	-1148
Units Sold	7732	8185	453	7897	8298	401	7904	8380	476	8211	6473	-1738

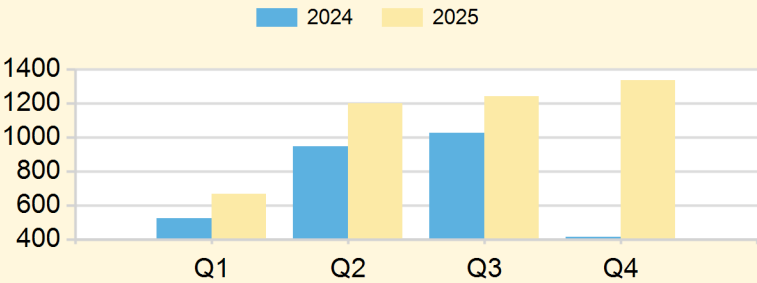
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2025 vs. 2024 Per Quarter

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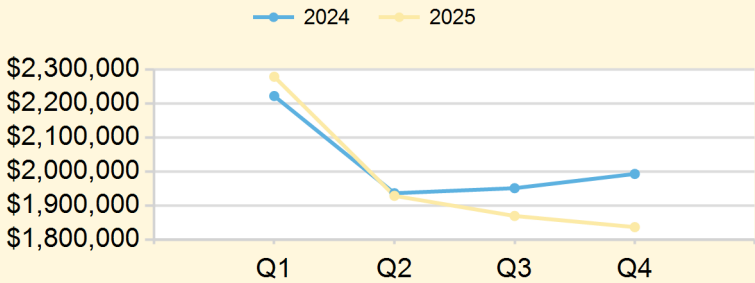
Single Family

Listing Inventory on the Last Day of Each Quarter



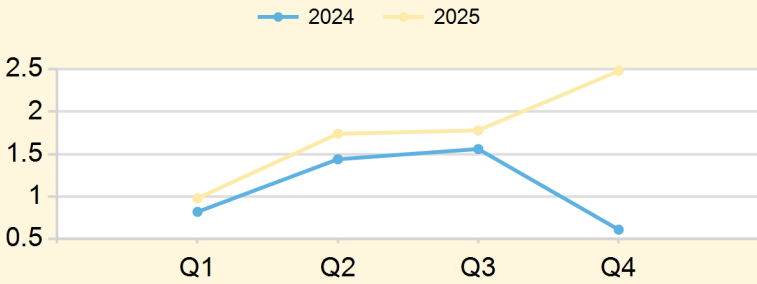
	Q1	Q2	Q3	Q4
2024	526	947	1,027	416
2025	670	1,202	1,242	1,337

Average List Price on the Last Day of Each Quarter



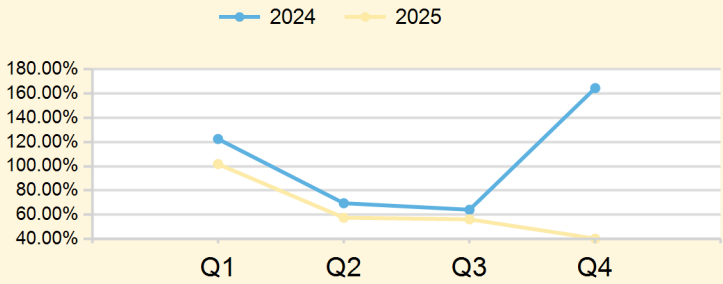
	Q1	Q2	Q3	Q4
2024	\$2,222,486.21	\$1,936,888.61	\$1,951,705.88	\$1,993,560.51
2025	\$2,279,214.39	\$1,929,174.98	\$1,870,063.32	\$1,837,219.43

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	2.48

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2024	122.50%	69.49%	64.14%	164.48%
2025	101.80%	57.53%	56.23%	40.35%

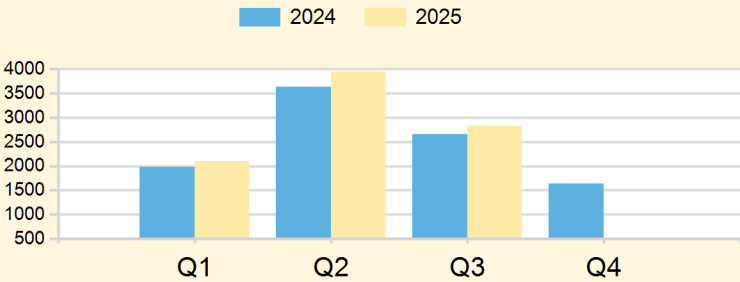
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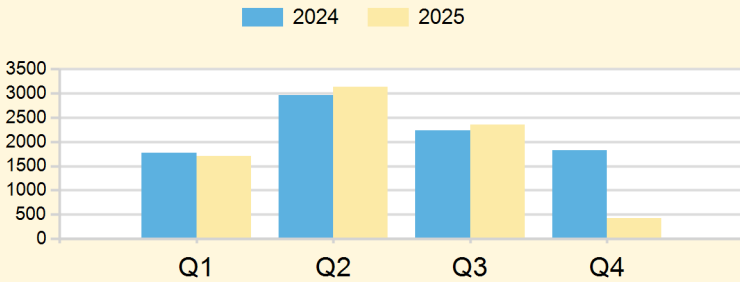
Single Family

Properties Listed During Each Quarter



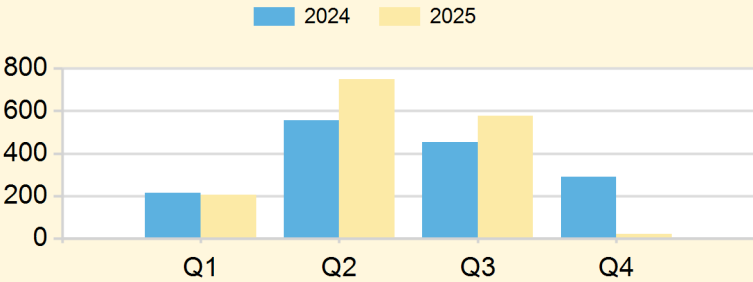
	Q1	Q2	Q3	Q4
2024	1,986	3,637	2,654	1,636
2025	2,095	3,935	2,828	516

Went Pending During Each Quarter



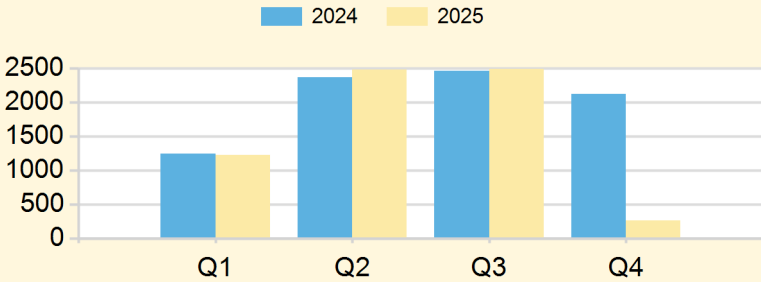
	Q1	Q2	Q3	Q4
2024	1,774	2,964	2,231	1,820
2025	1,702	3,132	2,356	425

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2024	215	555	454	290
2025	207	750	577	21

Sold Listings During Each Quarter



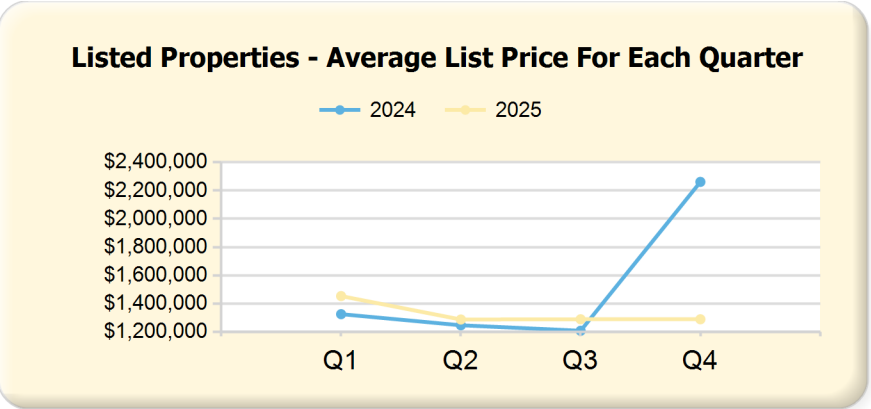
	Q1	Q2	Q3	Q4
2024	1,251	2,369	2,467	2,124
2025	1,225	2,481	2,491	261

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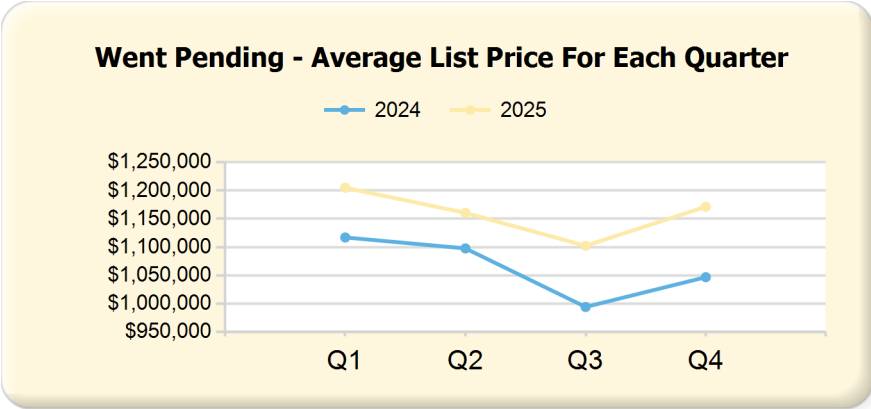
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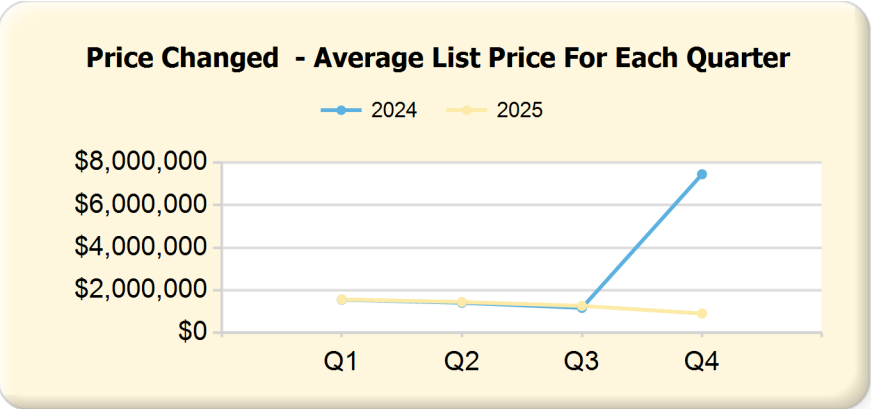
Single Family



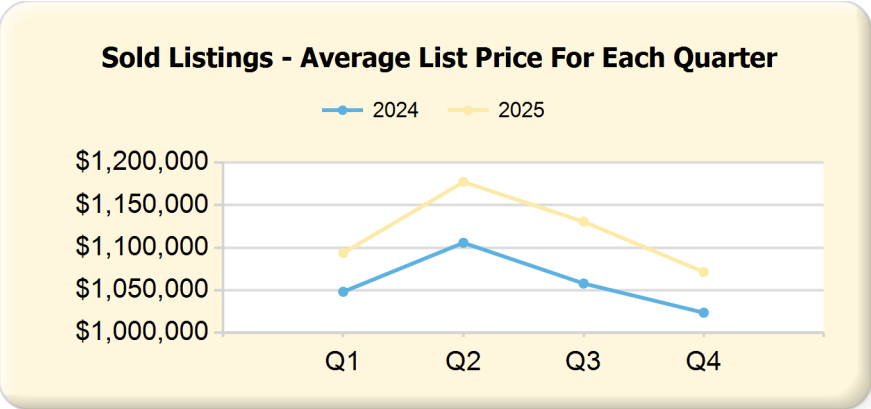
	Q1	Q2	Q3	Q4
2024	\$1,326,151.29	\$1,247,503.70	\$1,208,915.41	\$2,261,327.86
2025	\$1,453,912.64	\$1,288,249.45	\$1,290,002.80	\$1,290,032.22



	Q1	Q2	Q3	Q4
2024	\$1,117,125.22	\$1,097,757.67	\$994,254.50	\$1,046,913.04
2025	\$1,204,963.39	\$1,160,562.09	\$1,102,347.75	\$1,171,462.24



	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	\$1,448,643.06	\$1,264,210.18	\$907,635.71



	Q1	Q2	Q3	Q4
2024	\$1,048,244.77	\$1,105,789.48	\$1,057,966.62	\$1,023,614.67
2025	\$1,093,784.34	\$1,177,325.38	\$1,130,680.77	\$1,071,480.25

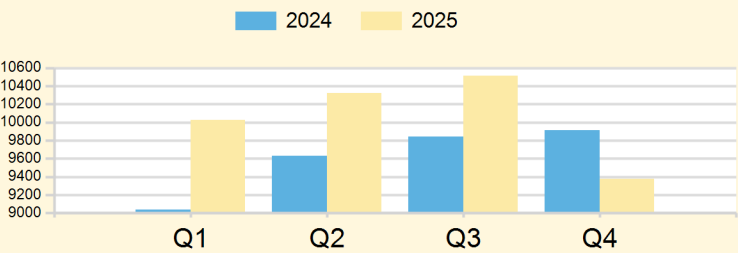
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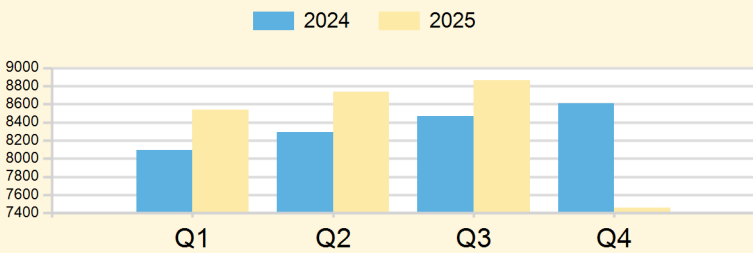
Single Family

Listed Between the Last Day of Each Quarter and 12 Months



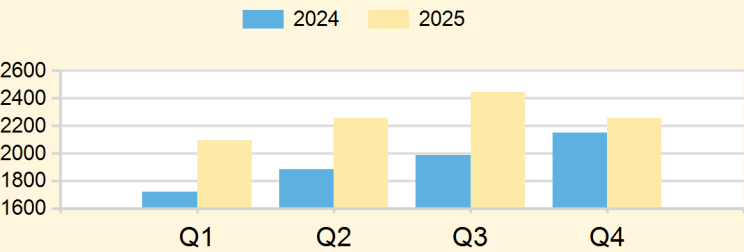
	Q1	Q2	Q3	Q4
2024	9,035	9,631	9,843	9,914
2025	10,024	10,322	10,515	9,378

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



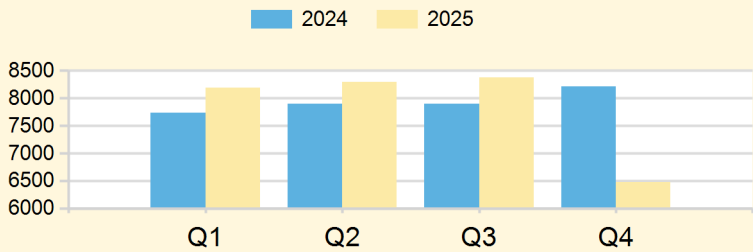
	Q1	Q2	Q3	Q4
2024	8,094	8,290	8,468	8,608
2025	8,537	8,735	8,866	7,460

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



	Q1	Q2	Q3	Q4
2024	1,723	1,887	1,986	2,150
2025	2,094	2,257	2,444	2,256

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2024	7,732	7,897	7,904	8,211
2025	8,185	8,298	8,380	6,473