

Middlesex County Real Estate Market Review

2026 vs. 2025 Per Quarter

Prepared by Red Hilton on Friday, April 03, 2026

Single Family

Listing Inventory	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units	669	739	70	1197	763	-434	1236	0	-1236	524	0	-524
Avg. Days on Market	54	65	11	54	152	98	64	0	-64	99	0	-99
Avg. List Price	\$2,271,388.25	\$2,203,577.03	-\$67,811.22	\$1,928,749.73	\$2,163,889.42	\$235,139.69	\$1,866,526.58	\$0.00	-\$1,866,526.58	\$1,847,609.23	\$0.00	-\$1,847,609.23
Avg. List \$ / SqFt	\$533.06	\$524.13	-\$8.93	\$496.76	\$514.56	\$17.80	\$497.49	\$0.00	-\$497.49	\$493.96	\$0.00	-\$493.96
Approx. Absorption Rate	101.96%	94.03%	-7.93%	57.78%	65.06%	7.28%	56.55%	0.00%	-56.55%	132.78%	0.00%	-132.78%
Approx. Months Supply of Inventory	0.98	1.06	0.08	1.73	1.54	-0.19	1.77	0.00	-1.77	0.75	0.00	-0.75
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units (Taken)	2093	1973	-120	3929	89	-3840	2820	0	-2820	1643	0	-1643
Avg. Original List Price	\$1,450,756.61	\$1,459,600.04	\$8,843.43	\$1,286,875.44	\$1,225,103.08	-\$61,772.36	\$1,288,107.99	\$0.00	-\$1,288,107.99	\$1,139,357.75	\$0.00	-\$1,139,357.75
Avg. Original List \$ / SqFt	\$472.29	\$475.73	\$3.44	\$460.24	\$450.61	-\$9.63	\$460.49	\$0.00	-\$460.49	\$452.94	\$0.00	-\$452.94
Listed & Price Changed (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units (Price Changed)	207	189	-18	749	0	-749	574	0	-574	350	0	-350
Avg. Original List Price	\$1,568,882.92	\$1,726,636.38	\$157,753.46	\$1,446,571.83	\$0.00	-\$1,446,571.83	\$1,260,174.34	\$0.00	-\$1,260,174.34	\$1,011,291.98	\$0.00	-\$1,011,291.98
Avg. Original List \$ / SqFt	\$476.86	\$496.37	\$19.51	\$476.70	\$0.00	-\$476.70	\$449.35	\$0.00	-\$449.35	\$446.30	\$0.00	-\$446.30
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units (Went Pending)	1700	1626	-74	3130	98	-3032	2351	0	-2351	1825	0	-1825
Avg. List Price	\$1,204,493.64	\$1,202,793.30	-\$1,700.34	\$1,156,656.70	\$1,148,177.41	-\$8,479.29	\$1,100,734.46	\$0.00	-\$1,100,734.46	\$1,094,129.60	\$0.00	-\$1,094,129.60
Avg. List \$ / SqFt	\$442.52	\$456.95	\$14.43	\$447.36	\$459.13	\$11.77	\$436.63	\$0.00	-\$436.63	\$441.36	\$0.00	-\$441.36
Avg. Days to Offer	23	27	4	17	18	1	27	0	-27	34	0	-34

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Single Family

Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Closed Units (Sold)	1224	1193	-31	2482	34	-2448	2498	0	-2498	2130	0	-2130
Avg. Days on Market	42	53	11	26	60	34	31	0	-31	39	0	-39
Avg. Days to Offer	28	36	8	16	44	28	21	0	-21	26	0	-26
Avg. Sale Price	\$1,104,060.34	\$1,100,852.18	-\$3,208.16	\$1,209,566.53	\$1,253,564.03	\$43,997.50	\$1,137,872.35	\$0.00	-\$1,137,872.35	\$1,106,149.53	\$0.00	-\$1,106,149.53
Avg. Sale \$ / SqFt	\$439.58	\$446.09	\$6.51	\$466.60	\$485.79	\$19.19	\$444.89	\$0.00	-\$444.89	\$448.21	\$0.00	-\$448.21
Avg. List Price	\$1,094,310.39	\$1,102,498.13	\$8,187.74	\$1,177,499.34	\$1,236,452.94	\$58,953.60	\$1,129,337.14	\$0.00	-\$1,129,337.14	\$1,108,230.08	\$0.00	-\$1,108,230.08
Avg. List \$ / SqFt	\$430.66	\$443.30	\$12.64	\$448.79	\$477.30	\$28.51	\$437.15	\$0.00	-\$437.15	\$445.60	\$0.00	-\$445.60
Avg. Original List Price	\$1,111,641.12	\$1,129,682.80	\$18,041.68	\$1,189,985.48	\$1,268,152.94	\$78,167.46	\$1,148,574.99	\$0.00	-\$1,148,574.99	\$1,131,181.76	\$0.00	-\$1,131,181.76
Avg. Original List \$ / SqFt	\$436.33	\$451.66	\$15.33	\$452.16	\$486.17	\$34.01	\$443.85	\$0.00	-\$443.85	\$453.59	\$0.00	-\$453.59
Avg. Sale Price as % of List Price	102.25%	100.70%	-1.55%	104.03%	102.44%	-1.59%	101.84%	0.00%	-101.84%	100.66%	0.00%	-100.66%
Avg. Sale Price as % of Original List Price	101.02%	99.24%	-1.78%	103.72%	100.67%	-3.05%	100.52%	0.00%	-100.52%	98.99%	0.00%	-98.99%
Sold Units - Short Sale	0	1	1	3	0	-3	0	0	0	0	0	0
Sold Units - Lender-Owned	11	4	-7	7	0	-7	7	0	-7	1	0	-1
12-Month Activity	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Units Listed	10017	10388	371	10309	6527	-3782	10496	3735	-6761	10489	2068	-8421
Units Price Changed	2093	2609	516	2255	1557	-698	2438	661	-1777	2731	209	-2522
Units Went Pending	8531	8746	215	8727	5796	-2931	8854	3514	-5340	8807	1729	-7078
Units Sold	8185	8339	154	8299	5957	-2342	8387	3439	-4948	8349	1248	-7101

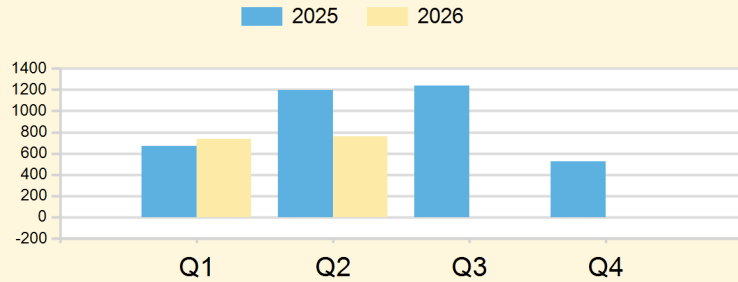
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2026 vs. 2025 Per Quarter

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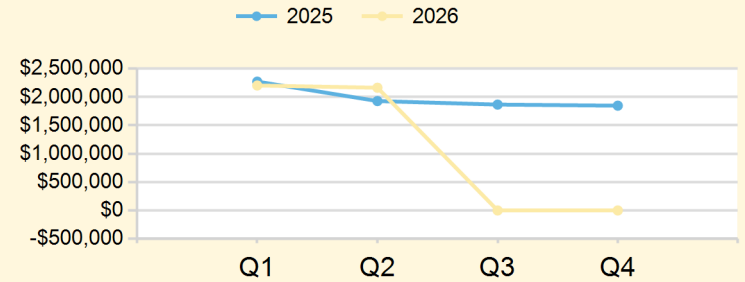
Single Family

Listing Inventory on the Last Day of Each Quarter



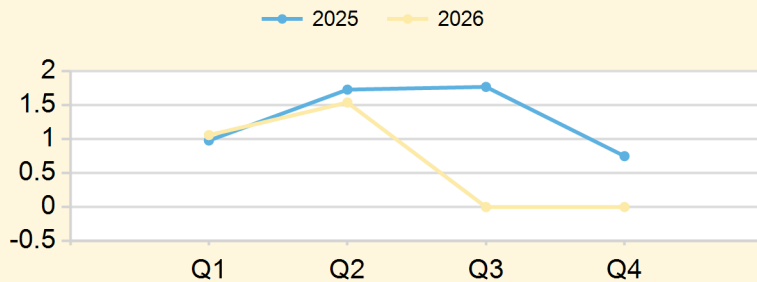
	Q1	Q2	Q3	Q4
2025	669	1,197	1,236	524
2026	739	763	0	0

Average List Price on the Last Day of Each Quarter



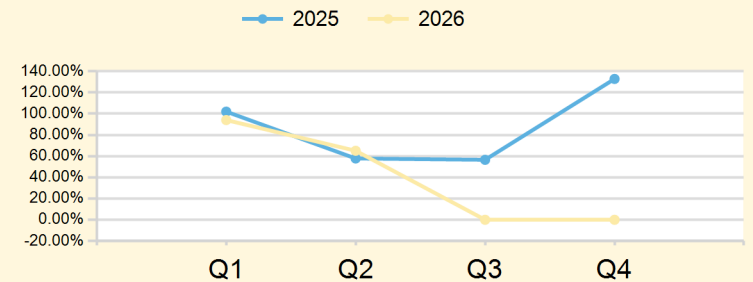
	Q1	Q2	Q3	Q4
2025	\$2,271,388.25	\$1,928,749.73	\$1,866,526.58	\$1,847,609.23
2026	\$2,203,577.03	\$2,163,889.42	\$0.00	\$0.00

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2025	0.98	1.73	1.77	0.75
2026	1.06	1.54	0.00	0.00

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2025	101.96%	57.78%	56.55%	132.78%
2026	94.03%	65.06%	0.00%	0.00%

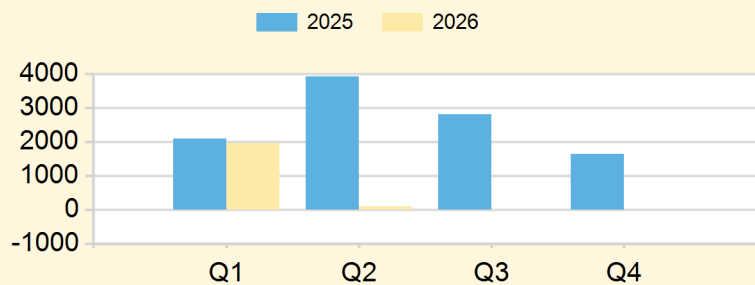
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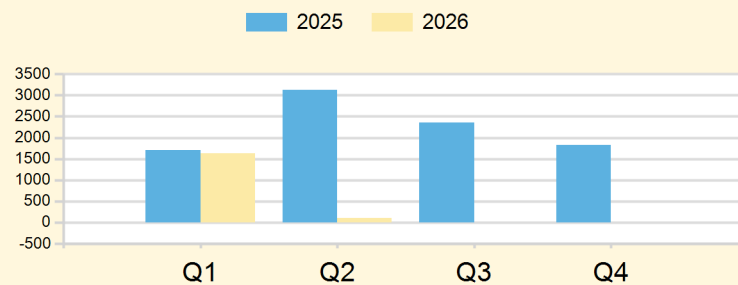
Single Family

Properties Listed During Each Quarter



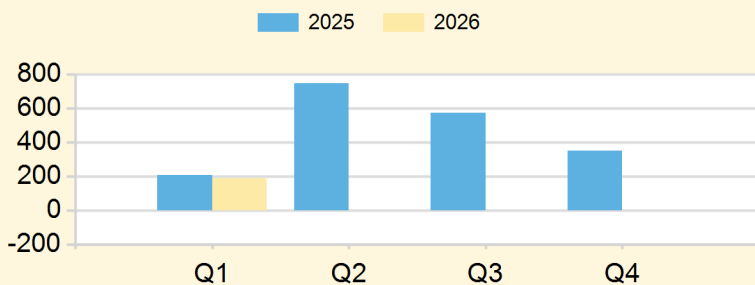
	Q1	Q2	Q3	Q4
2025	2,093	3,929	2,820	1,643
2026	1,973	89	0	0

Went Pending During Each Quarter



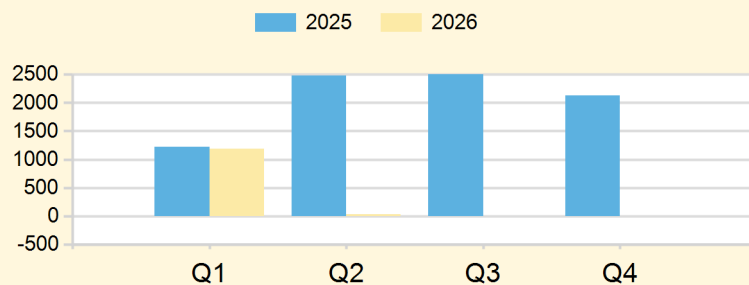
	Q1	Q2	Q3	Q4
2025	1,700	3,130	2,351	1,825
2026	1,626	98	0	0

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2025	207	749	574	350
2026	189	0	0	0

Sold Listings During Each Quarter



	Q1	Q2	Q3	Q4
2025	1,224	2,482	2,498	2,130
2026	1,193	34	0	0

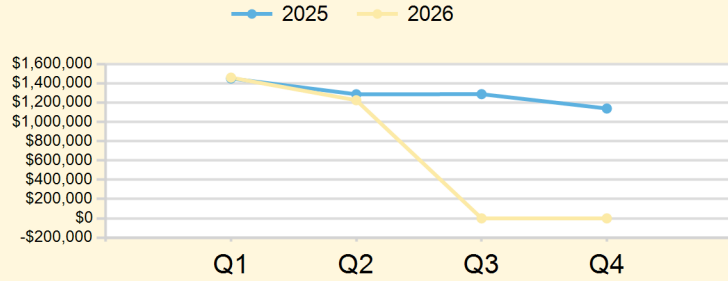
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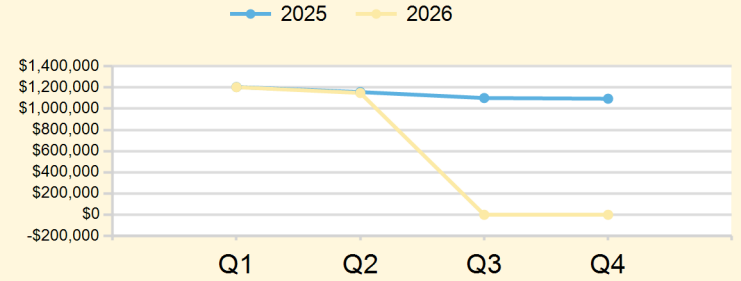
Single Family

Listed Properties - Average List Price For Each Quarter



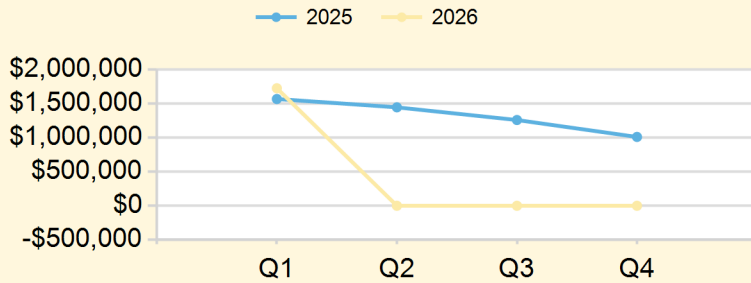
	Q1	Q2	Q3	Q4
2025	\$1,450,756.61	\$1,286,875.44	\$1,288,107.99	\$1,139,357.75
2026	\$1,459,600.04	\$1,225,103.08	\$0.00	\$0.00

Went Pending - Average List Price For Each Quarter



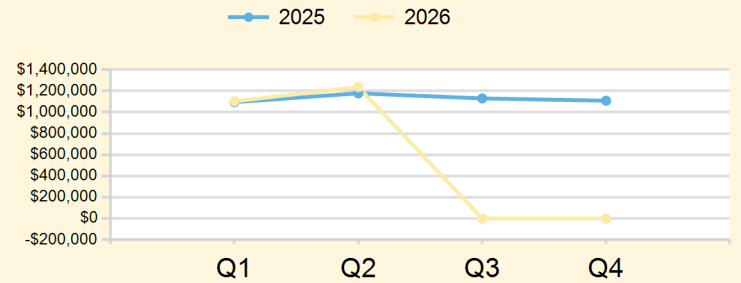
	Q1	Q2	Q3	Q4
2025	\$1,204,493.64	\$1,156,656.70	\$1,100,734.46	\$1,094,129.60
2026	\$1,202,793.30	\$1,148,177.41	\$0.00	\$0.00

Price Changed - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2025	\$1,568,882.92	\$1,446,571.83	\$1,260,174.34	\$1,011,291.98
2026	\$1,726,636.38	\$0.00	\$0.00	\$0.00

Sold Listings - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2025	\$1,094,310.39	\$1,177,499.34	\$1,129,337.14	\$1,108,230.08
2026	\$1,102,498.13	\$1,236,452.94	\$0.00	\$0.00

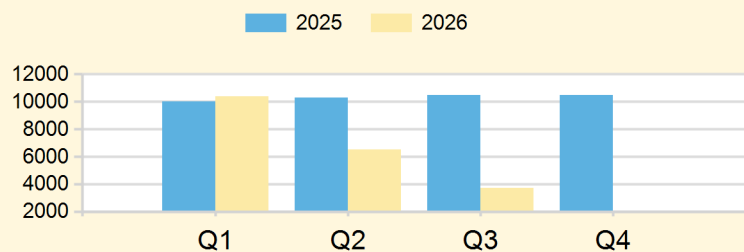
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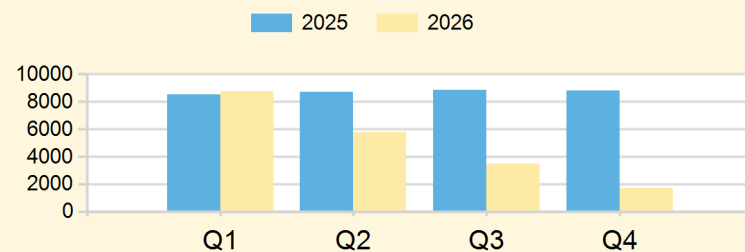
Single Family

Listed Between the Last Day of Each Quarter and 12 Months



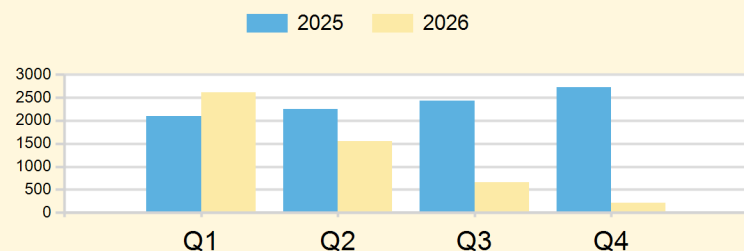
	Q1	Q2	Q3	Q4
2025	10,017	10,309	10,496	10,489
2026	10,388	6,527	3,735	2,068

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



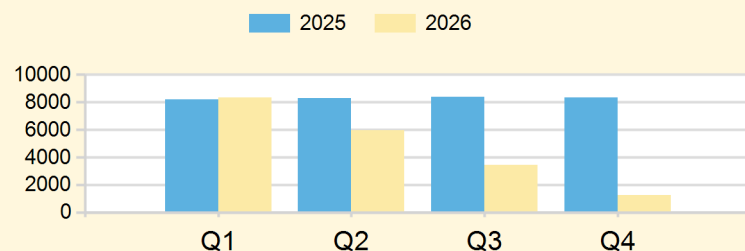
	Q1	Q2	Q3	Q4
2025	8,531	8,727	8,854	8,807
2026	8,746	5,796	3,514	1,729

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



	Q1	Q2	Q3	Q4
2025	2,093	2,255	2,438	2,731
2026	2,609	1,557	661	209

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2025	8,185	8,299	8,387	8,349
2026	8,339	5,957	3,439	1,248