

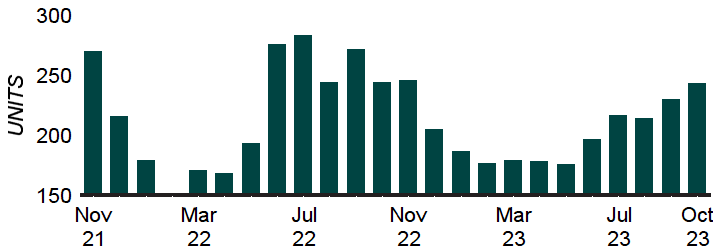
# OCTOBER 2023 MARKET REPORT

Middlesex - All Single Family  
Single Family For Sale

|                        | October 2023 | CHANGE FROM September 2023 | CHANGE FROM October 2022 |
|------------------------|--------------|----------------------------|--------------------------|
| MEDIAN SALE PRICE      | \$387,000    | ▼ -6.50%                   | ▲ 4.30%                  |
| AVERAGE SALE PRICE     | \$468,167    | ▼ -6.40%                   | ▲ 12.30%                 |
| UNITS SOLD             | 116          | ▼ -7.90%                   | ▼ -17.70%                |
| AVERAGE DAYS ON MARKET | 31           | ▲ 14.80%                   | ▼ -16.20%                |
| % OF SALES PRICE       | 101.91       | ▲ 1.70%                    | ▲ 2.40%                  |
| UNITS FOR SALE         | 339          | ▲ 2.40%                    | ▼ -4.80%                 |
| MONTHS OF INVENTORY    | 2.90         | ▲ 11.50%                   | ▲ 16.00%                 |

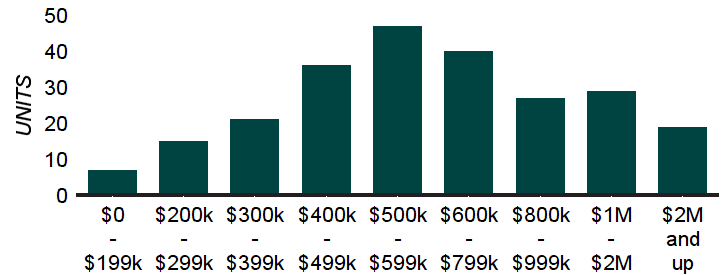
## HOMES FOR SALE

Number of homes listed for sale, end of month



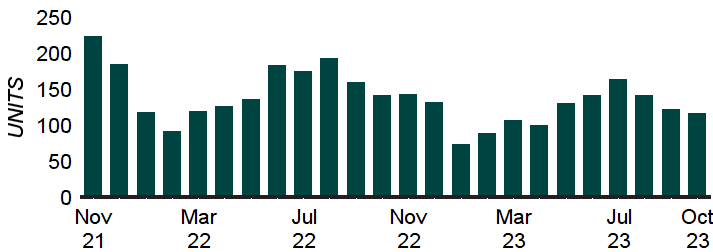
## HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



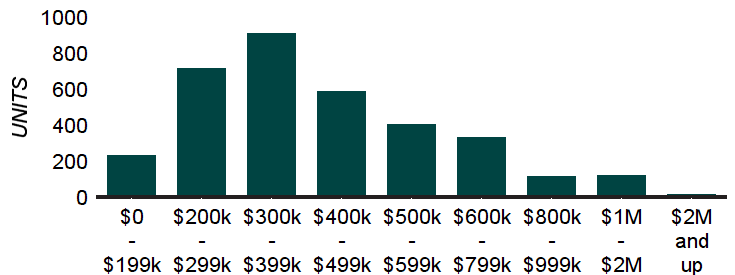
## HOMES SOLD

Number of homes sold



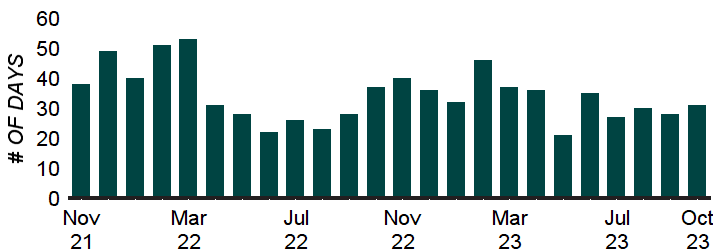
## HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



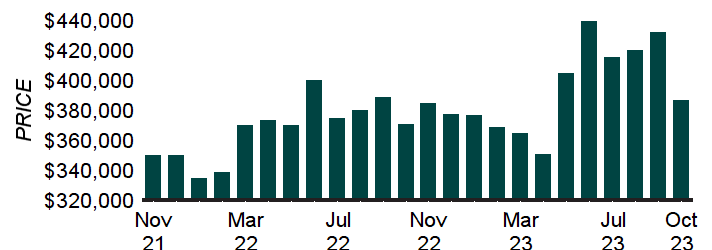
## DAYS ON MARKET - SOLDS

Average days on market for all homes sold



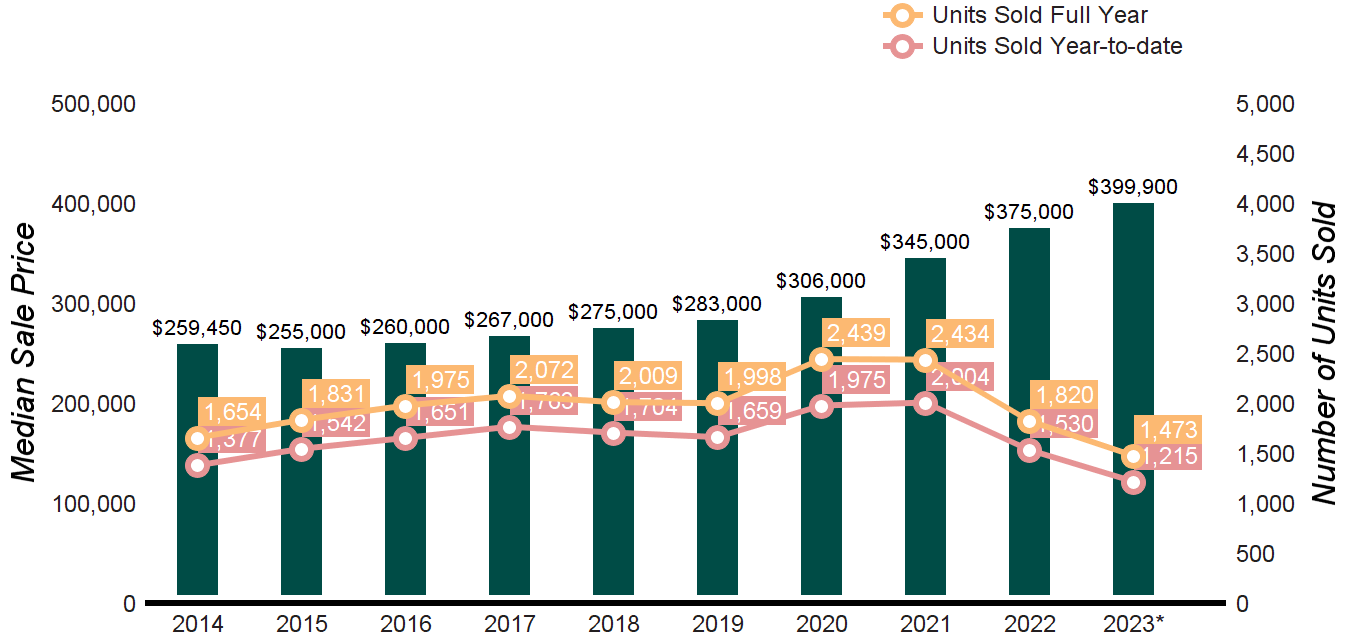
## MEDIAN SALE PRICE

Price of the "middle" homes sold - an equal number of sales were above AND below this price



# TEN-YEAR MARKET HISTORY

Middlesex - All Single Family  
Single Family For Sale



|                          | 2014      | 2015      | 2016      | 2017      | 2018      | 2019      | 2020      | 2021      | 2022      | 2023*     |
|--------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>UNITS SOLD</b>        | 1654      | 1831      | 1975      | 2072      | 2009      | 1998      | 2439      | 2434      | 1820      | 1473      |
|                          | ▲ 11%     | ▲ 11%     | ▲ 8%      | ▲ 5%      | ▼ 3%      | ▼ 1%      | ▲ 22%     | 0%        | ▼ 25%     | ▼ 19%     |
| <b>MEDIAN SOLD PRICE</b> | \$259,450 | \$255,000 | \$260,000 | \$267,000 | \$275,000 | \$283,000 | \$306,000 | \$345,000 | \$375,000 | \$399,900 |
|                          | 0%        | ▼ 2%      | ▲ 2%      | ▲ 3%      | ▲ 3%      | ▲ 3%      | ▲ 8%      | ▲ 13%     | ▲ 9%      | ▲ 7%      |

Data source: Smart MLS, Single Family For Sale Homes. Information believed to be accurate but not warranted.

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\*2023 year-to-date Homes and Median Price are through 10/31/2023

For 2023, Homes on Full-Year Line Graph are annualized based on actual sales year-to-date