

Middlesex County Area Market Review

2021 vs. 2020 As of March 2, 2021

Prepared by Janet Porcaro on Tuesday, March 02, 2021

Single Family

Listing Inventory on March 2	2020	2021	Var.	Var. %	Trend
Listing Units	1012	456	-556	-54.94%	↓
Average Days on Market	90	66	-24	-26.67%	↓
Average List Price	\$1,272,776.92	\$1,618,517.15	\$345,740.23	27.16%	↑
Average List \$ / SqFt	\$344.84	\$411.44	\$66.60	19.31%	↑
Approximate Absorption Rate	91.17%	204.42%	113.25%	124.22%	↑
Approximate Months Supply of Inventory	1.10	0.49	-0.61	-55.45%	↓
Listed (Year to Date)	2020	2021	Var.	Var. %	Trend
Listing Units (Taken)	1679	1403	-276	-16.44%	↓
Average Original List Price	\$939,423.55	\$990,583.09	\$51,159.54	5.45%	↑
Average Original List \$ / SqFt	\$329.79	\$361.89	\$32.10	9.73%	↑
Went Pending (Year to Date)	2020	2021	Var.	Var. %	Trend
Listing Units (Went Pending)	1459	1414	-45	-3.08%	↓
Average List Price	\$769,605.47	\$899,312.28	\$129,706.81	16.85%	↑
Average List \$ / SqFt	\$311.77	\$346.57	\$34.80	11.16%	↑
Average Days to Offer	45	26	-19	-42.22%	↓
Listed & Price Changed (Year to Date)	2020	2021	Var.	Var. %	Trend
Listing Units (Price Changed)	127	66	-61	-48.03%	↓
Average Original List Price	\$896,139.01	\$999,728.44	\$103,589.43	11.56%	↑
Average Original List \$ / SqFt	\$318.61	\$367.71	\$49.10	15.41%	↑
Sold (Year to Date)	2020	2021	Var.	Var. %	Trend
Closed Units (Sold)	1085	1175	90	8.29%	↑
Average Days on Market	70	42	-28	-40%	↓
Average Days to Offer	51	27	-24	-47.06%	↓
Average Sale Price	\$721,077.41	\$816,268.11	\$95,190.70	13.20%	↑
Average Sale \$ / SqFt	\$302.19	\$342.06	\$39.87	13.19%	↑
Average List Price	\$736,810.71	\$815,080.91	\$78,270.20	10.62%	↑
Average List \$ / SqFt	\$306.84	\$338.31	\$31.47	10.26%	↑
Average Original List Price	\$759,736.19	\$828,234.63	\$68,498.44	9.02%	↑
Average Original List \$ / SqFt	\$314.82	\$342.65	\$27.83	8.84%	↑
Average Sale Price as % of List Price	98.52%	101.47%	2.95%	2.99%	↑
Average Sale Price as % of Original List Price	96.22%	100.51%	4.29%	4.46%	↑
Average Sale Price as % of Assessed Price	N/A	N/A	N/A	N/A	↔
Sold Units - Short Sale	4	1	-3	-75%	↓
Sold Units - Lender-Owned	15	8	-7	-46.67%	↓
12-Month Activity as of March 2	2020	2021	Var.	Var. %	Trend
Units Listed	13786	12681	-1105	-8.02%	↓
Units Price Changed	4089	2272	-1817	-44.44%	↓
Units Went Pending	11855	12019	164	1.38%	↑
Units Sold	11072	11186	114	1.03%	↑

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Condominium

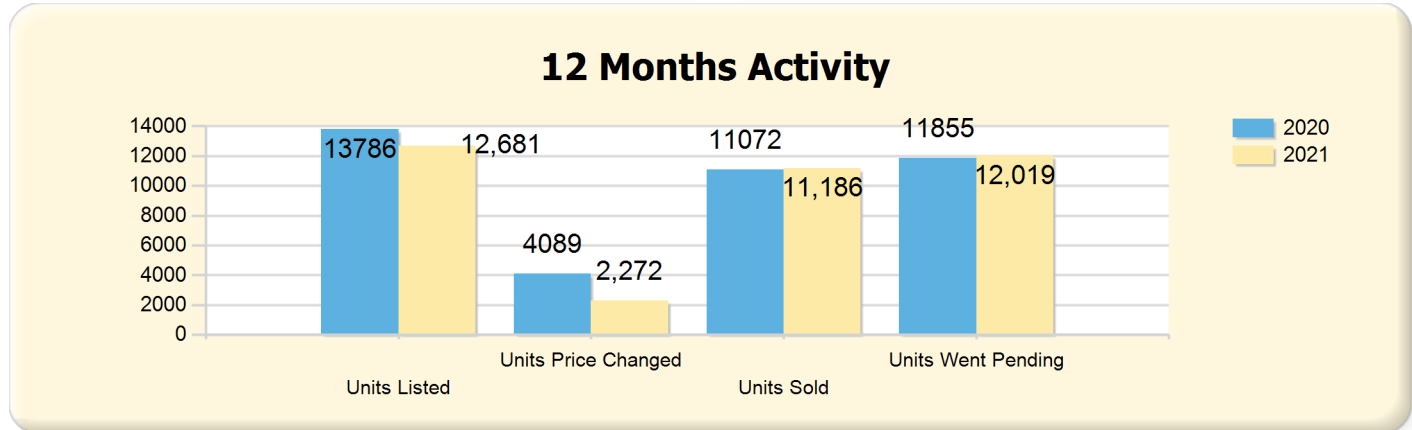
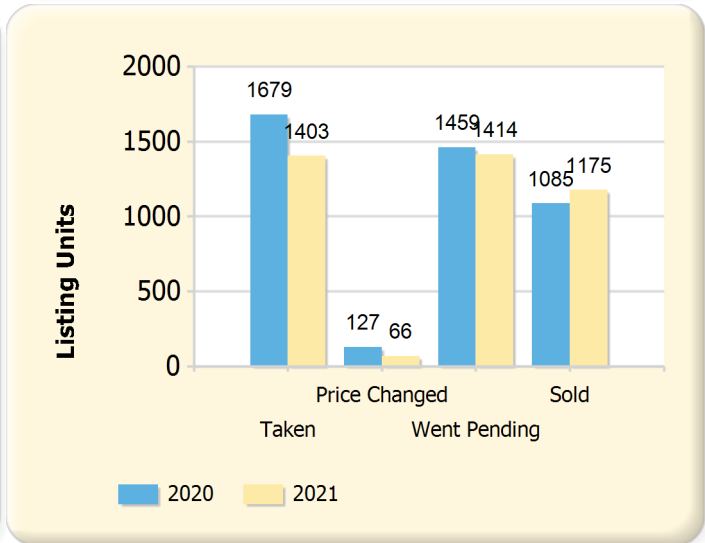
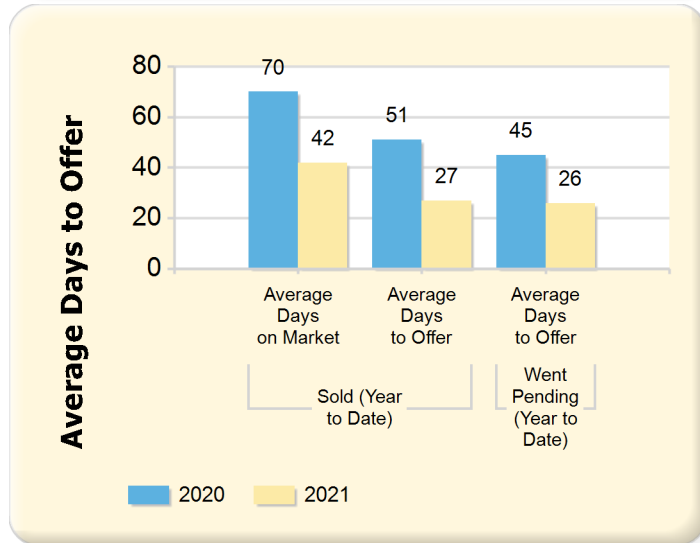
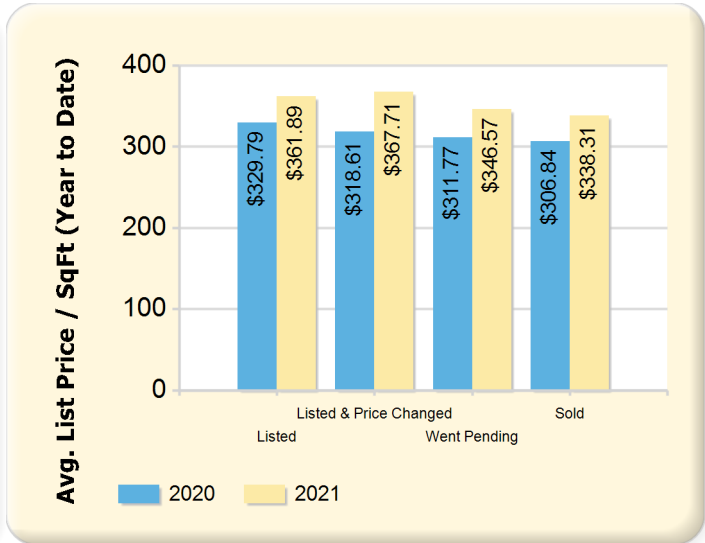
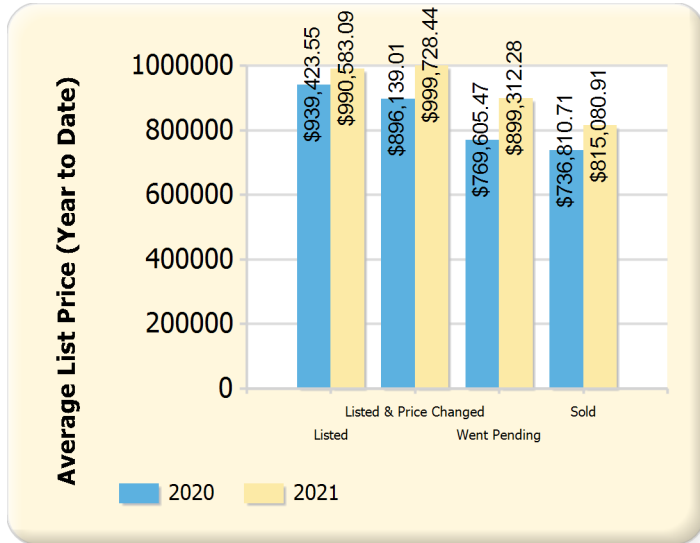
Listing Inventory on March 2	2020	2021	Var.	Var. %	Trend
Listing Units	496	505	9	1.81%	↑
Average Days on Market	71	69	-2	-2.82%	↓
Average List Price	\$708,055.77	\$739,794.57	\$31,738.80	4.48%	↑
Average List \$ / SqFt	\$423.26	\$513.18	\$89.92	21.24%	↑
Approximate Absorption Rate	96.54%	94.44%	-2.10%	-2.18%	↓
Approximate Months Supply of Inventory	1.04	1.06	0.02	1.92%	↑
Listed (Year to Date)	2020	2021	Var.	Var. %	Trend
Listing Units (Taken)	1020	1073	53	5.20%	↑
Average Original List Price	\$630,446.79	\$615,698.33	-\$14,748.46	-2.34%	↓
Average Original List \$ / SqFt	\$426.16	\$447.50	\$21.34	5.01%	↑
Went Pending (Year to Date)	2020	2021	Var.	Var. %	Trend
Listing Units (Went Pending)	957	1061	104	10.87%	↑
Average List Price	\$591,590.66	\$615,989.45	\$24,398.79	4.12%	↑
Average List \$ / SqFt	\$399.35	\$444.21	\$44.86	11.23%	↑
Average Days to Offer	45	34	-11	-24.44%	↓
Listed & Price Changed (Year to Date)	2020	2021	Var.	Var. %	Trend
Listing Units (Price Changed)	88	98	10	11.36%	↑
Average Original List Price	\$589,912.86	\$620,363.03	\$30,450.17	5.16%	↑
Average Original List \$ / SqFt	\$407.97	\$494.69	\$86.72	21.26%	↑
Sold (Year to Date)	2020	2021	Var.	Var. %	Trend
Closed Units (Sold)	635	732	97	15.28%	↑
Average Days on Market	65	49	-16	-24.62%	↓
Average Days to Offer	47	35	-12	-25.53%	↓
Average Sale Price	\$558,804.64	\$542,444.64	-\$16,360.00	-2.93%	↓
Average Sale \$ / SqFt	\$385.60	\$410.04	\$24.44	6.34%	↑
Average List Price	\$563,501.66	\$544,259.34	-\$19,242.32	-3.41%	↓
Average List \$ / SqFt	\$387.48	\$411.73	\$24.25	6.26%	↑
Average Original List Price	\$575,457.42	\$552,119.13	-\$23,338.29	-4.06%	↓
Average Original List \$ / SqFt	\$395.27	\$418.17	\$22.90	5.79%	↑
Average Sale Price as % of List Price	99.42%	99.71%	0.29%	0.29%	↑
Average Sale Price as % of Original List Price	97.71%	98.48%	0.77%	0.79%	↑
Average Sale Price as % of Assessed Price	N/A	N/A	N/A	N/A	↔
Sold Units - Short Sale	0	1	1	0%	↑
Sold Units - Lender-Owned	2	3	1	50%	↑
12-Month Activity as of March 2	2020	2021	Var.	Var. %	Trend
Units Listed	7196	7316	120	1.67%	↑
Units Price Changed	1873	1708	-165	-8.81%	↓
Units Went Pending	6264	6304	40	0.64%	↑
Units Sold	5746	5723	-23	-0.40%	↓

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