

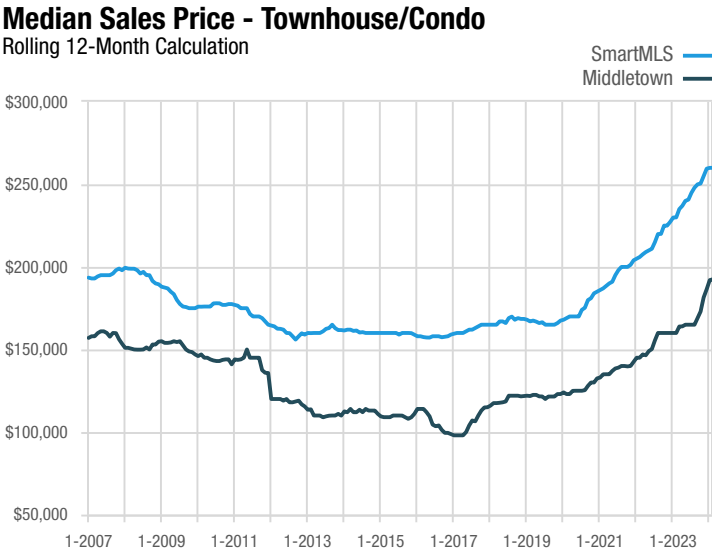
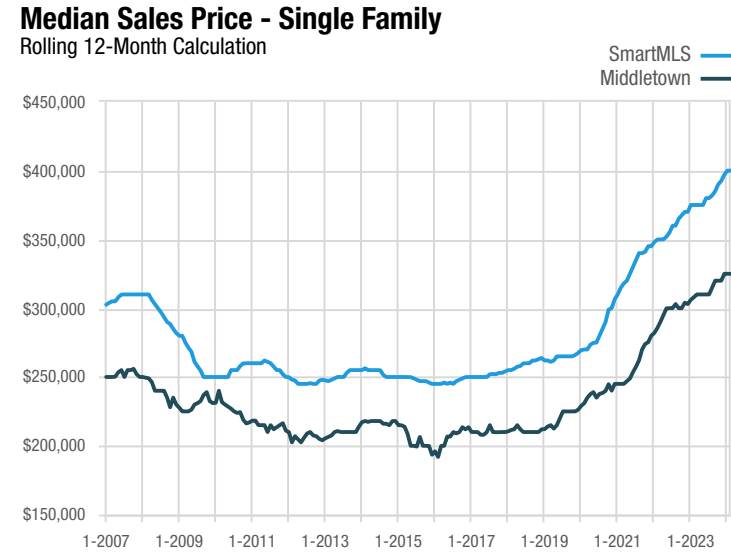
Middletown

Middlesex County

Single Family		February			Year to Date		
Key Metrics		2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings		23	28	+ 21.7%	45	53	+ 17.8%
Pending Sales		17	31	+ 82.4%	40	49	+ 22.5%
Closed Sales		16	17	+ 6.3%	36	35	- 2.8%
Days on Market Until Sale		38	34	- 10.5%	35	31	- 11.4%
Median Sales Price*		\$307,500	\$314,000	+ 2.1%	\$312,500	\$314,000	+ 0.5%
Average Sales Price*		\$317,776	\$331,988	+ 4.5%	\$324,608	\$329,294	+ 1.4%
Percent of List Price Received*		100.7%	101.0%	+ 0.3%	100.9%	100.4%	- 0.5%
Inventory of Homes for Sale		41	39	- 4.9%	—	—	—
Months Supply of Inventory		1.3	1.4	+ 7.7%	—	—	—

Townhouse/Condo		February			Year to Date		
Key Metrics		2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings		7	9	+ 28.6%	18	23	+ 27.8%
Pending Sales		14	10	- 28.6%	21	18	- 14.3%
Closed Sales		9	9	0.0%	19	16	- 15.8%
Days on Market Until Sale		26	14	- 46.2%	29	15	- 48.3%
Median Sales Price*		\$213,000	\$235,000	+ 10.3%	\$165,000	\$219,250	+ 32.9%
Average Sales Price*		\$228,185	\$252,040	+ 10.5%	\$190,061	\$257,762	+ 35.6%
Percent of List Price Received*		102.0%	101.7%	- 0.3%	101.9%	103.3%	+ 1.4%
Inventory of Homes for Sale		7	15	+ 114.3%	—	—	—
Months Supply of Inventory		0.5	1.1	+ 120.0%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.