

Middletown

Middlesex County

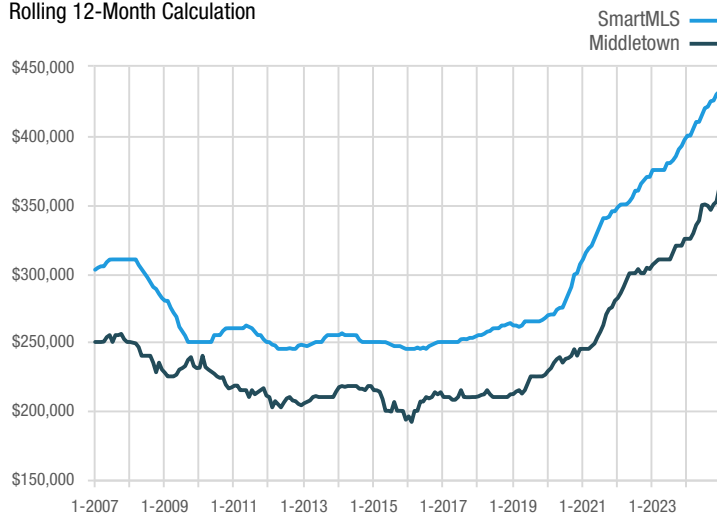
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	12	15	+ 25.0%	360	337	- 6.4%
Pending Sales	15	20	+ 33.3%	315	283	- 10.2%
Closed Sales	24	23	- 4.2%	320	277	- 13.4%
Days on Market Until Sale	19	30	+ 57.9%	24	21	- 12.5%
Median Sales Price*	\$320,500	\$373,500	+ 16.5%	\$325,000	\$362,500	+ 11.5%
Average Sales Price*	\$317,607	\$417,059	+ 31.3%	\$341,510	\$385,616	+ 12.9%
Percent of List Price Received*	103.7%	102.5%	- 1.2%	104.0%	102.7%	- 1.3%
Inventory of Homes for Sale	43	44	+ 2.3%	—	—	—
Months Supply of Inventory	1.6	1.9	+ 18.8%	—	—	—

Townhouse/Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	8	5	- 37.5%	174	168	- 3.4%
Pending Sales	6	6	0.0%	163	152	- 6.7%
Closed Sales	14	10	- 28.6%	162	155	- 4.3%
Days on Market Until Sale	13	17	+ 30.8%	17	14	- 17.6%
Median Sales Price*	\$197,500	\$211,000	+ 6.8%	\$186,500	\$209,900	+ 12.5%
Average Sales Price*	\$192,893	\$246,940	+ 28.0%	\$188,381	\$221,909	+ 17.8%
Percent of List Price Received*	106.6%	99.0%	- 7.1%	106.4%	103.7%	- 2.5%
Inventory of Homes for Sale	13	15	+ 15.4%	—	—	—
Months Supply of Inventory	1.0	1.2	+ 20.0%	—	—	—

* 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.

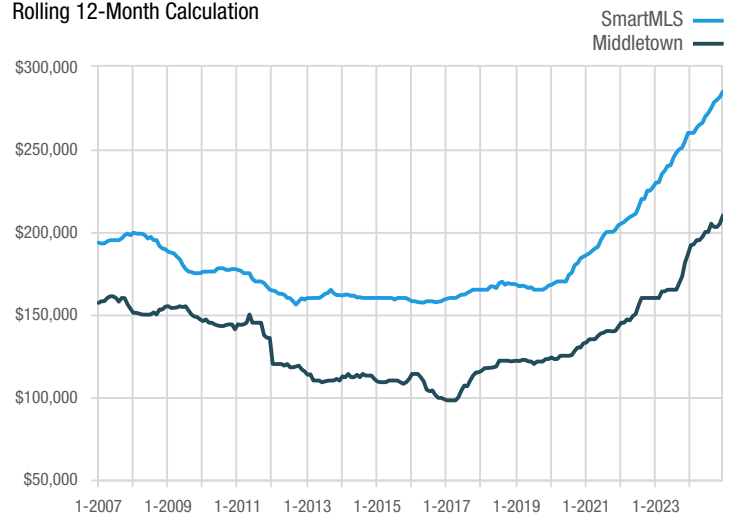
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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.