

Middletown

Middlesex County

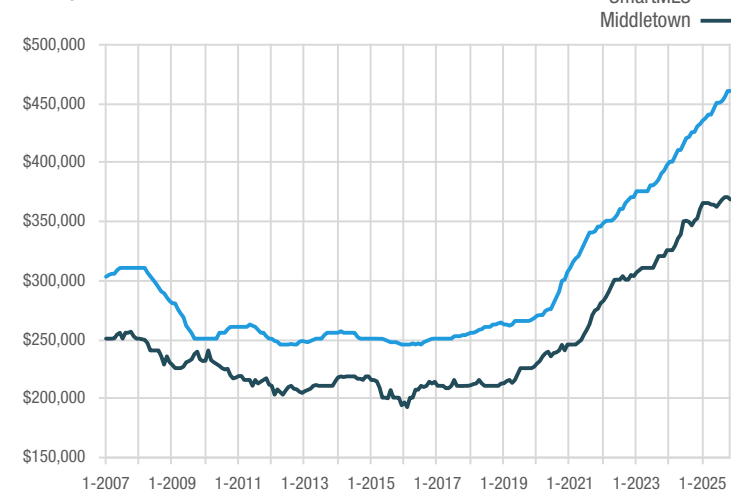
| Single Family | November | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|--------------|----------|
| Key Metrics | 2024 | 2025 | % Change | Thru 11-2024 | Thru 11-2025 | % Change |
| New Listings | 23 | 27 | + 17.4% | 321 | 384 | + 19.6% |
| Pending Sales | 22 | 23 | + 4.5% | 264 | 297 | + 12.5% |
| Closed Sales | 27 | 24 | - 11.1% | 254 | 282 | + 11.0% |
| Days on Market Until Sale | 19 | 19 | 0.0% | 20 | 24 | + 20.0% |
| Median Sales Price* | \$375,000 | \$377,450 | + 0.7% | \$359,900 | \$368,000 | + 2.3% |
| Average Sales Price* | \$415,709 | \$412,546 | - 0.8% | \$382,757 | \$397,046 | + 3.7% |
| Percent of List Price Received* | 101.0% | 101.7% | + 0.7% | 102.7% | 102.5% | - 0.2% |
| Inventory of Homes for Sale | 52 | 58 | + 11.5% | — | — | — |
| Months Supply of Inventory | 2.2 | 2.2 | 0.0% | — | — | — |

| Townhouse/Condo | November | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|--------------|----------|
| Key Metrics | 2024 | 2025 | % Change | Thru 11-2024 | Thru 11-2025 | % Change |
| New Listings | 13 | 15 | + 15.4% | 163 | 175 | + 7.4% |
| Pending Sales | 17 | 13 | - 23.5% | 146 | 159 | + 8.9% |
| Closed Sales | 17 | 9 | - 47.1% | 145 | 150 | + 3.4% |
| Days on Market Until Sale | 11 | 22 | + 100.0% | 13 | 16 | + 23.1% |
| Median Sales Price* | \$187,250 | \$230,000 | + 22.8% | \$205,000 | \$225,000 | + 9.8% |
| Average Sales Price* | \$193,009 | \$233,322 | + 20.9% | \$220,183 | \$239,524 | + 8.8% |
| Percent of List Price Received* | 103.5% | 99.4% | - 4.0% | 104.1% | 102.8% | - 1.2% |
| Inventory of Homes for Sale | 18 | 19 | + 5.6% | — | — | — |
| Months Supply of Inventory | 1.4 | 1.4 | 0.0% | — | — | — |

* 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.

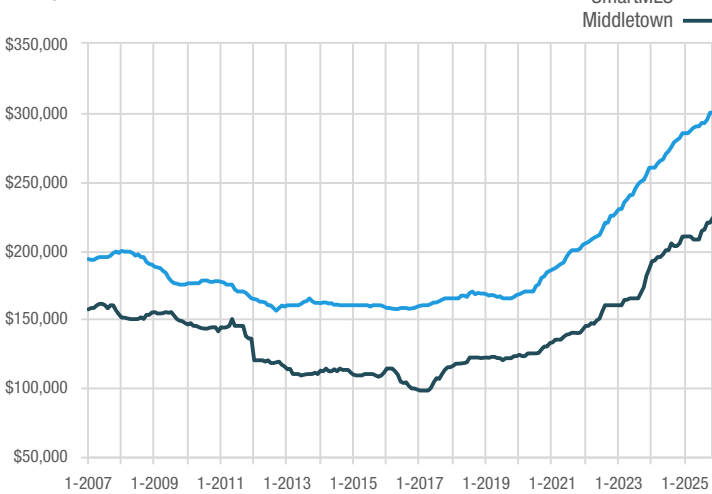
Median Sales Price - Single Family

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.