

Middletown

Middlesex County

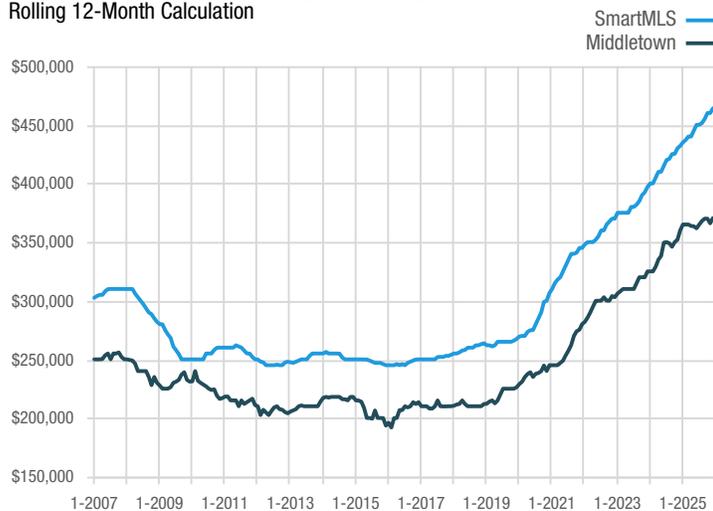
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	34	12	- 64.7%	34	12	- 64.7%
Pending Sales	22	20	- 9.1%	22	20	- 9.1%
Closed Sales	18	26	+ 44.4%	18	26	+ 44.4%
Days on Market Until Sale	19	24	+ 26.3%	19	24	+ 26.3%
Median Sales Price*	\$373,000	\$340,000	- 8.8%	\$373,000	\$340,000	- 8.8%
Average Sales Price*	\$398,101	\$395,731	- 0.6%	\$398,101	\$395,731	- 0.6%
Percent of List Price Received*	100.8%	100.0%	- 0.8%	100.8%	100.0%	- 0.8%
Inventory of Homes for Sale	46	36	- 21.7%	—	—	—
Months Supply of Inventory	1.9	1.3	- 31.6%	—	—	—

Townhouse/Condo	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	15	13	- 13.3%	15	13	- 13.3%
Pending Sales	14	10	- 28.6%	14	10	- 28.6%
Closed Sales	12	9	- 25.0%	12	9	- 25.0%
Days on Market Until Sale	19	18	- 5.3%	19	18	- 5.3%
Median Sales Price*	\$214,000	\$228,000	+ 6.5%	\$214,000	\$228,000	+ 6.5%
Average Sales Price*	\$206,540	\$224,533	+ 8.7%	\$206,540	\$224,533	+ 8.7%
Percent of List Price Received*	99.8%	103.3%	+ 3.5%	99.8%	103.3%	+ 3.5%
Inventory of Homes for Sale	17	15	- 11.8%	—	—	—
Months Supply of Inventory	1.3	1.1	- 15.4%	—	—	—

* 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.

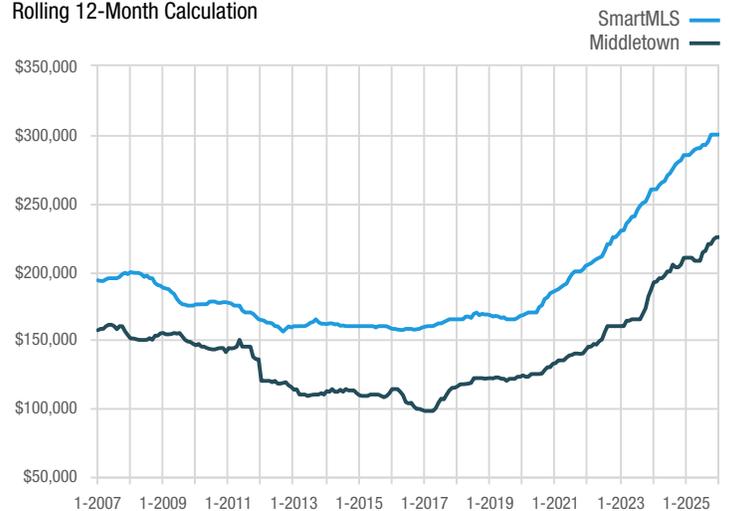
Median Sales Price - Single Family

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.