

Middletown

Middlesex County

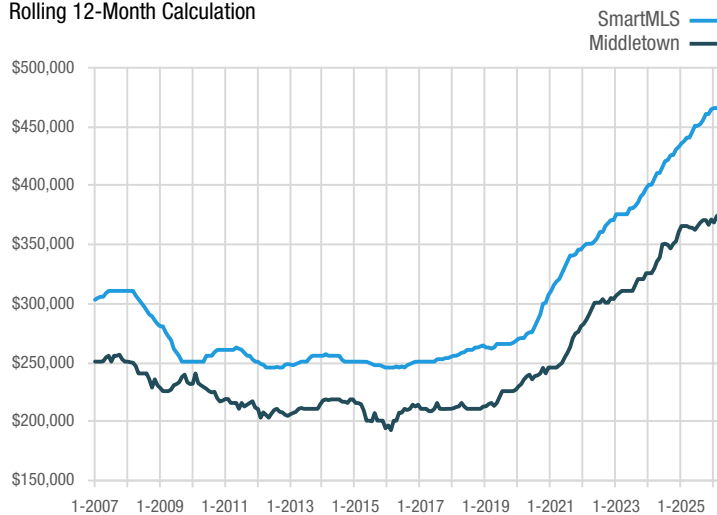
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	24	34	+ 41.7%	90	62	- 31.1%
Pending Sales	27	18	- 33.3%	72	55	- 23.6%
Closed Sales	27	14	- 48.1%	67	62	- 7.5%
Days on Market Until Sale	32	37	+ 15.6%	33	30	- 9.1%
Median Sales Price*	\$371,000	\$412,500	+ 11.2%	\$365,000	\$390,000	+ 6.8%
Average Sales Price*	\$387,389	\$442,804	+ 14.3%	\$402,057	\$417,395	+ 3.8%
Percent of List Price Received*	102.8%	103.1%	+ 0.3%	101.2%	101.5%	+ 0.3%
Inventory of Homes for Sale	46	43	- 6.5%	—	—	—
Months Supply of Inventory	1.9	1.7	- 10.5%	—	—	—

Townhouse/Condo	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	15	12	- 20.0%	40	35	- 12.5%
Pending Sales	12	14	+ 16.7%	38	32	- 15.8%
Closed Sales	8	11	+ 37.5%	29	29	0.0%
Days on Market Until Sale	7	41	+ 485.7%	20	28	+ 40.0%
Median Sales Price*	\$192,500	\$220,000	+ 14.3%	\$213,000	\$225,000	+ 5.6%
Average Sales Price*	\$231,563	\$210,401	- 9.1%	\$215,879	\$219,697	+ 1.8%
Percent of List Price Received*	101.9%	103.0%	+ 1.1%	101.4%	102.4%	+ 1.0%
Inventory of Homes for Sale	16	15	- 6.3%	—	—	—
Months Supply of Inventory	1.2	1.1	- 8.3%	—	—	—

* 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.

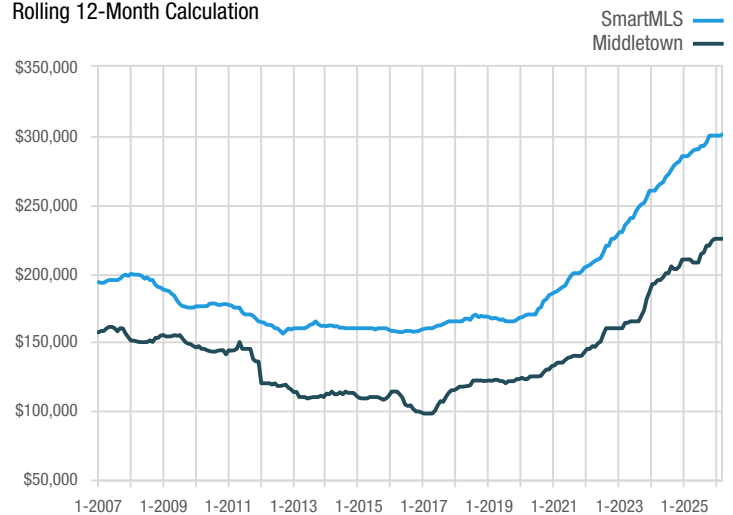
Median Sales Price - Single Family

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.