

Middletown

Middlesex County

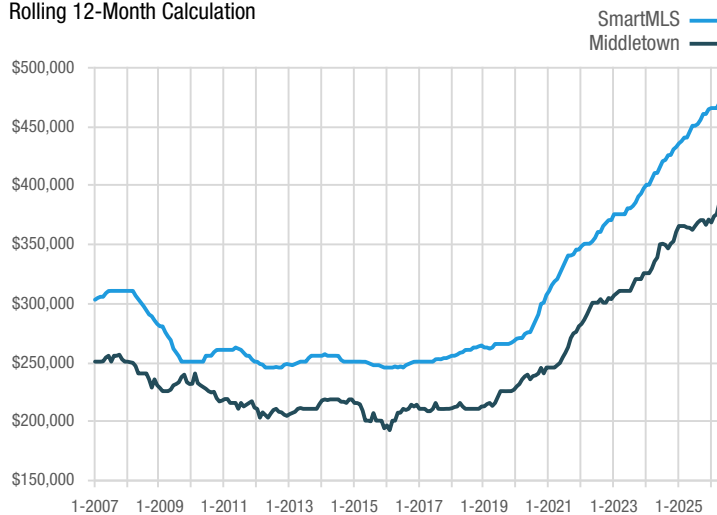
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	39	32	- 17.9%	129	94	- 27.1%
Pending Sales	25	30	+ 20.0%	97	85	- 12.4%
Closed Sales	20	16	- 20.0%	87	80	- 8.0%
Days on Market Until Sale	15	26	+ 73.3%	29	29	0.0%
Median Sales Price*	\$348,750	\$418,500	+ 20.0%	\$363,500	\$400,000	+ 10.0%
Average Sales Price*	\$357,780	\$421,799	+ 17.9%	\$391,879	\$416,590	+ 6.3%
Percent of List Price Received*	103.0%	105.2%	+ 2.1%	101.6%	101.7%	+ 0.1%
Inventory of Homes for Sale	51	41	- 19.6%	—	—	—
Months Supply of Inventory	2.1	1.6	- 23.8%	—	—	—

Townhouse/Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	11	13	+ 18.2%	51	48	- 5.9%
Pending Sales	13	10	- 23.1%	51	42	- 17.6%
Closed Sales	10	14	+ 40.0%	39	43	+ 10.3%
Days on Market Until Sale	18	9	- 50.0%	20	22	+ 10.0%
Median Sales Price*	\$165,500	\$239,500	+ 44.7%	\$195,000	\$228,000	+ 16.9%
Average Sales Price*	\$169,590	\$258,339	+ 52.3%	\$204,010	\$232,278	+ 13.9%
Percent of List Price Received*	100.9%	104.4%	+ 3.5%	101.3%	103.0%	+ 1.7%
Inventory of Homes for Sale	13	16	+ 23.1%	—	—	—
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.

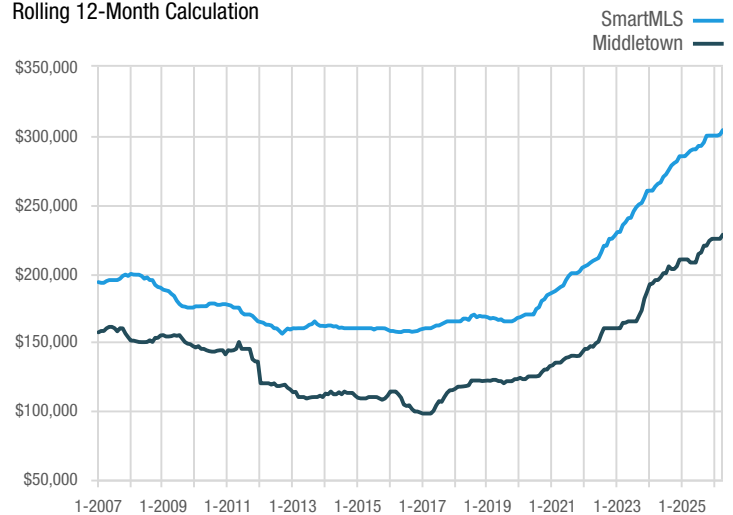
Median Sales Price - Single Family

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.