

Middletown

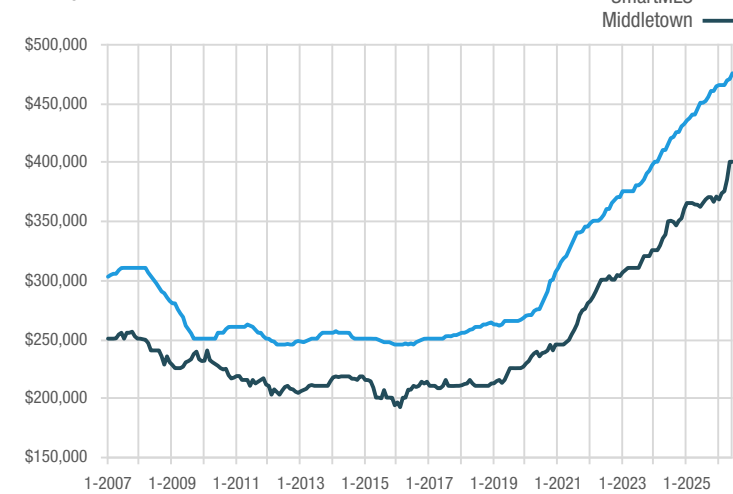
Middlesex County

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	34	36	+ 5.9%	202	182	- 9.9%
Pending Sales	31	26	- 16.1%	152	141	- 7.2%
Closed Sales	24	32	+ 33.3%	138	140	+ 1.4%
Days on Market Until Sale	21	11	- 47.6%	26	22	- 15.4%
Median Sales Price*	\$362,500	\$452,500	+ 24.8%	\$361,750	\$411,250	+ 13.7%
Average Sales Price*	\$408,271	\$445,325	+ 9.1%	\$389,367	\$431,922	+ 10.9%
Percent of List Price Received*	102.8%	104.3%	+ 1.5%	102.7%	103.1%	+ 0.4%
Inventory of Homes for Sale	55	66	+ 20.0%	—	—	—
Months Supply of Inventory	2.2	2.5	+ 13.6%	—	—	—

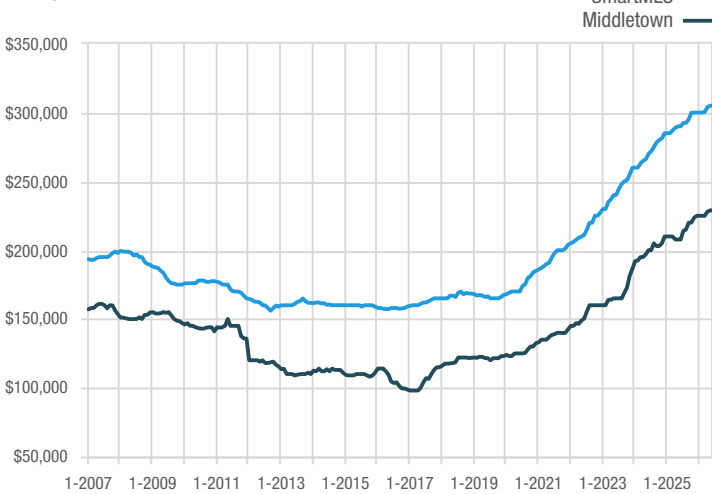
Townhouse/Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	24	15	- 37.5%	95	73	- 23.2%
Pending Sales	13	11	- 15.4%	78	64	- 17.9%
Closed Sales	15	14	- 6.7%	67	65	- 3.0%
Days on Market Until Sale	8	31	+ 287.5%	15	25	+ 66.7%
Median Sales Price*	\$225,000	\$217,000	- 3.6%	\$213,000	\$228,900	+ 7.5%
Average Sales Price*	\$233,213	\$227,354	- 2.5%	\$217,165	\$232,491	+ 7.1%
Percent of List Price Received*	103.3%	101.1%	- 2.1%	102.1%	102.4%	+ 0.3%
Inventory of Homes for Sale	29	17	- 41.4%	—	—	—
Months Supply of Inventory	2.2	1.3	- 40.9%	—	—	—

* 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.