

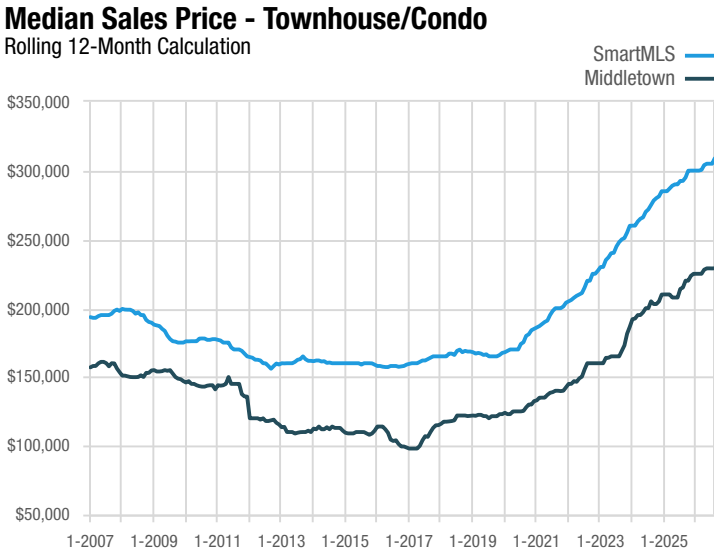
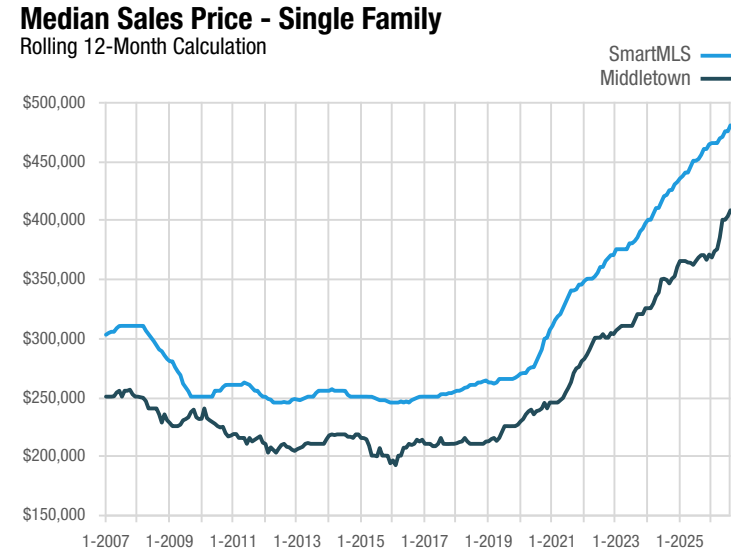
Middletown

Middlesex County

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	31	44	+ 41.9%	270	261	- 3.3%
Pending Sales	32	30	- 6.3%	210	210	0.0%
Closed Sales	34	36	+ 5.9%	203	210	+ 3.4%
Days on Market Until Sale	17	18	+ 5.9%	24	20	- 16.7%
Median Sales Price*	\$390,000	\$428,500	+ 9.9%	\$365,000	\$413,750	+ 13.4%
Average Sales Price*	\$401,203	\$433,717	+ 8.1%	\$392,843	\$438,390	+ 11.6%
Percent of List Price Received*	103.2%	104.6%	+ 1.4%	102.5%	103.8%	+ 1.3%
Inventory of Homes for Sale	55	63	+ 14.5%	—	—	—
Months Supply of Inventory	2.2	2.3	+ 4.5%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	22	10	- 54.5%	135	100	- 25.9%
Pending Sales	22	10	- 54.5%	117	86	- 26.5%
Closed Sales	22	12	- 45.5%	107	89	- 16.8%
Days on Market Until Sale	18	10	- 44.4%	14	22	+ 57.1%
Median Sales Price*	\$222,500	\$233,500	+ 4.9%	\$219,000	\$228,000	+ 4.1%
Average Sales Price*	\$211,711	\$246,000	+ 16.2%	\$223,353	\$235,246	+ 5.3%
Percent of List Price Received*	102.4%	102.6%	+ 0.2%	102.7%	102.3%	- 0.4%
Inventory of Homes for Sale	27	20	- 25.9%	—	—	—
Months Supply of Inventory	2.0	1.7	- 15.0%	—	—	—

* 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.



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.