

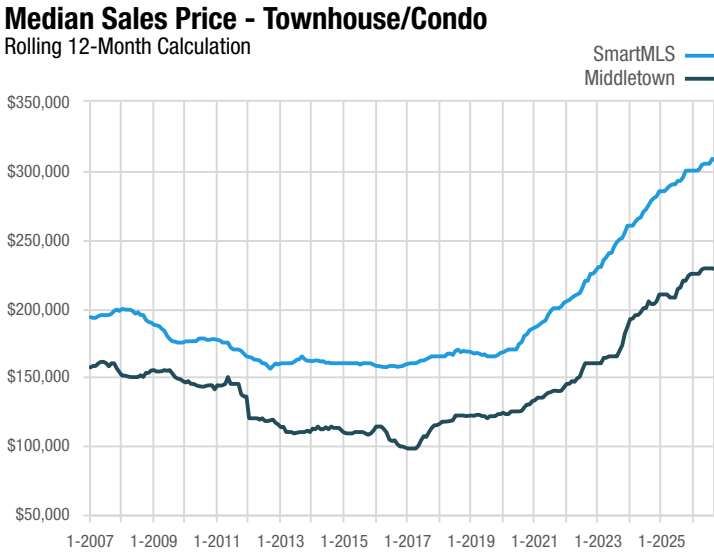
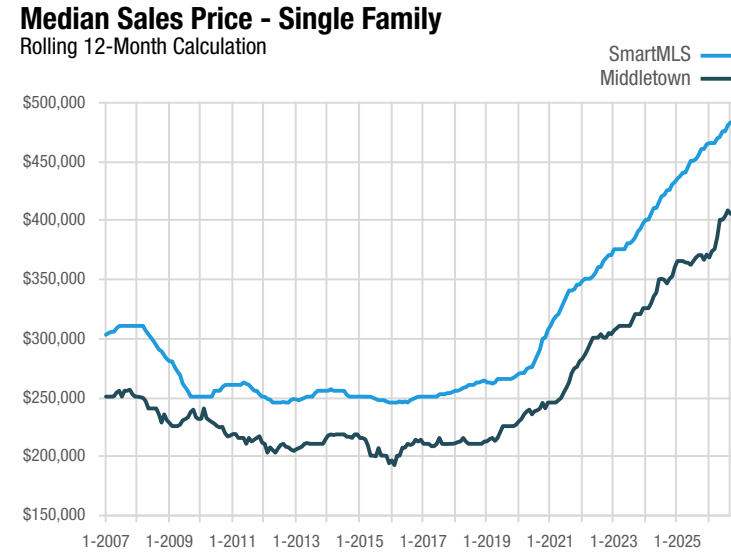
Middletown

Middlesex County

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	38	33	- 13.2%	308	295	- 4.2%
Pending Sales	28	28	0.0%	238	238	0.0%
Closed Sales	26	32	+ 23.1%	229	242	+ 5.7%
Days on Market Until Sale	15	14	- 6.7%	23	19	- 17.4%
Median Sales Price*	\$410,000	\$390,000	- 4.9%	\$365,000	\$410,500	+ 12.5%
Average Sales Price*	\$418,827	\$430,286	+ 2.7%	\$395,793	\$437,318	+ 10.5%
Percent of List Price Received*	101.6%	104.6%	+ 3.0%	102.4%	103.9%	+ 1.5%
Inventory of Homes for Sale	59	63	+ 6.8%	—	—	—
Months Supply of Inventory	2.4	2.3	- 4.2%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	13	17	+ 30.8%	148	117	- 20.9%
Pending Sales	13	10	- 23.1%	130	96	- 26.2%
Closed Sales	16	9	- 43.8%	123	98	- 20.3%
Days on Market Until Sale	22	23	+ 4.5%	15	22	+ 46.7%
Median Sales Price*	\$242,450	\$240,000	- 1.0%	\$222,000	\$228,450	+ 2.9%
Average Sales Price*	\$318,681	\$247,111	- 22.5%	\$235,753	\$236,336	+ 0.2%
Percent of List Price Received*	104.5%	98.3%	- 5.9%	102.9%	101.9%	- 1.0%
Inventory of Homes for Sale	24	23	- 4.2%	—	—	—
Months Supply of Inventory	1.8	2.0	+ 11.1%	—	—	—

* 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.