

## Middletown

### Middlesex County

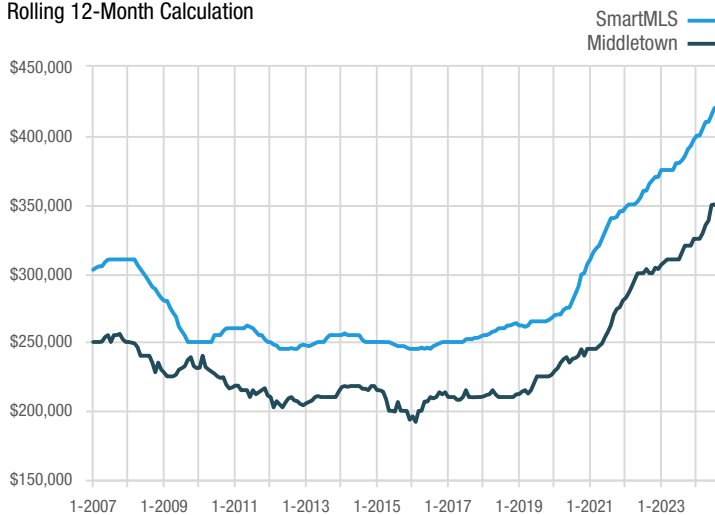
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	25	25	0.0%	255	223	- 12.5%
Pending Sales	27	32	+ 18.5%	213	192	- 9.9%
Closed Sales	32	30	- 6.3%	211	188	- 10.9%
Days on Market Until Sale	15	20	+ 33.3%	23	23	0.0%
Median Sales Price*	\$372,000	<b>\$365,000</b>	- 1.9%	\$321,000	<b>\$355,000</b>	+ 10.6%
Average Sales Price*	\$395,859	<b>\$381,027</b>	- 3.7%	\$337,959	<b>\$378,490</b>	+ 12.0%
Percent of List Price Received*	104.1%	<b>101.1%</b>	- 2.9%	103.9%	<b>102.6%</b>	- 1.3%
Inventory of Homes for Sale	57	51	- 10.5%	—	—	—
Months Supply of Inventory	2.1	2.1	0.0%	—	—	—

Townhouse/Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	23	18	- 21.7%	127	113	- 11.0%
Pending Sales	17	15	- 11.8%	110	105	- 4.5%
Closed Sales	25	7	- 72.0%	102	98	- 3.9%
Days on Market Until Sale	18	11	- 38.9%	17	15	- 11.8%
Median Sales Price*	\$165,000	<b>\$230,000</b>	+ 39.4%	\$169,750	<b>\$210,000</b>	+ 23.7%
Average Sales Price*	\$168,808	<b>\$231,157</b>	+ 36.9%	\$179,519	<b>\$232,870</b>	+ 29.7%
Percent of List Price Received*	105.4%	<b>104.4%</b>	- 0.9%	105.6%	<b>104.2%</b>	- 1.3%
Inventory of Homes for Sale	24	12	- 50.0%	—	—	—
Months Supply of Inventory	1.9	0.9	- 52.6%	—	—	—

\* 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.

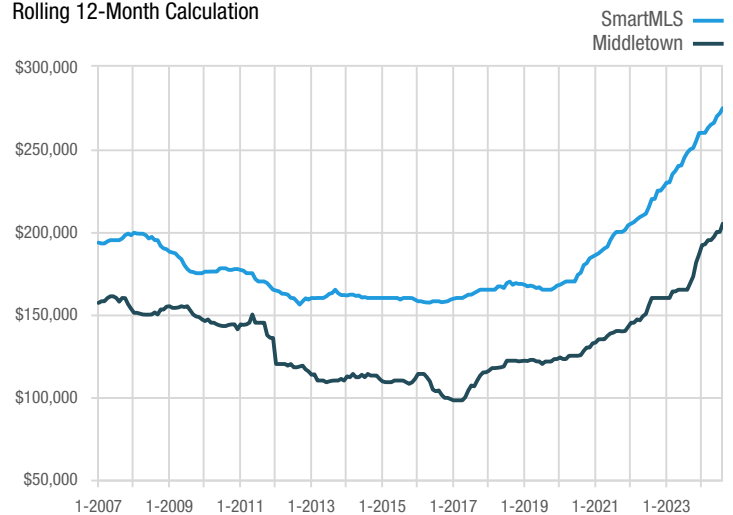
### Median Sales Price - Single Family

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.