

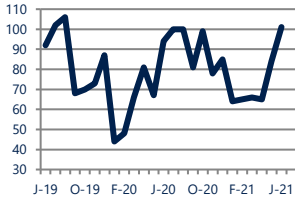


**Focus On: Middletown and Townsend Housing Market**

June 2021

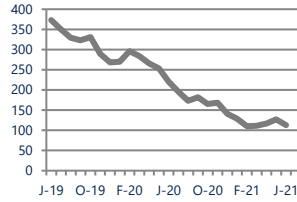
Zip Code(s): 19709, 19734, 19730 and 19731

**Units Sold**  
101



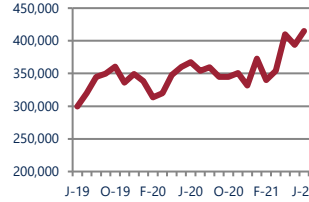
**Up 7%**  
Vs. Year Ago

**Active Inventory**  
113



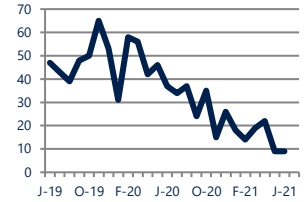
**Down -49%**  
Vs. Year Ago

**Median Sale Price**  
\$415,000



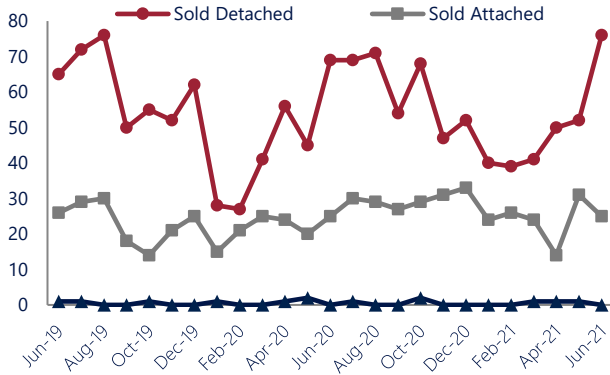
**Up 13%**  
Vs. Year Ago

**Days On Market**  
9



**Down -76%**  
Vs. Year Ago

**Units Sold\***



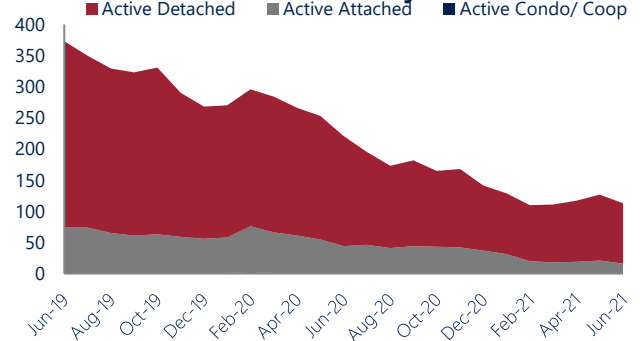
**Units Sold**

There was an increase in total units sold in June, with 101 sold this month in Middletown and Townsend versus 84 last month, an increase of 20%. This month's total units sold was higher than at this time last year, an increase of 7% versus June 2020.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 108 units or 49%. The total number of active inventory this June was 113 compared to 221 in June 2020. This month's total of 113 is lower than the previous month's total supply of available inventory of 127, a decrease of 11%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Middletown and Townsend Homes was \$367,500. This June, the median sale price was \$415,000, an increase of 13% or \$47,500 compared to last year. The current median sold price is 5% higher than in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Middletown and Townsend are defined as properties listed in zip code/s 19709, 19734, 19730 and 19731.

\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.





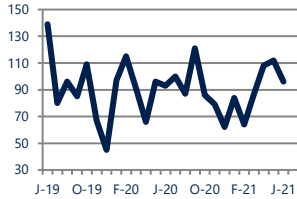
## Focus On: Middletown and Townsend Housing Market

June 2021

Zip Code(s): 19709, 19734, 19730 and 19731

### New Listings

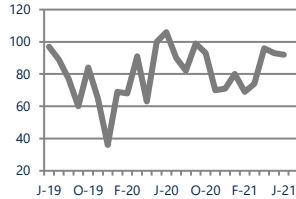
96



Up 3%  
Vs. Year Ago

### Current Contracts

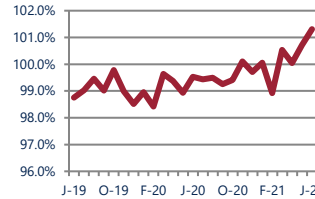
92



Down -13%  
Vs. Year Ago

### Sold Vs. List Price

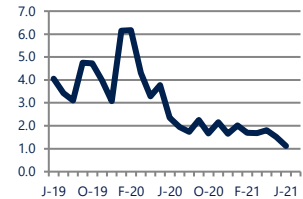
101.3%



Up 1.8%  
Vs. Year Ago

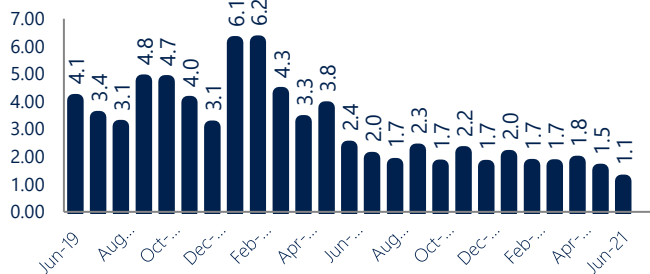
### Months of Supply

1.1



Down -52%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

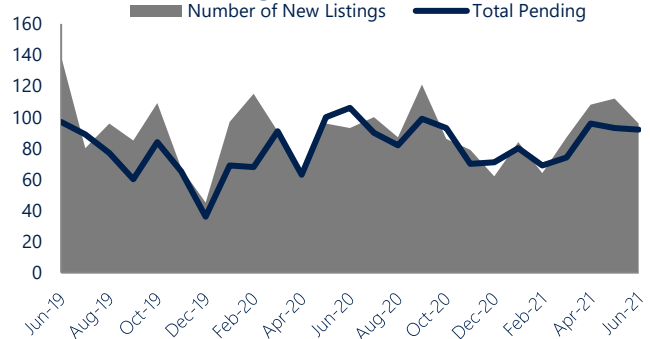
In June, there was 1.1 months of supply available in Middletown and Townsend, compared to 2.4 in June 2020. That is a decrease of 52% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

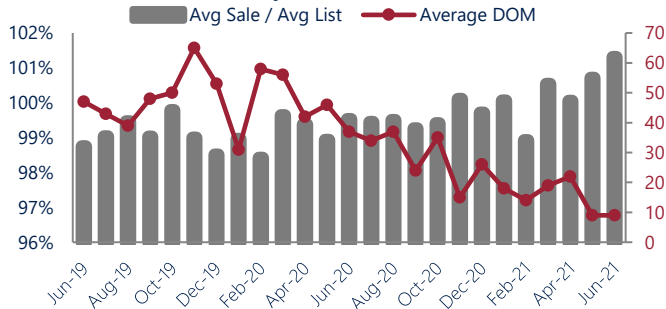
### New Listings & Current Contracts

This month there were 96 homes newly listed for sale in Middletown and Townsend compared to 93 in June 2020, an increase of 3%. There were 92 current contracts pending sale this June compared to 106 a year ago. The number of current contracts is 13% lower than last June.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Middletown and Townsend was 101.3% of the average list price, which is 1.8% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 9, lower than the average last year, which was 37, a decrease of 76%.



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