



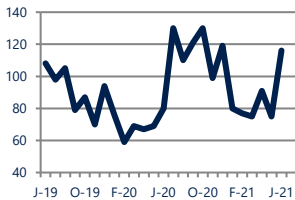
Focus On: Middletown and Sandy Hook Bay Area Housing Market

June 2021

Zip Code(s): 07748, 07716, 07732, 07738, 07737, 07718 and 07758

Units Sold

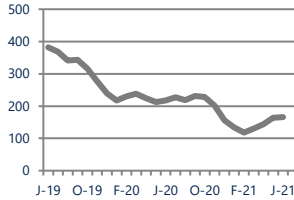
116



Up
Vs. Year Ago

Active Inventory

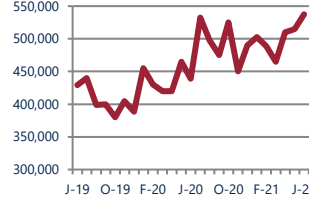
166



Down -24%
Vs. Year Ago

Median Sale Price

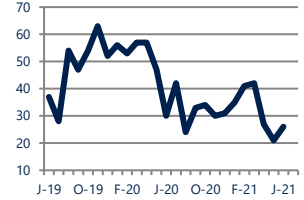
\$537,500



Up 22%
Vs. Year Ago

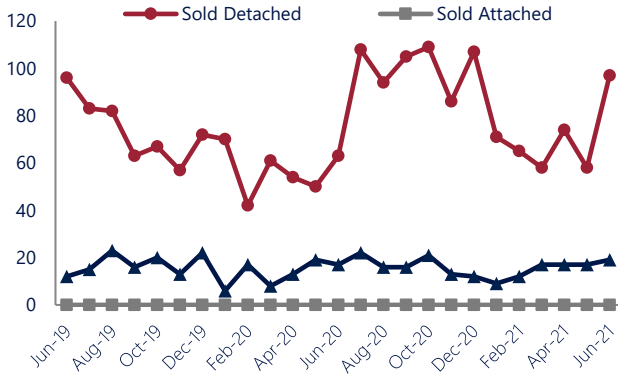
Days On Market

26



Down -13%
Vs. Year Ago

Units Sold*



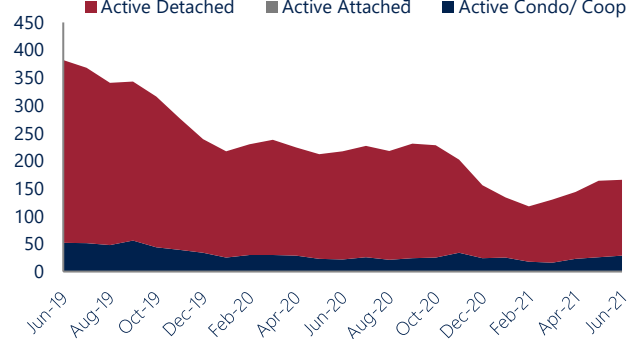
Units Sold

There was an increase in total units sold in June, with 116 sold this month in Middletown and Sandy Hook Bay Area. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 51 units or 24%. The total number of active inventory this June was 166 compared to 217 in June 2020. This month's total of 166 is higher than the previous month's total supply of available inventory of 164, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Middletown and Sandy Hook Bay Area Homes was \$439,000. This June, the median sale price was \$537,500, an increase of 22% or \$98,500 compared to last year. The current median sold price is 4% 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 Sandy Hook Bay Area are defined as properties listed in zip code/s 07748, 07716, 07732, 07738, 07737, 07718 and 07758.

*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 MOMLS 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 MOMLS or Long & Foster Real Estate, Inc.





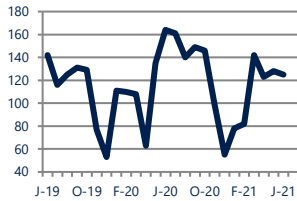
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June 2021

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New Listings

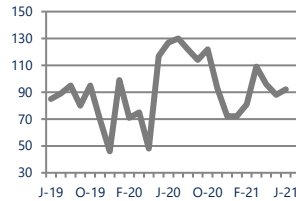
125



Down -24%
Vs. Year Ago

Current Contracts

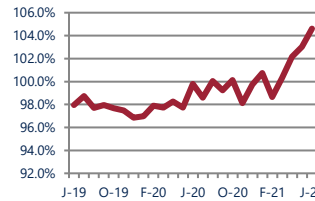
92



Down -28%
Vs. Year Ago

Sold Vs. List Price

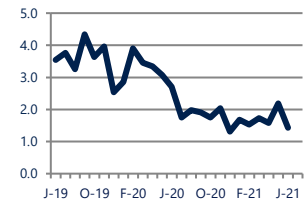
104.6%



Up 4.8%
Vs. Year Ago

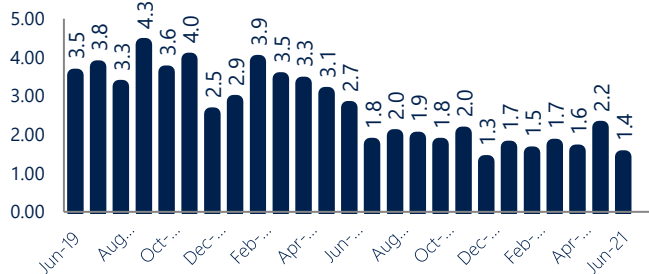
Months of Supply

1.4



Down -47%
Vs. Year Ago

Months of Supply



Months of Supply

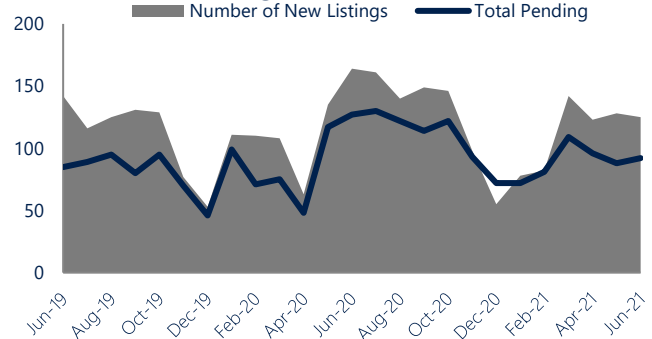
In June, there was 1.4 months of supply available in Middletown and Sandy Hook Bay Area, compared to 2.7 in June 2020. That is a decrease of 47% versus a year ago.

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.

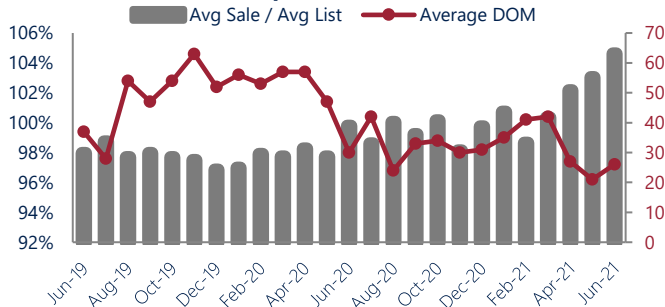
New Listings & Current Contracts

This month there were 125 homes newly listed for sale in Middletown and Sandy Hook Bay Area compared to 164 in June 2020, a decrease of 24%. There were 92 current contracts pending sale this June compared to 127 a year ago. The number of current contracts is 28% 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 Sandy Hook Bay Area was 104.6% of the average list price, which is 4.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 26, lower than the average last year, which was 30, a decrease of 13%.



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