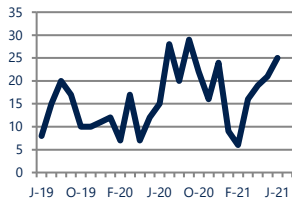




Focus On: Middlesex County Housing Market

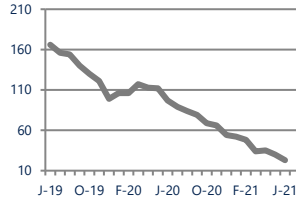
June 2021

Units Sold
25



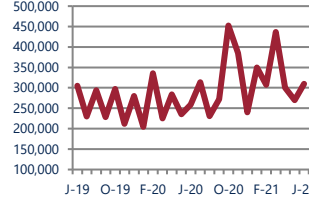
Up
 Vs. Year Ago

Active Inventory
23



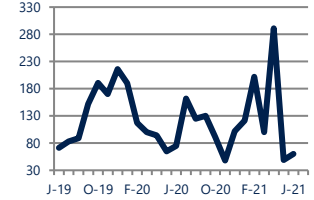
Down -76%
 Vs. Year Ago

Median Sale Price
\$310,000



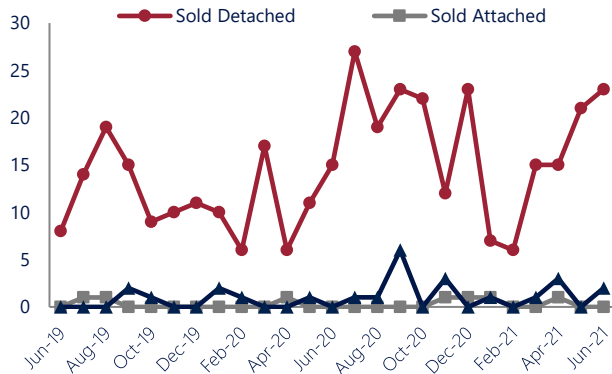
Up 20%
 Vs. Year Ago

Days On Market
60



Down -20%
 Vs. Year Ago

Units Sold*



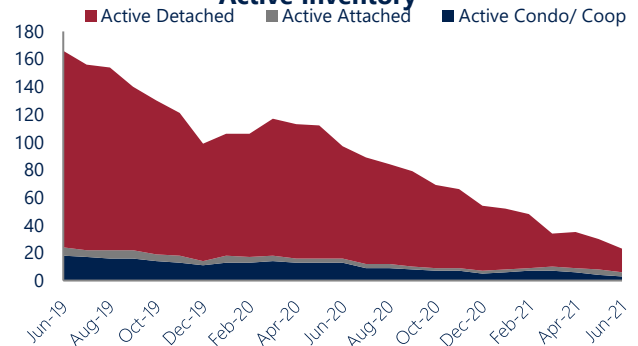
Units Sold

With relatively few transactions, there was an increase in total units sold in June, with 25 sold this month in Middlesex County. This month's total units sold was higher than at this time last year, an increase from June 2020.

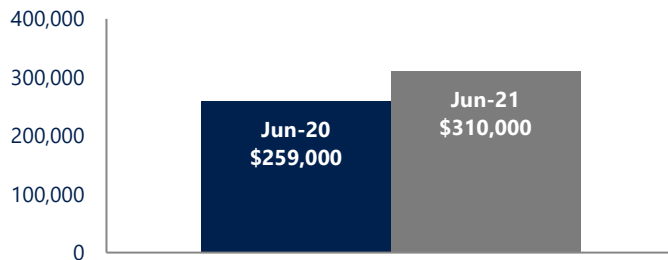
Active Inventory

Versus last year, the total number of homes available this month is lower by 74 units or 76%. The total number of active inventory this June was 23 compared to 97 in June 2020. This month's total of 23 is lower than the previous month's total supply of available inventory of 30, a decrease of 23%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Middlesex County Homes was \$259,000. This June, the median sale price was \$310,000, an increase of 20% or \$51,000 compared to last year. The current median sold price is 15% 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.



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



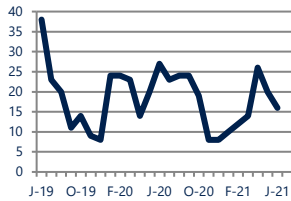


Focus On: Middlesex County Housing Market

June 2021

New Listings

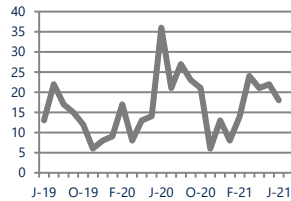
16



Down -41%
Vs. Year Ago

Current Contracts

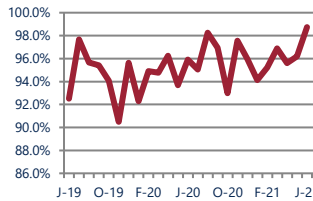
18



Down -50%
Vs. Year Ago

Sold Vs. List Price

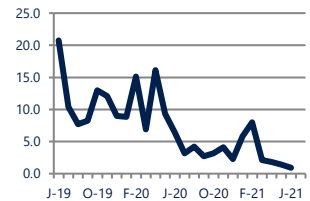
98.7%



Up 3%
Vs. Year Ago

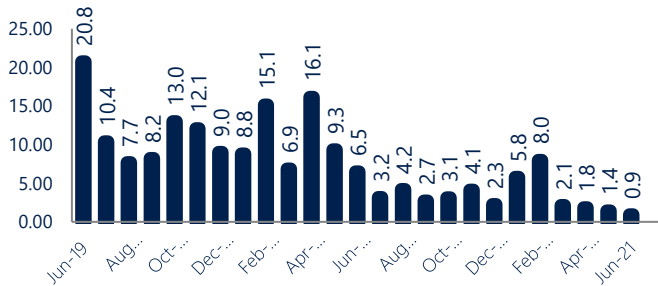
Months of Supply

0.9



Down -86%
Vs. Year Ago

Months Of Supply



Months of Supply

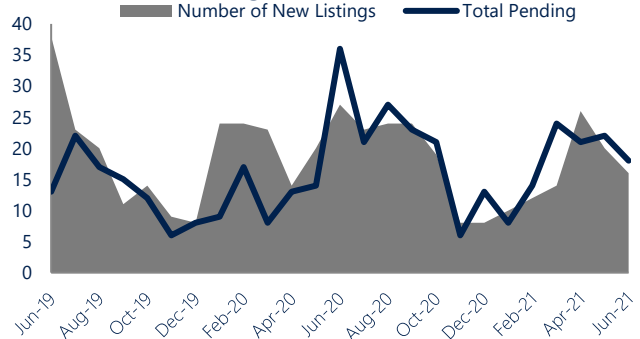
In June, there was 0.9 months of supply available in Middlesex County, compared to 6.5 in June 2020. That is a decrease of 86% versus a year ago.

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.

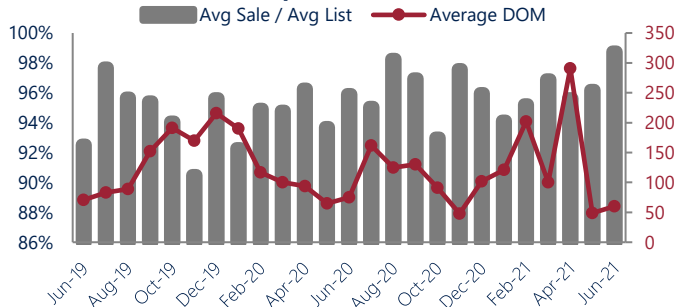
New Listings & Current Contracts

This month there were 16 homes newly listed for sale in Middlesex County compared to 27 in June 2020, a decrease of 41%. There were 18 current contracts pending sale this June compared to 36 a year ago. The number of current contracts is 50% 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 Middlesex County was 98.7% of the average list price, which is 2.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 60, lower than the average last year, which was 75, a decrease of 20%.



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