



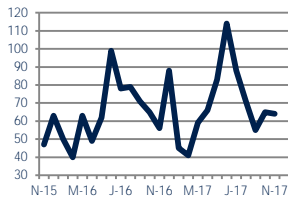
Focus On: Middletown and Townsend Housing Market

November 2017

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

Units Sold

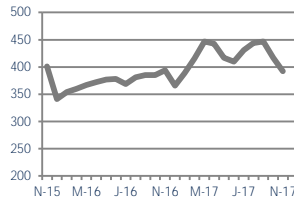
64



Up 14%
Vs. Year Ago

Active Inventory

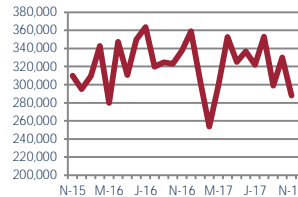
392



Down -1%
Vs. Year Ago

Median Sale Price

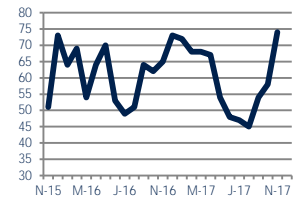
\$288,000



Down -15%
Vs. Year Ago

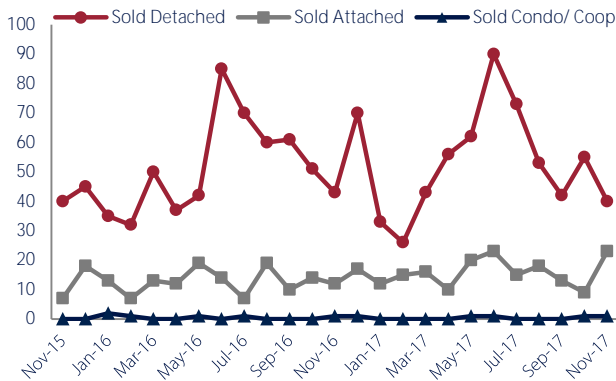
Days On Market

74



Up 14%
Vs. Year Ago

Units Sold*



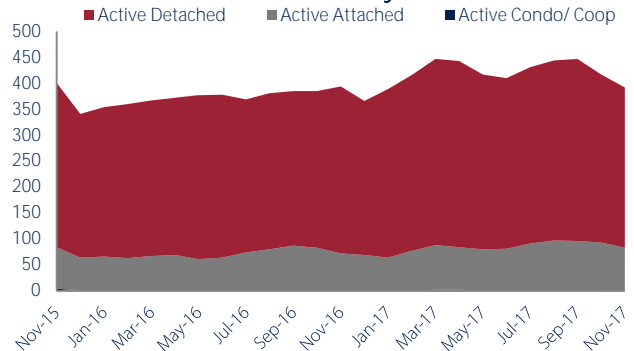
Units Sold

There was a decrease in total units sold in November, with 64 sold this month in Middletown and Townsend versus 65 last month, a decrease of 2%. This month's total units sold was higher than at this time last year, an increase of 14% versus November 2016.

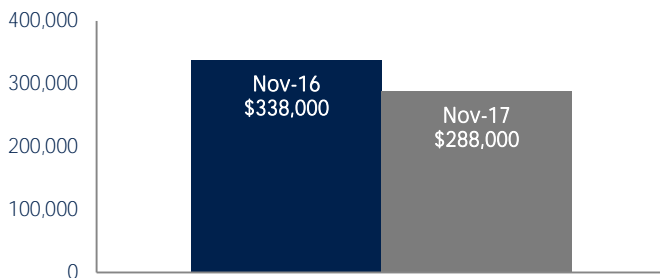
Active Inventory

Versus last year, the total number of homes available this month is lower by 2 units or 1%. The total number of active inventory this November was 392 compared to 394 in November 2016. This month's total of 392 is lower than the previous month's total supply of available inventory of 417, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last November, the median sale price for Middletown and Townsend Homes was \$338,000. This November, the median sale price was \$288,000, a decrease of 15% or \$50,000 compared to last year. The current median sold price is 13% lower than in October.

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

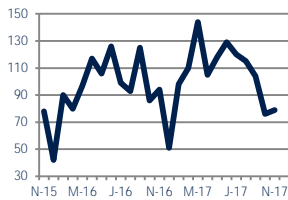
Focus On: Middletown and Townsend Housing Market

November 2017

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

New Listings

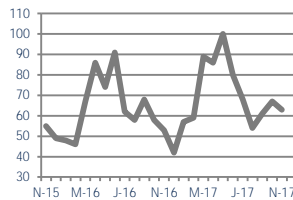
79



Down -16%
Vs. Year Ago

Current Contracts

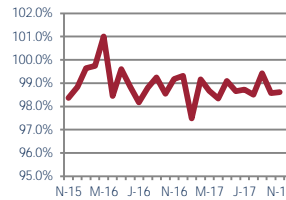
63



Up 19%
Vs. Year Ago

Sold Vs. List Price

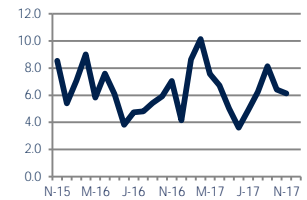
98.6%



Down -0.6%
Vs. Year Ago

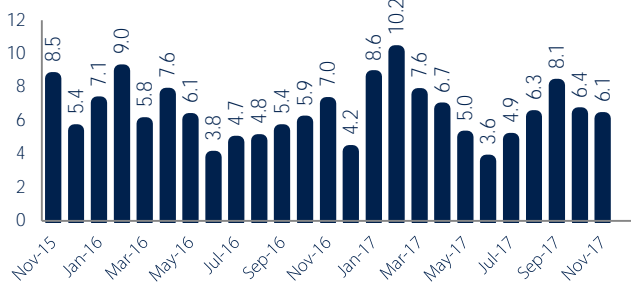
Months of Supply

6.1



Down -13%
Vs. Year Ago

Months Of Supply



Months of Supply

In November, there was 6.1 months of supply available in Middletown and Townsend, compared to 7.0 in November 2016. That is a decrease of 13% versus a year ago.

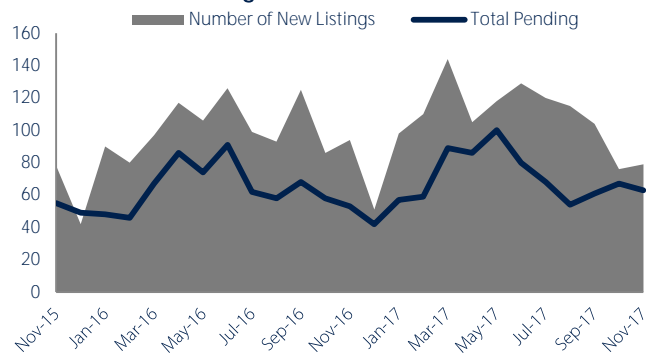
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

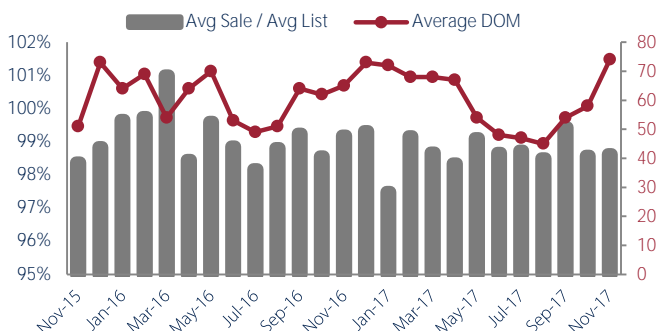
This month there were 79 homes newly listed for sale in Middletown and Townsend compared to 94 in November 2016, a decrease of 16%.

There were 63 current contracts pending sale this November compared to 53 a year ago. The number of current contracts is 19% higher than last November.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In November, the average sale price in Middletown and Townsend was 98.6% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 74, higher than the average last year, which was 65, an increase of 14%.