



The Long & Foster Market Minute™

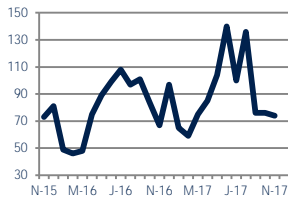
Focus On: Middletown and Sandy Hook Bay Area Housing Market

November 2017

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

Units Sold

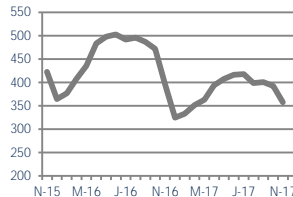
74



Up 10%
Vs. Year Ago

Active Inventory

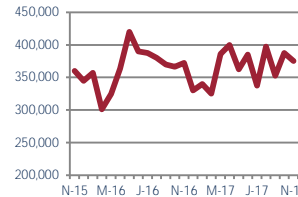
358



Down -10%
Vs. Year Ago

Median Sale Price

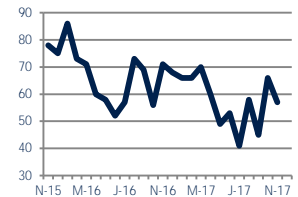
\$375,000



Up 1%
Vs. Year Ago

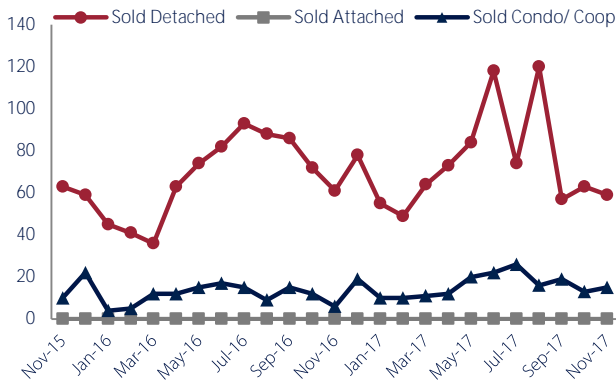
Days On Market

57



Down -20%
Vs. Year Ago

Units Sold*



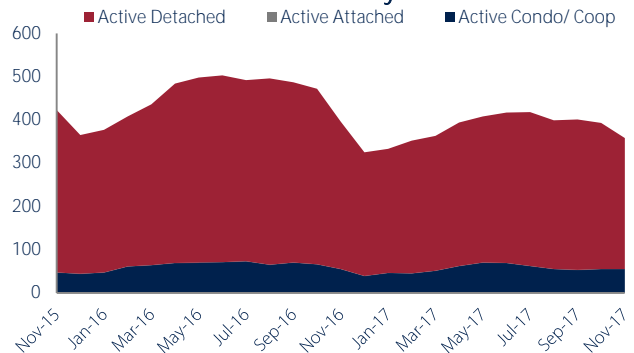
Units Sold

There was a decrease in total units sold in November, with 74 sold this month in Middletown and Sandy Hook Bay Area versus 76 last month, a decrease of 3%. This month's total units sold was higher than at this time last year, an increase of 10% versus November 2016.

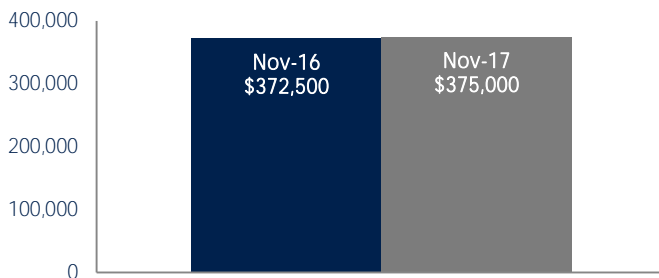
Active Inventory

Versus last year, the total number of homes available this month is lower by 38 units or 10%. The total number of active inventory this November was 358 compared to 396 in November 2016. This month's total of 358 is lower than the previous month's total supply of available inventory of 393, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last November, the median sale price for Middletown and Sandy Hook Bay Area Homes was \$372,500. This November, the median sale price was \$375,000, an increase of 1% or \$2,500 compared to last year. The current median sold price is 3% 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.

LONG & FOSTER®
REAL ESTATE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

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.





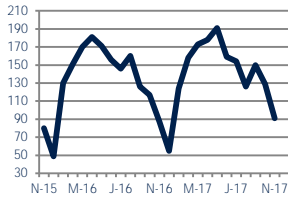
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New Listings

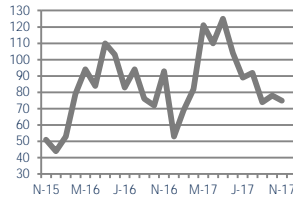
91



Up 5%
Vs. Year Ago

Current Contracts

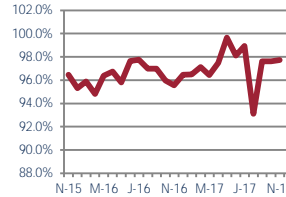
75



Down -19%
Vs. Year Ago

Sold Vs. List Price

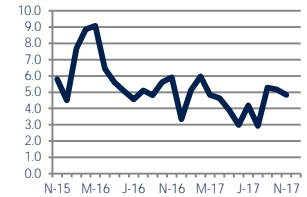
97.7%



Up 2.2%
Vs. Year Ago

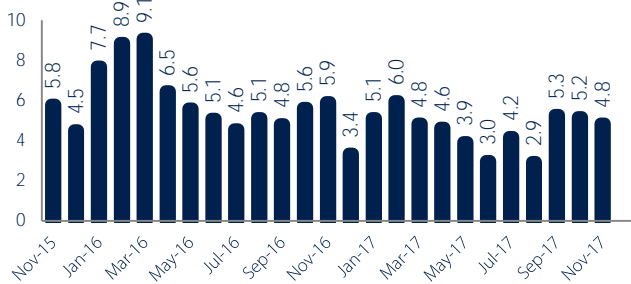
Months of Supply

4.8



Down -18%
Vs. Year Ago

Months Of Supply



Months of Supply

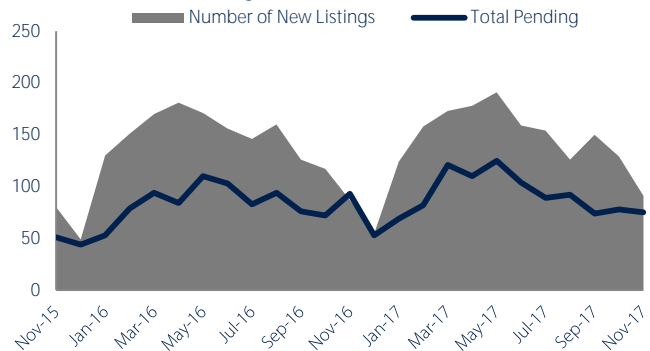
In November, there was 4.8 months of supply available in Middletown and Sandy Hook Bay Area, compared to 5.9 in November 2016. That is a decrease of 18% versus a year ago.

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.

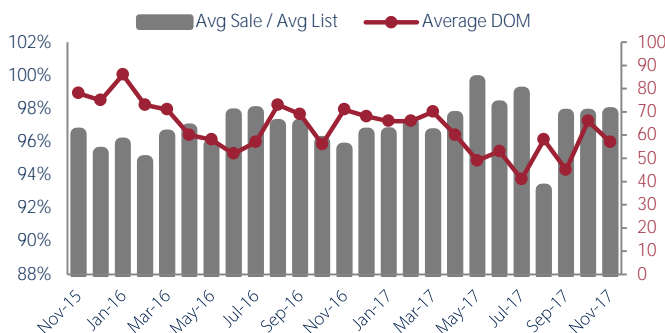
New Listings & Current Contracts

This month there were 91 homes newly listed for sale in Middletown and Sandy Hook Bay Area compared to 87 in November 2016, an increase of 5%. There were 75 current contracts pending sale this November compared to 93 a year ago. The number of current contracts is 19% lower 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 Sandy Hook Bay Area was 97.7% of the average list price, which is 2.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 57, lower than the average last year, which was 71, a decrease of 20%.