

# THE LONG & FOSTER MARKET MINUTE™

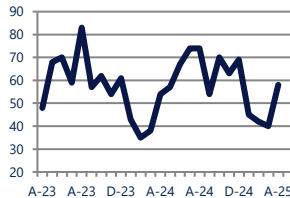
FOCUS ON: **MIDDLETOWN AND SANDY HOOK BAY AREA HOUSING MARKET**

APRIL 2025

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

## Units Sold

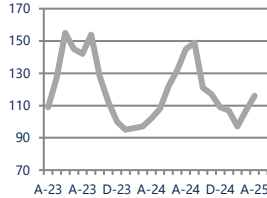
58



Up 7%  
Vs. Year Ago

## Active Inventory

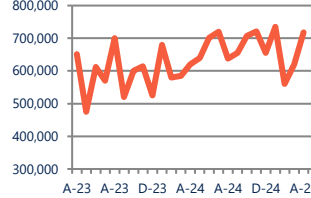
116



Up 14%  
Vs. Year Ago

## Median Sale Price

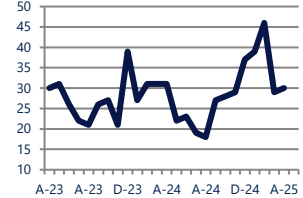
\$717,500



Up 16%  
Vs. Year Ago

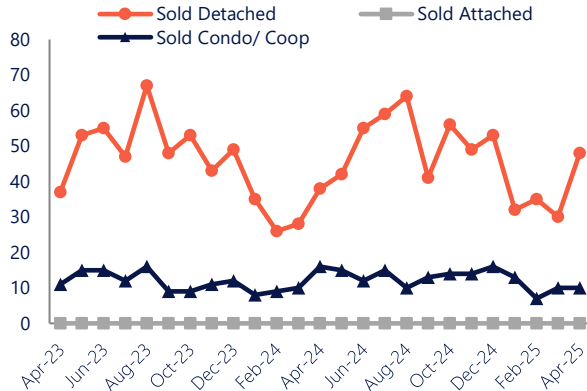
## Days On Market

30



Down -3%  
Vs. Year Ago

## Units Sold\*



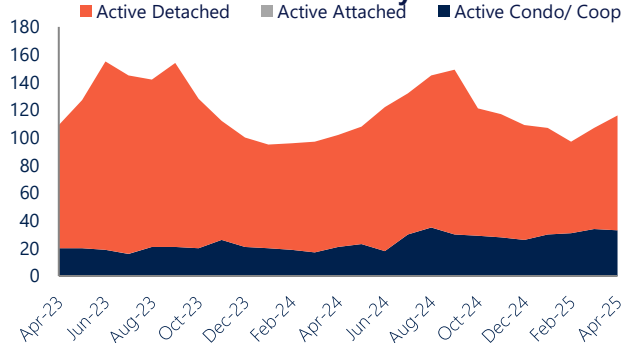
## Units Sold

There was an increase in total units sold in April, with 58 sold this month in Middletown and Sandy Hook Bay Area. This month's total units sold was higher than at this time last year.

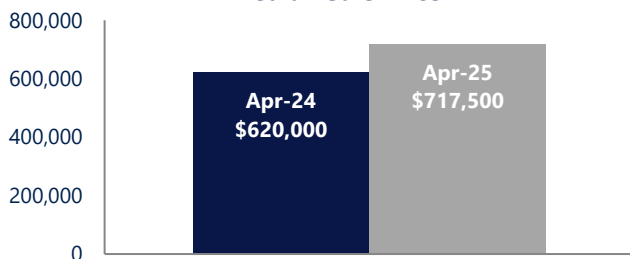
## Active Inventory

Versus last year, the total number of homes available this month is higher by 14 units or 14%. The total number of active inventory this April was 116 compared to 102 in April 2024. This month's total of 116 is higher than the previous month's total supply of available inventory of 107, an increase of 8%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Middletown and Sandy Hook Bay Area Homes was \$620,000. This April, the median sale price was \$717,500, an increase of 16% or \$97,500 compared to last year. The current median sold price is 16% higher than in March.

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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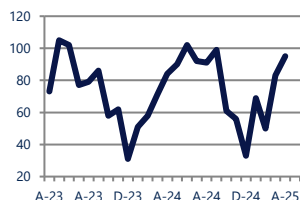
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## New Listings

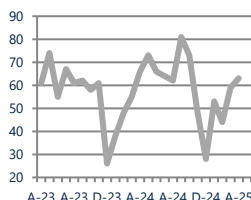
95



**Up 13%**  
Vs. Year Ago

## Current Contracts

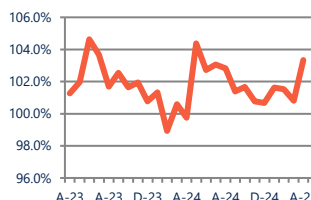
63



**Down -5%**  
Vs. Year Ago

## Sold Vs. List Price

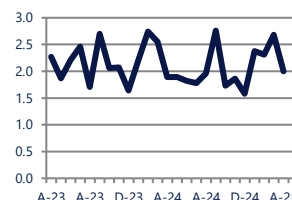
103.3%



**Up 3.6%**  
Vs. Year Ago

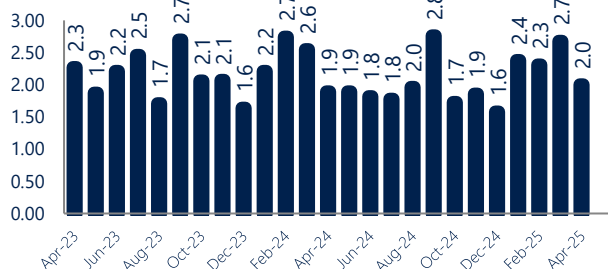
## Months of Supply

2.0



**Up 6%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

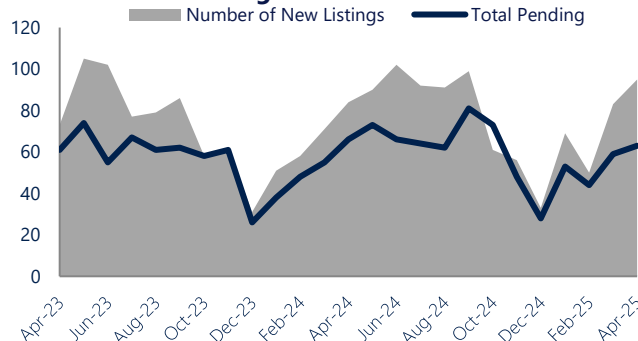
In April, there was 2.0 months of supply available in Middletown and Sandy Hook Bay Area, compared to 1.9 in April 2024. That is an increase of 6% versus a year ago.

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.

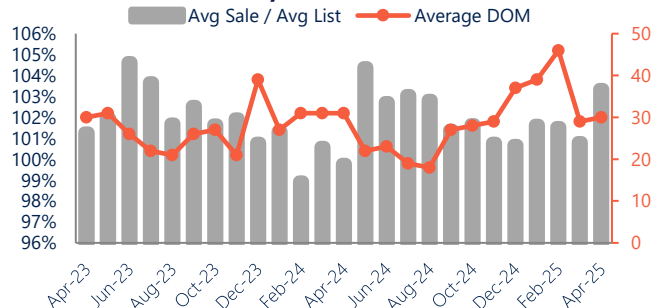
## New Listings & Current Contracts

This month there were 95 homes newly listed for sale in Middletown and Sandy Hook Bay Area compared to 84 in April 2024, an increase of 13%. There were 63 current contracts pending sale this April compared to 66 a year ago. The number of current contracts is 5% lower than last April.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In April, the average sale price in Middletown and Sandy Hook Bay Area was 103.3% of the average list price, which is 3.6% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 30, lower than the average last year, which was 31, a decrease of 3%.

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