



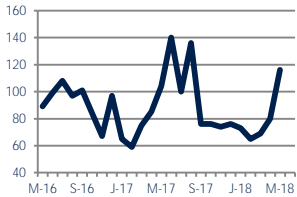
The Long & Foster Market Minute™

Focus On: Middletown and Sandy Hook Bay Area Housing Market

May 2018

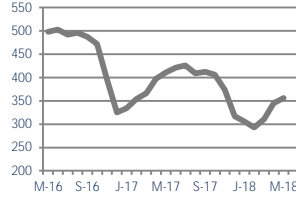
Zip Code(s): 07748, 07716, 07732, 07738, 07737, 07718 and 07758

Units Sold
116



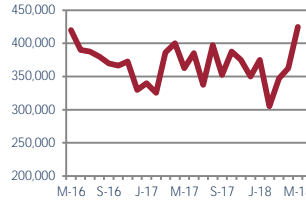
Up 12%
Vs. Year Ago

Active Inventory
356



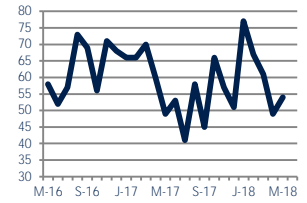
Down -13%
Vs. Year Ago

Median Sale Price
\$425,000



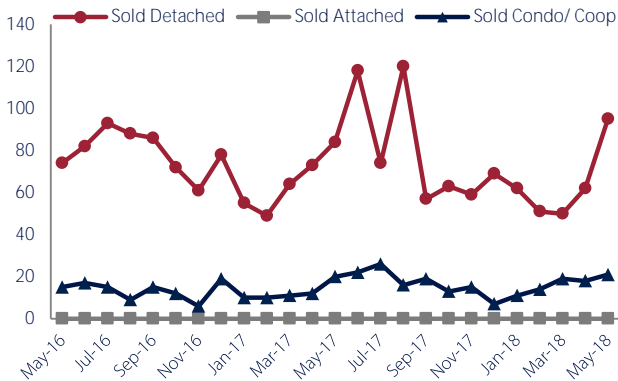
Up 17%
Vs. Year Ago

Days On Market
54



Up 10%
Vs. Year Ago

Units Sold*



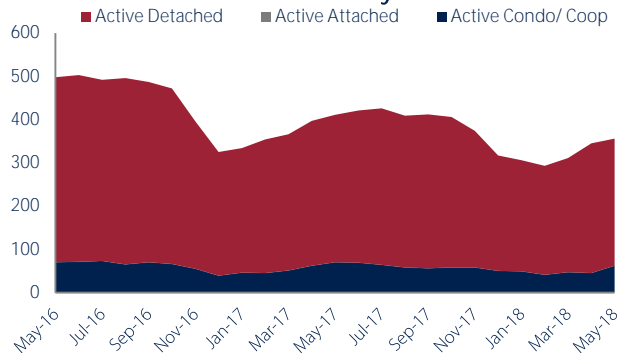
Units Sold

There was an increase in total units sold in May, 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.

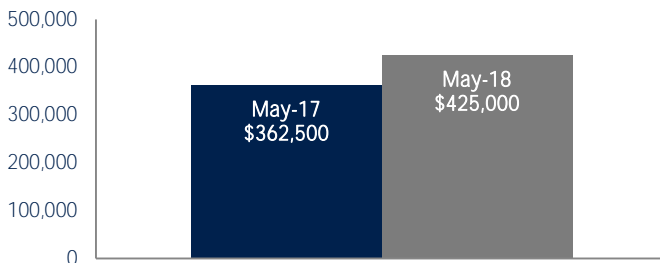
Active Inventory

Versus last year, the total number of homes available this month is lower by 55 units or 13%. The total number of active inventory this May was 356 compared to 411 in May 2017. This month's total of 356 is higher than the previous month's total supply of available inventory of 345, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Middletown and Sandy Hook Bay Area Homes was \$362,500. This May, the median sale price was \$425,000, an increase of 17% or \$62,500 compared to last year. The current median sold price is 17% higher than in April.

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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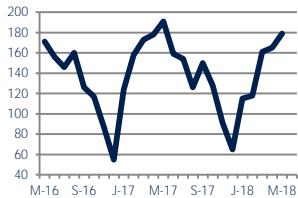
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May 2018

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

New Listings

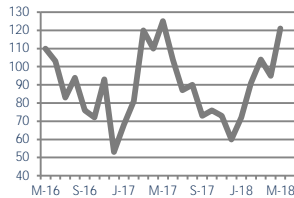
179



Down -6%
Vs. Year Ago

Current Contracts

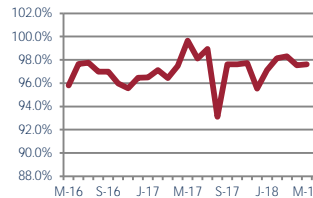
121



Down -3%
Vs. Year Ago

Sold Vs. List Price

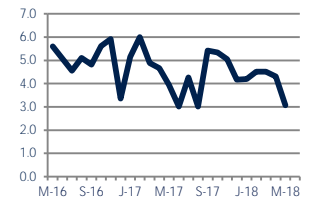
97.6%



Down -2%
Vs. Year Ago

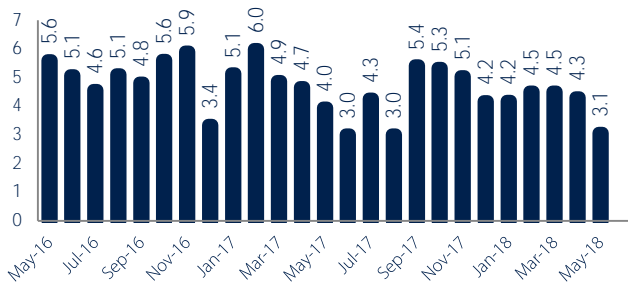
Months of Supply

3.1



Down -22%
Vs. Year Ago

Months Of Supply



Months of Supply

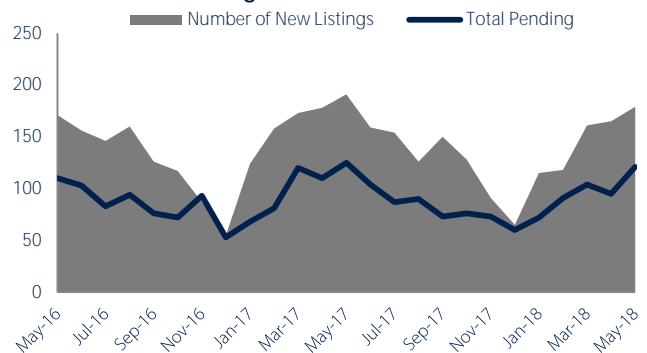
In May, there was 3.1 months of supply available in Middletown and Sandy Hook Bay Area, compared to 4.0 in May 2017. That is a decrease of 22% versus a year ago.

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.

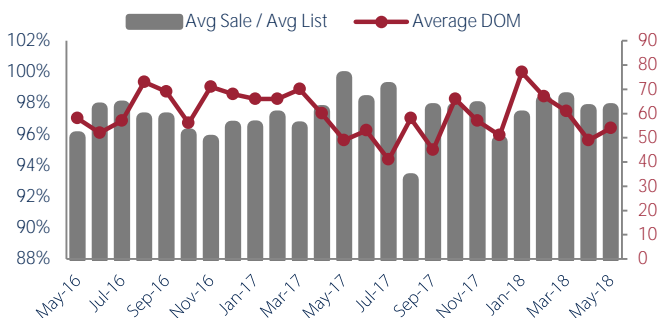
New Listings & Current Contracts

This month there were 179 homes newly listed for sale in Middletown and Sandy Hook Bay Area compared to 191 in May 2017, a decrease of 6%. There were 121 current contracts pending sale this May compared to 125 a year ago. The number of current contracts is 3% lower than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Middletown and Sandy Hook Bay Area was 97.6% of the average list price, which is 2.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 54, higher than the average last year, which was 49, an increase of 10%.



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