

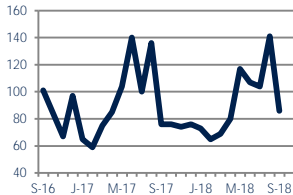
## Focus On: Middletown and Sandy Hook Bay Area Housing Market

September 2018

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

### Units Sold

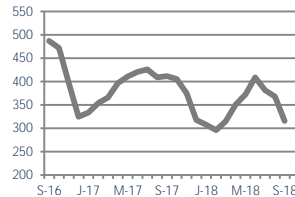
86



Up 13%  
Vs. Year Ago

### Active Inventory

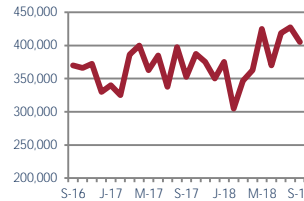
316



Down -23%  
Vs. Year Ago

### Median Sale Price

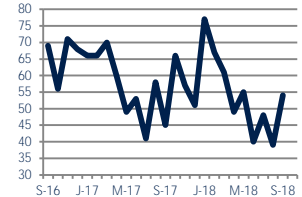
\$404,950



Up 15%  
Vs. Year Ago

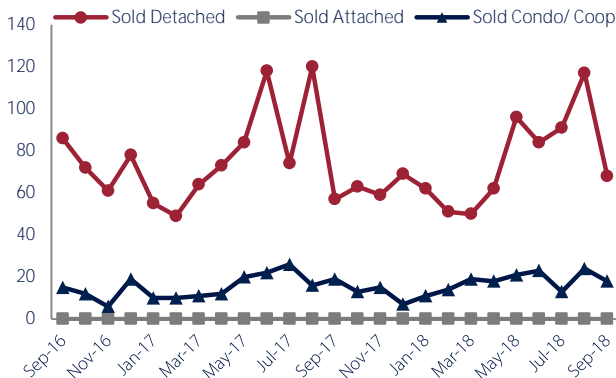
### Days On Market

54



Up 20%  
Vs. Year Ago

### Units Sold\*



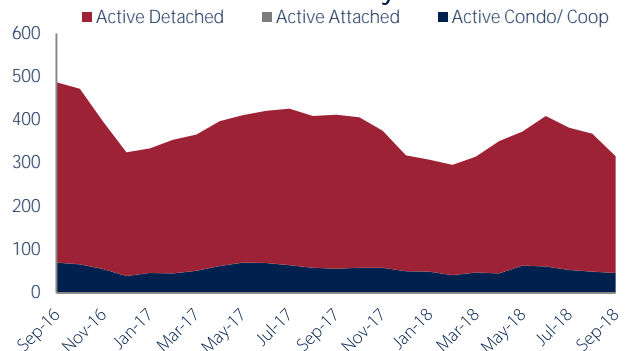
### Units Sold

There was a decrease in total units sold in September, with 86 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 96 units or 23%. The total number of active inventory this September was 316 compared to 412 in September 2017. This month's total of 316 is lower than the previous month's total supply of available inventory of 368, a decrease of 14%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last September, the median sale price for Middletown and Sandy Hook Bay Area Homes was \$352,500. This September, the median sale price was \$404,950, an increase of 15% or \$52,450 compared to last year. The current median sold price is 5% lower than in August.

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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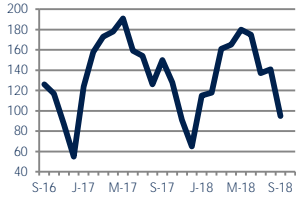
## Focus On: Middletown and Sandy Hook Bay Area Housing Market

September 2018

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

### New Listings

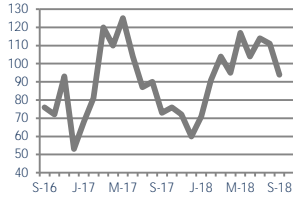
95



**Down -37%**  
Vs. Year Ago

### Current Contracts

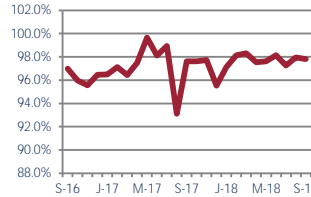
94



**Up 29%**  
Vs. Year Ago

### Sold Vs. List Price

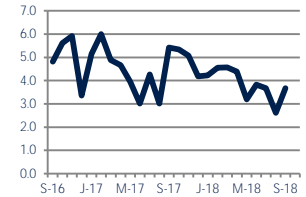
97.8%



**No Change**  
Vs. Year Ago

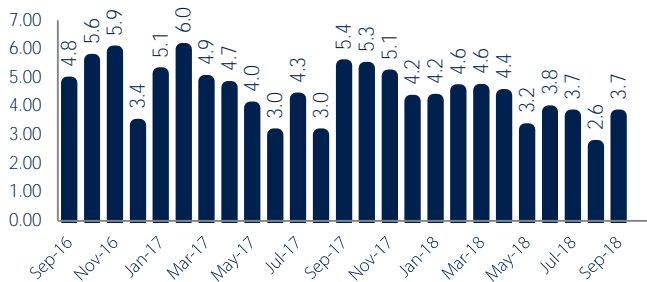
### Months of Supply

3.7



**Down -32%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

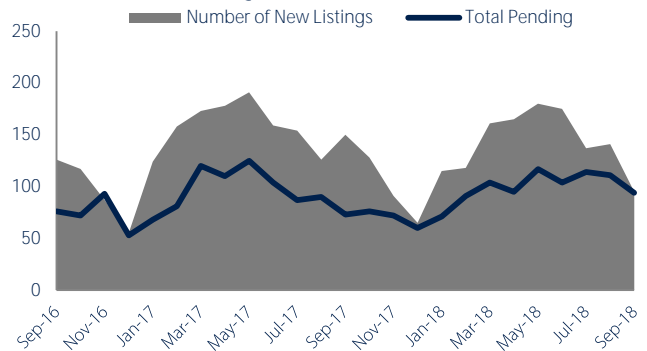
In September, there was 3.7 months of supply available in Middletown and Sandy Hook Bay Area, compared to 5.4 in September 2017. That is a decrease of 32% versus a year ago.

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.

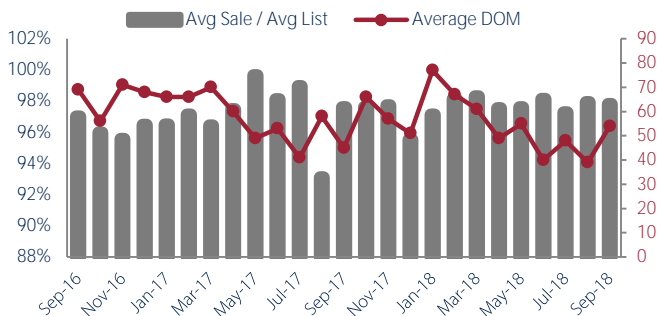
### New Listings & Current Contracts

This month there were 95 homes newly listed for sale in Middletown and Sandy Hook Bay Area compared to 150 in September 2017, a decrease of 37%. There were 94 current contracts pending sale this September compared to 73 a year ago. The number of current contracts is 29% higher than last September.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In September, the average sale price in Middletown and Sandy Hook Bay Area was 97.8% of the average list price, which is similar compared to a year ago.

### Days On Market

This month, the average number of days on market was 54, higher than the average last year, which was 45, an increase of 20%.



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