



# The Long & Foster Market Minute™

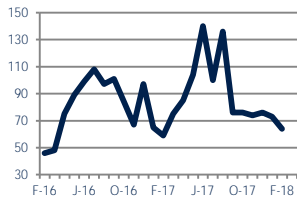
**Focus On:** Middletown and Sandy Hook Bay Area Housing Market

February 2018

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

## Units Sold

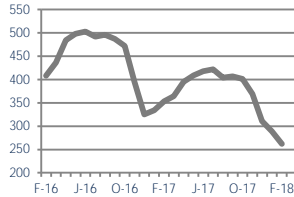
64



Up 8%  
Vs. Year Ago

## Active Inventory

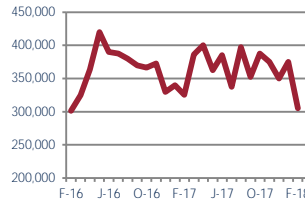
262



Down -26%  
Vs. Year Ago

## Median Sale Price

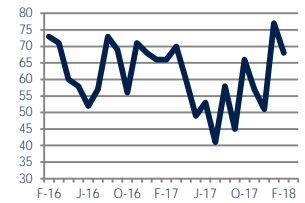
\$305,000



Down -6%  
Vs. Year Ago

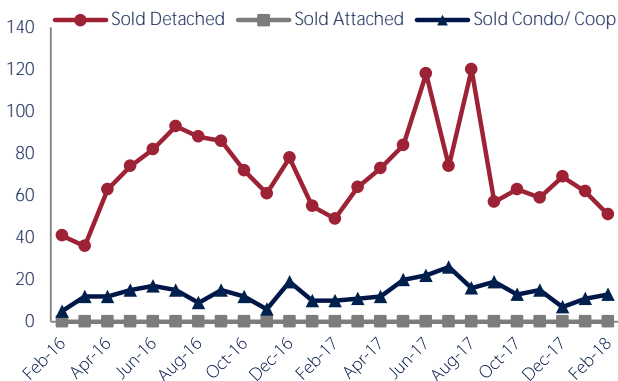
## Days On Market

68



Up 3%  
Vs. Year Ago

### Units Sold\*



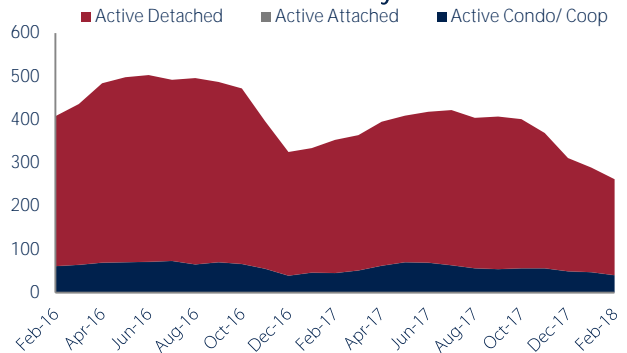
## Units Sold

There was a decrease in total units sold in February, with 64 sold this month in Middletown and Sandy Hook Bay Area versus 73 last month, a decrease of 12%. This month's total units sold was higher than at this time last year, an increase of 8% versus February 2017.

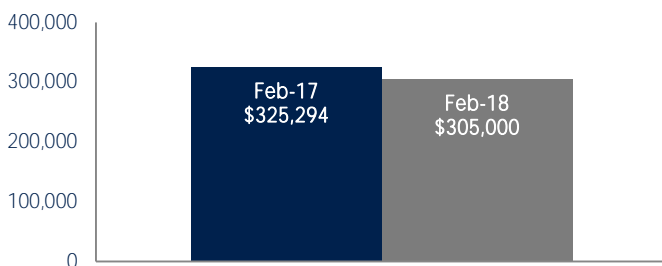
## Active Inventory

Versus last year, the total number of homes available this month is lower by 91 units or 26%. The total number of active inventory this February was 262 compared to 353 in February 2017. This month's total of 262 is lower than the previous month's total supply of available inventory of 289, a decrease of 9%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last February, the median sale price for Middletown and Sandy Hook Bay Area Homes was \$325,294. This February, the median sale price was \$305,000, a decrease of 6% or \$20,294 compared to last year. The current median sold price is 19% lower than in January.

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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INTERNATIONAL REAL ESTATE



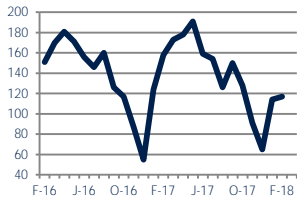
## Focus On: Middletown and Sandy Hook Bay Area Housing Market

February 2018

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### New Listings

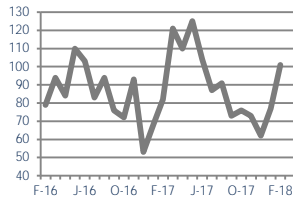
117



Down -26%  
Vs. Year Ago

### Current Contracts

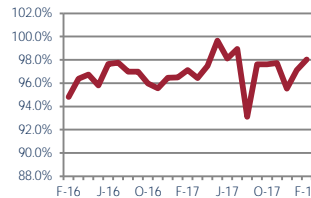
101



Up 23%  
Vs. Year Ago

### Sold Vs. List Price

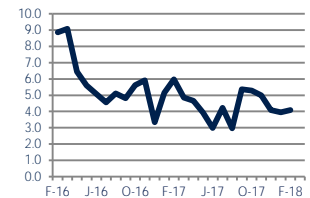
98.0%



Up 0.9%  
Vs. Year Ago

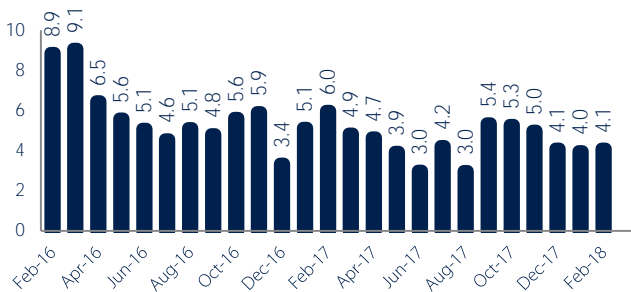
### Months of Supply

4.1



Down -32%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

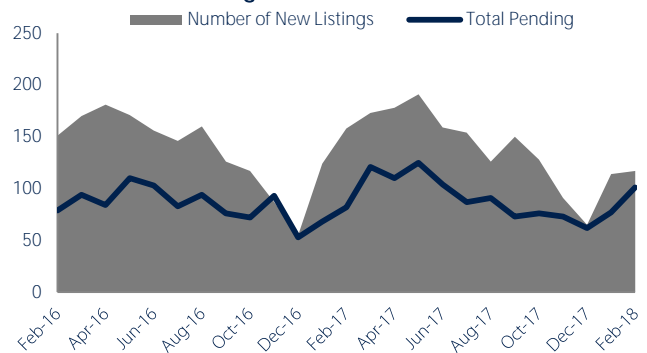
In February, there was 4.1 months of supply available in Middletown and Sandy Hook Bay Area, compared to 6.0 in February 2017. That is a decrease of 32% versus a year ago.

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.

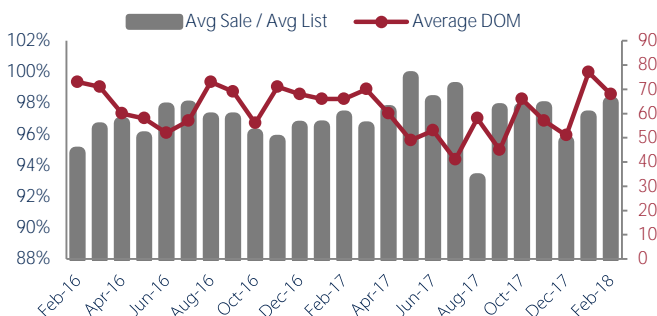
### New Listings & Current Contracts

This month there were 117 homes newly listed for sale in Middletown and Sandy Hook Bay Area compared to 158 in February 2017, a decrease of 26%. There were 101 current contracts pending sale this February compared to 82 a year ago. The number of current contracts is 23% higher than last February.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In February, the average sale price in Middletown and Sandy Hook Bay Area was 98.0% of the average list price, which is 0.9% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 68, higher than the average last year, which was 66, an increase of 3%.



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