

THE LONG & FOSTER MARKET MINUTE™

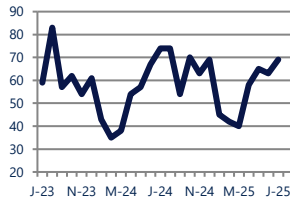
FOCUS ON: **MIDDLETOWN AND SANDY HOOK BAY AREA HOUSING MARKET**

JULY 2025

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

Units Sold

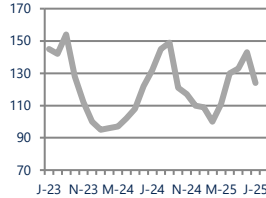
69



Down -7%
Vs. Year Ago

Active Inventory

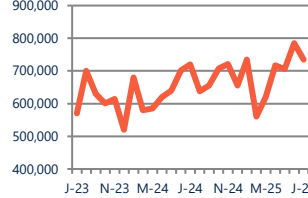
124



Down -6%
Vs. Year Ago

Median Sale Price

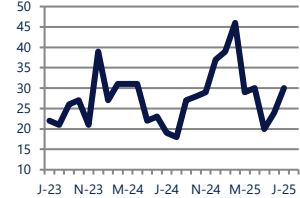
\$735,000



Up 2%
Vs. Year Ago

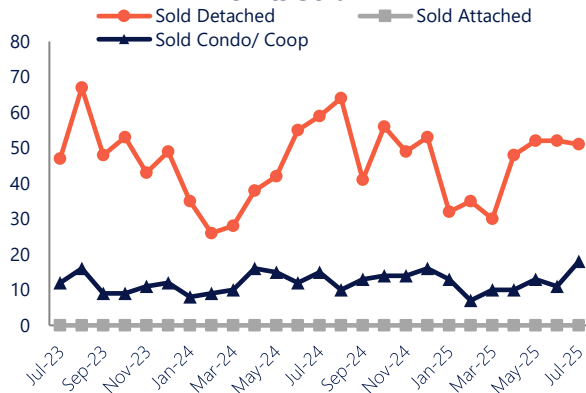
Days On Market

30



Up 58%
Vs. Year Ago

Units Sold*



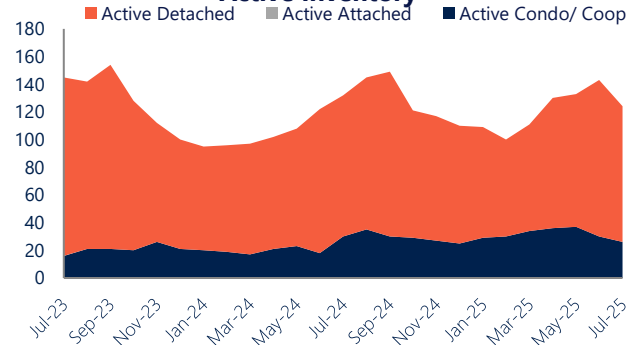
Units Sold

There was an increase in total units sold in July, with 69 sold this month in Middletown and Sandy Hook Bay Area versus 63 last month, an increase of 10%. This month's total units sold was lower than at this time last year, a decrease of 7% versus July 2024.

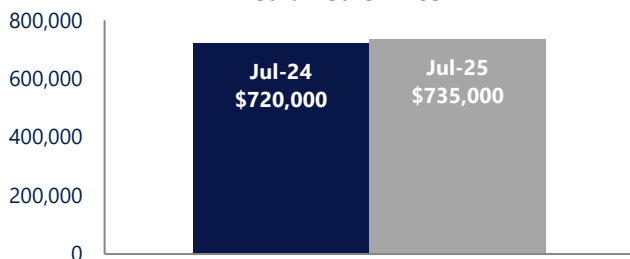
Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 6%. The total number of active inventory this July was 124 compared to 132 in July 2024. This month's total of 124 is lower than the previous month's total supply of available inventory of 143, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Middletown and Sandy Hook Bay Area Homes was \$720,000. This July, the median sale price was \$735,000, an increase of 2% or \$15,000 compared to last year. The current median sold price is 6% lower than in June.

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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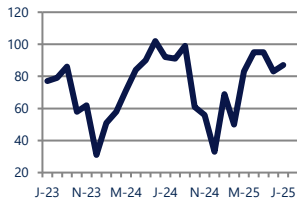
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JULY 2025

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

New Listings

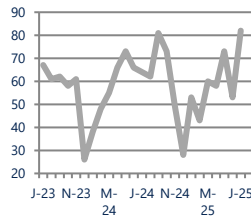
87



Down -5%
Vs. Year Ago

Current Contracts

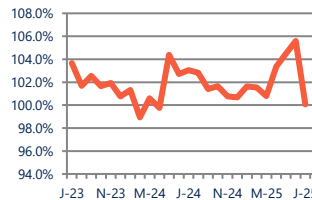
82



Up 28%
Vs. Year Ago

Sold Vs. List Price

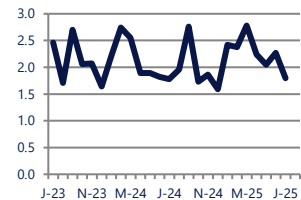
100.1%



Down -2.9%
Vs. Year Ago

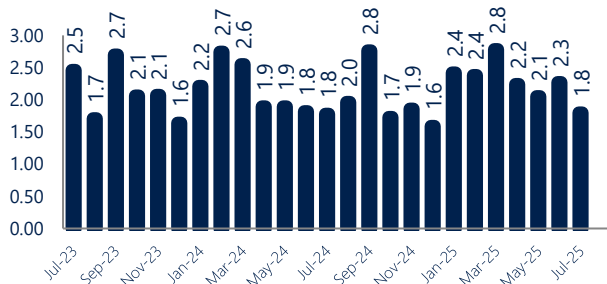
Months of Supply

1.8



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

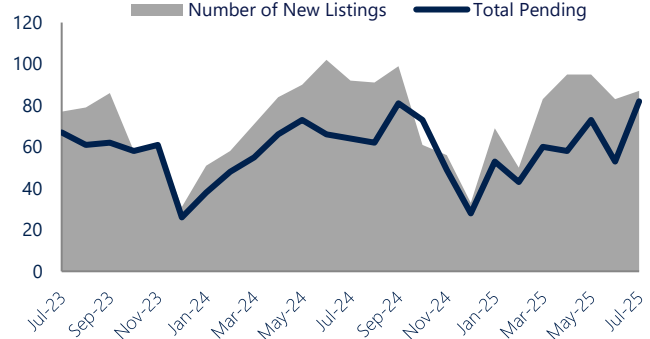
In July, there was 1.8 months of supply available in Middletown and Sandy Hook Bay Area. The amount of supply is similar compared to a year ago.

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.

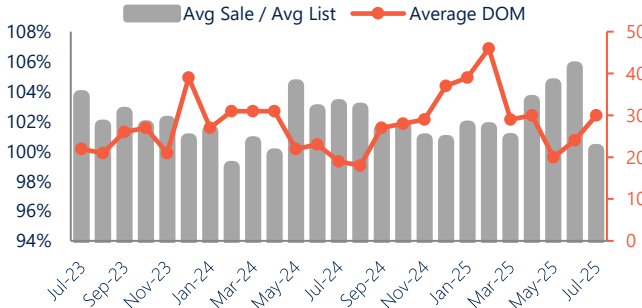
New Listings & Current Contracts

This month there were 87 homes newly listed for sale in Middletown and Sandy Hook Bay Area compared to 92 in July 2024, a decrease of 5%. There were 82 current contracts pending sale this July compared to 64 a year ago. The number of current contracts is 28% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Middletown and Sandy Hook Bay Area was 100.1% of the average list price, which is 3.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 30, higher than the average last year, which was 19, an increase of 58%.

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