

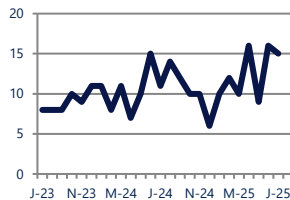
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MIDDLESEX COUNTY HOUSING MARKET**

JULY 2025

Units Sold

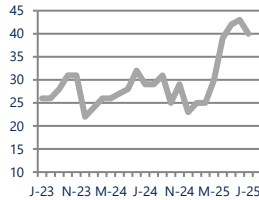
15



Up
Vs. Year Ago

Active Inventory

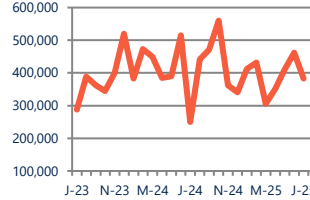
40



Up 38%
Vs. Year Ago

Median Sale Price

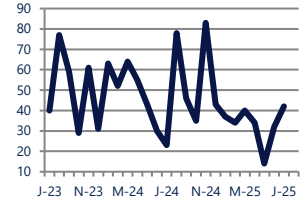
\$383,000



Up
Vs. Year Ago

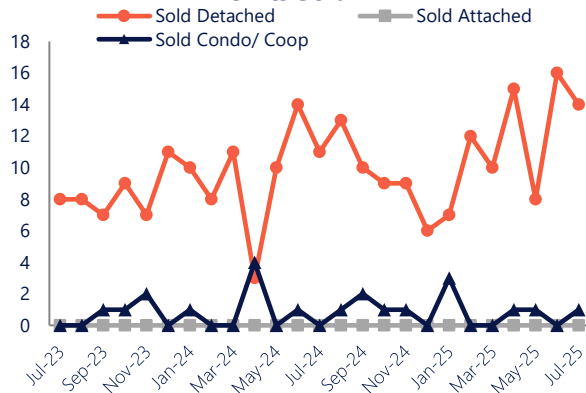
Days On Market

42



Up
Vs. Year Ago

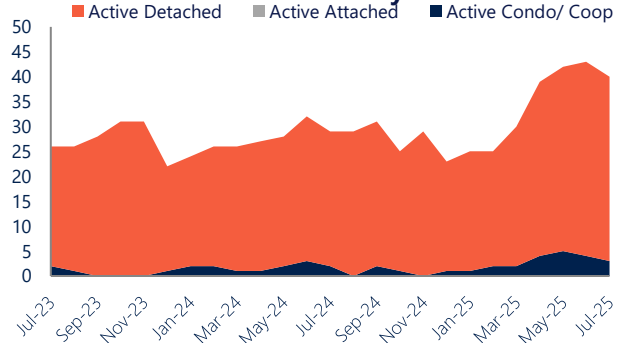
Units Sold*



Units Sold

With relatively few transactions, there was a decrease in total units sold in July, with 15 sold this month in Middlesex County. This month's total units sold was higher than at this time last year, an increase from July 2024.

Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 11 units or 38%. The total number of active inventory this July was 40 compared to 29 in July 2024. This month's total of 40 is lower than the previous month's total supply of available inventory of 43, a decrease of 7%.

Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last July, the median sale price for Middlesex County Homes was \$249,900. This July, the median sale price was \$383,000, an increase of \$133,100 compared to last year. The current median sold price is 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.

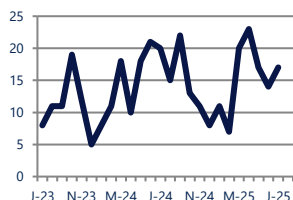
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MIDDLESEX COUNTY HOUSING MARKET**

JULY 2025

New Listings

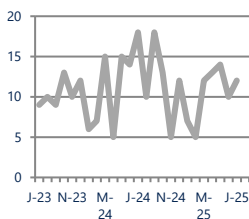
17



Down -15%
Vs. Year Ago

Current Contracts

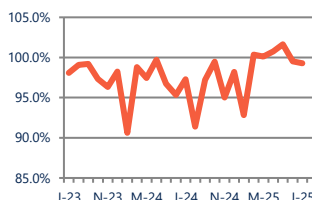
12



Down -33%
Vs. Year Ago

Sold Vs. List Price

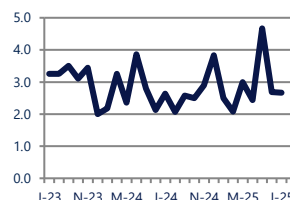
99.3%



Up 2%
Vs. Year Ago

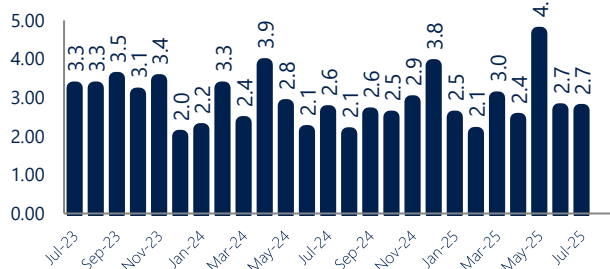
Months of Supply

2.7



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

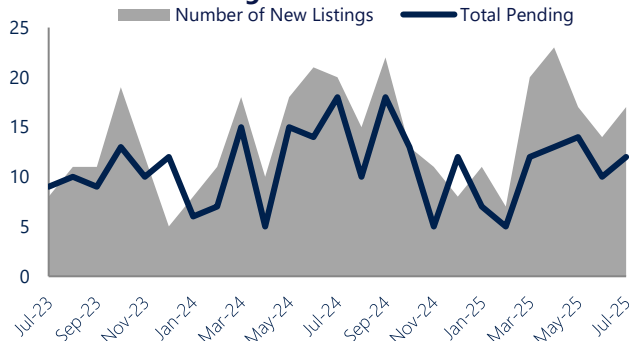
In July, there was 2.7 months of supply available in Middlesex County. The amount of supply is similar compared to a year ago.

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.

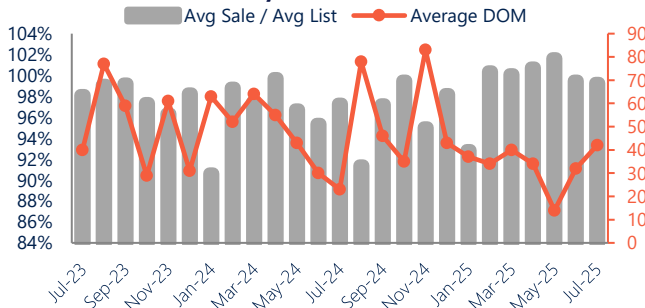
New Listings & Current Contracts

This month there were 17 homes newly listed for sale in Middlesex County compared to 20 in July 2024, a decrease of 15%. There were 12 current contracts pending sale this July compared to 18 a year ago. The number of current contracts is 33% lower 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 Middlesex County was 99.3% of the average list price, which is 2.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 42, higher than the average last year, which was 23. This increase was impacted by the limited number of sales.