

THE LONG & FOSTER MARKET MINUTE™

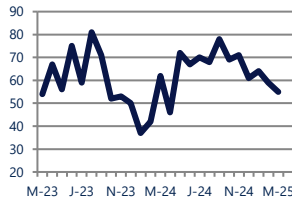
FOCUS ON: **MIDDLETOWN AND TOWNSEND HOUSING MARKET**

MARCH 2025

Zip Code(s): 19709, 19734, 19730 and 19731

Units Sold

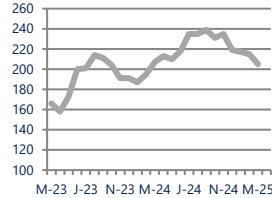
55



Down -11%
Vs. Year Ago

Active Inventory

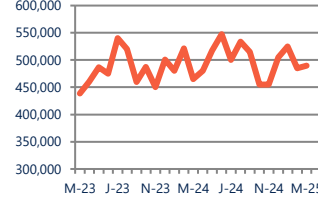
205



Down -1%
Vs. Year Ago

Median Sale Price

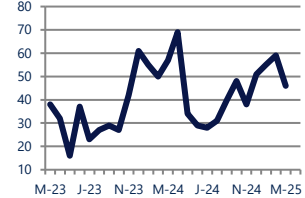
\$489,900



Up 5%
Vs. Year Ago

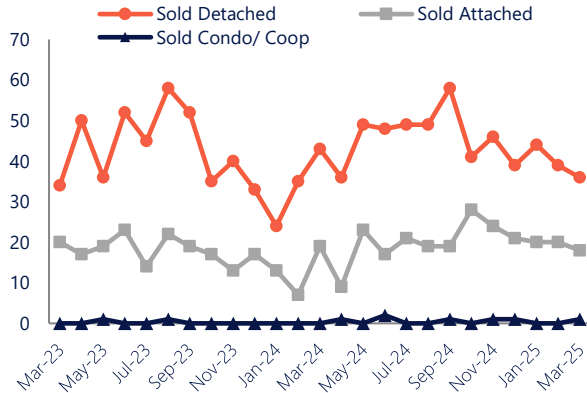
Days On Market

46



Down -19%
Vs. Year Ago

Units Sold*



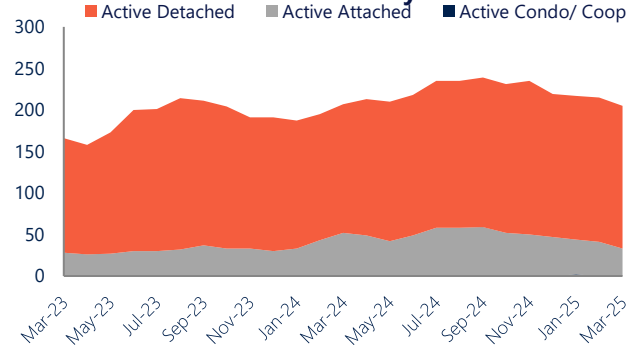
Units Sold

There was a decrease in total units sold in March, with 55 sold this month in Middletown and Townsend versus 59 last month, a decrease of 7%. This month's total units sold was lower than at this time last year, a decrease of 11% versus March 2024.

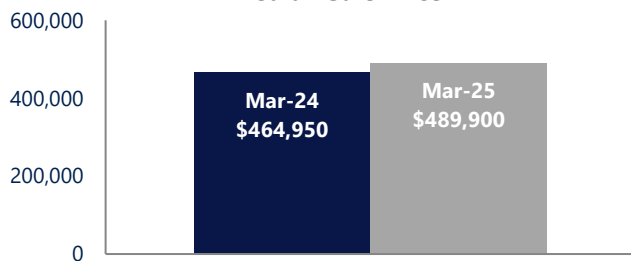
Active Inventory

Versus last year, the total number of homes available this month is lower by 2 units or 1%. The total number of active inventory this March was 205 compared to 207 in March 2024. This month's total of 205 is lower than the previous month's total supply of available inventory of 215, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Middletown and Townsend Homes was \$464,950. This March, the median sale price was \$489,900, an increase of 5% or \$24,950 compared to last year. The current median sold price is 1% higher than in February.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Middletown and Townsend are defined as properties listed in zip code/s 19709, 19734, 19730 and 19731.

*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

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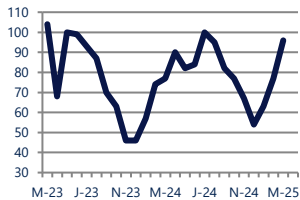
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MARCH 2025

Zip Code(s): 19709, 19734, 19730 and 19731

New Listings

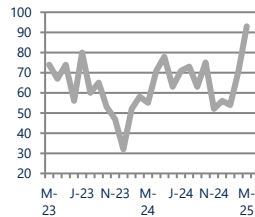
96



Up 25%
Vs. Year Ago

Current Contracts

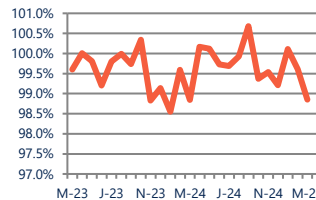
93



Up 69%
Vs. Year Ago

Sold Vs. List Price

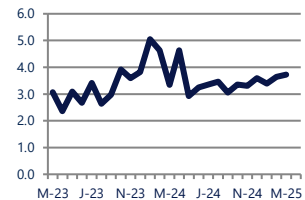
98.9%



No Change
Vs. Year Ago

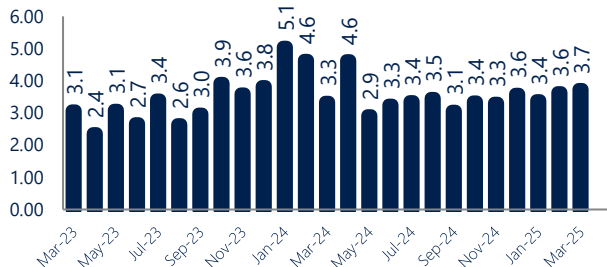
Months of Supply

3.7



Up 12%
Vs. Year Ago

Months Of Supply



Months of Supply

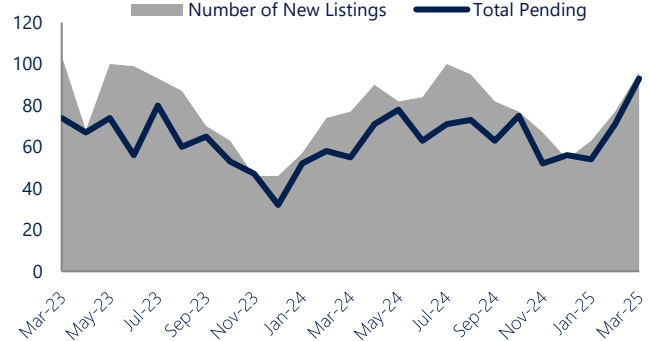
In March, there was 3.7 months of supply available in Middletown and Townsend, compared to 3.3 in March 2024. That is an increase of 12% versus a year ago.

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.

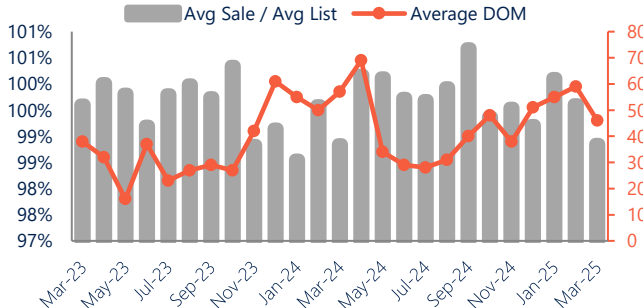
New Listings & Current Contracts

This month there were 96 homes newly listed for sale in Middletown and Townsend compared to 77 in March 2024, an increase of 25%. There were 93 current contracts pending sale this March compared to 55 a year ago. The number of current contracts is 69% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Middletown and Townsend was 98.9% 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 46, lower than the average last year, which was 57, a decrease of 19%.

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