

THE LONG & FOSTER MARKET MINUTE™

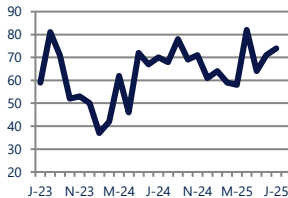
FOCUS ON: **MIDDLETOWN AND TOWNSEND HOUSING MARKET**

JULY 2025

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

Units Sold

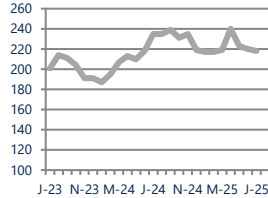
74



Up 6%
Vs. Year Ago

Active Inventory

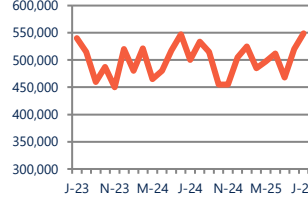
218



Down -7%
Vs. Year Ago

Median Sale Price

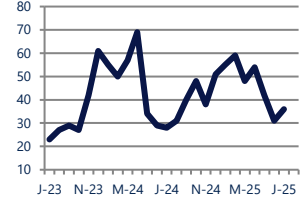
\$549,000



Up 10%
Vs. Year Ago

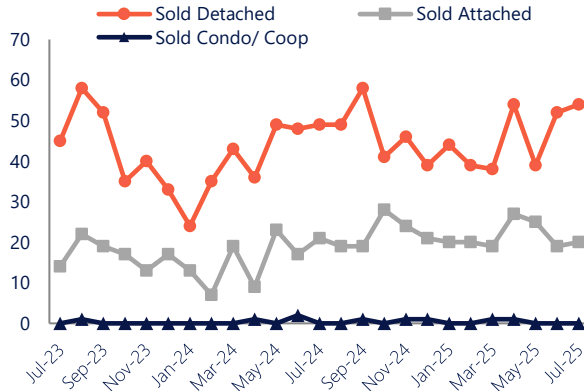
Days On Market

36



Up 29%
Vs. Year Ago

Units Sold*



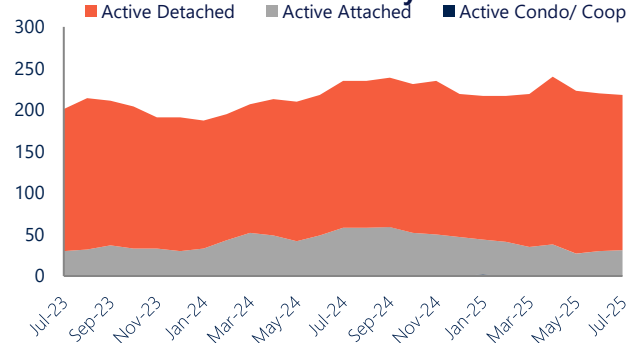
Units Sold

There was an increase in total units sold in July, with 74 sold this month in Middletown and Townsend versus 71 last month, an increase of 4%. This month's total units sold was higher than at this time last year, an increase of 6% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 17 units or 7%. The total number of active inventory this July was 218 compared to 235 in July 2024. This month's total of 218 is lower than the previous month's total supply of available inventory of 220, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Middletown and Townsend Homes was \$500,000. This July, the median sale price was \$549,000, an increase of 10% or \$49,000 compared to last year. The current median sold price is 6% higher 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 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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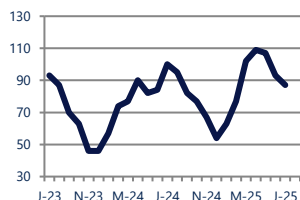
FOCUS ON: **MIDDLETOWN AND TOWNSEND HOUSING MARKET**

JULY 2025

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

New Listings

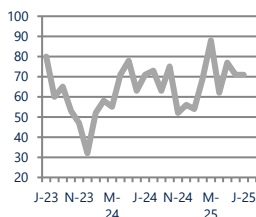
87



Down -13%
Vs. Year Ago

Current Contracts

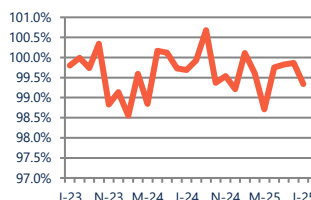
71



No Change
Vs. Year Ago

Sold Vs. List Price

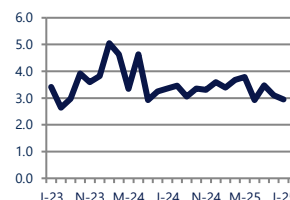
99.3%



No Change
Vs. Year Ago

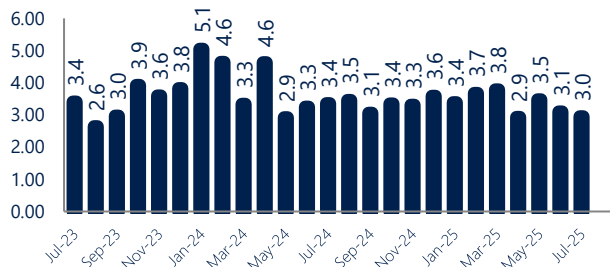
Months of Supply

3.0



Down -12%
Vs. Year Ago

Months Of Supply



Months of Supply

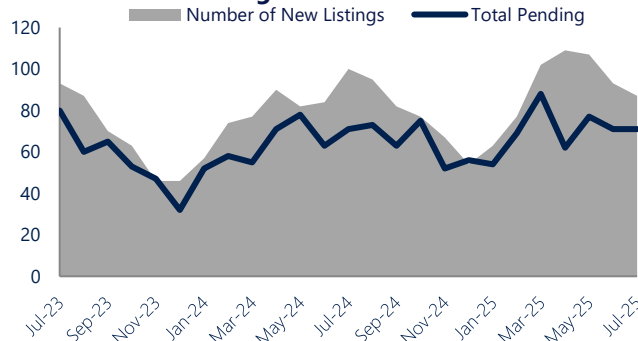
In July, there was 2.9 months of supply available in Middletown and Townsend, compared to 3.4 in July 2024. That is a decrease of 12% versus a year ago.

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.

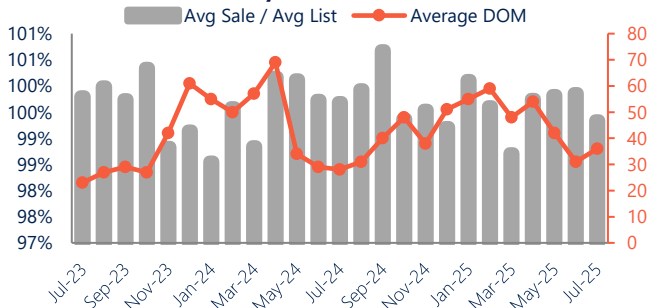
New Listings & Current Contracts

This month there were 87 homes newly listed for sale in Middletown and Townsend compared to 100 in July 2024, a decrease of 13%. There were 71 current contracts pending sale this July, approximately the same as a year ago. The number of current contracts is also similar as compared to the previous month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Middletown and Townsend was 99.3% 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 36, higher than the average last year, which was 28, an increase of 29%.

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