

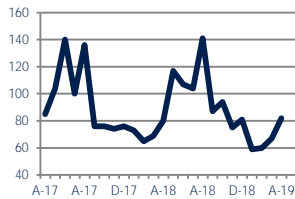
Focus On: Middletown and Sandy Hook Bay Area Housing Market

April 2019

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

Units Sold

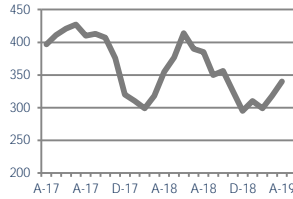
82



Up 2%
Vs. Year Ago

Active Inventory

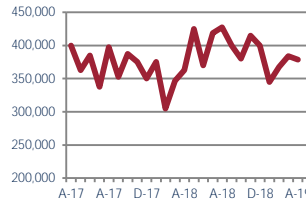
340



Down -4%
Vs. Year Ago

Median Sale Price

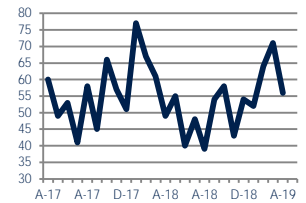
\$378,750



Up 4%
Vs. Year Ago

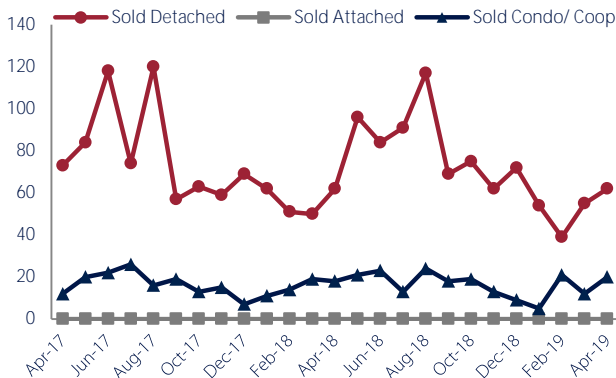
Days On Market

56



Up 14%
Vs. Year Ago

Units Sold*



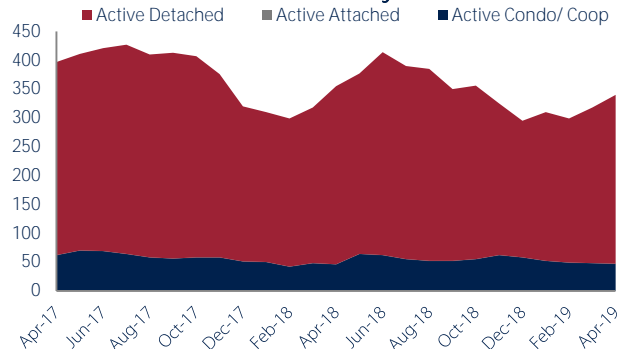
Units Sold

There was an increase in total units sold in April, with 82 sold this month in Middletown and Sandy Hook Bay Area versus 67 last month, an increase of 22%. This month's total units sold was higher than at this time last year, an increase of 3% versus April 2018.

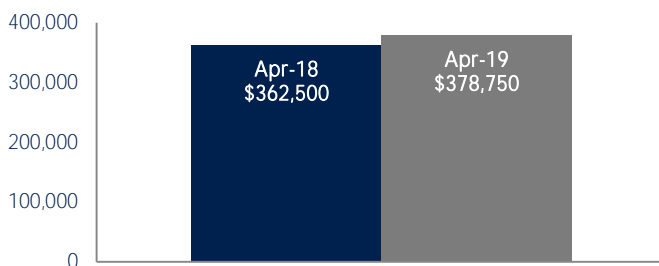
Active Inventory

Versus last year, the total number of homes available this month is lower by 15 units or 4%. The total number of active inventory this April was 340 compared to 355 in April 2018. This month's total of 340 is higher than the previous month's total supply of available inventory of 318, an increase of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Middletown and Sandy Hook Bay Area Homes was \$362,500. This April, the median sale price was \$378,750, an increase of 4% or \$16,250 compared to last year. The current median sold price is 1% lower than in March.

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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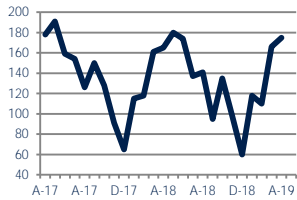
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New Listings

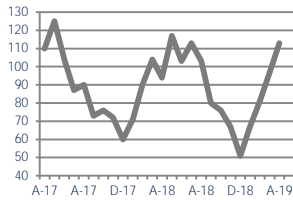
175



Up 6%
Vs. Year Ago

Current Contracts

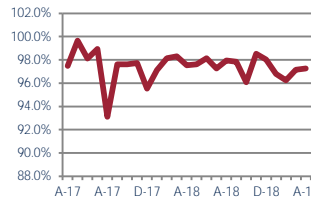
113



Up 20%
Vs. Year Ago

Sold Vs. List Price

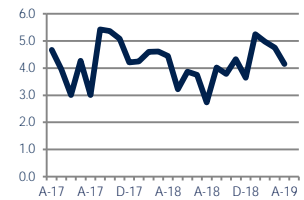
97.3%



No Change
Vs. Year Ago

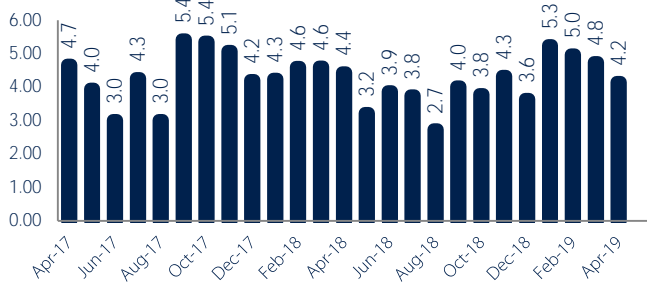
Months of Supply

4.2



Down -7%
Vs. Year Ago

Months Of Supply



Months of Supply

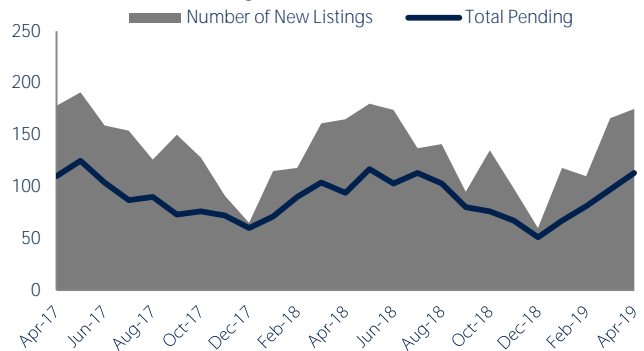
In April, there was 4.1 months of supply available in Middletown and Sandy Hook Bay Area, compared to 4.4 in April 2018. That is a decrease of 7% versus a year ago.

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.

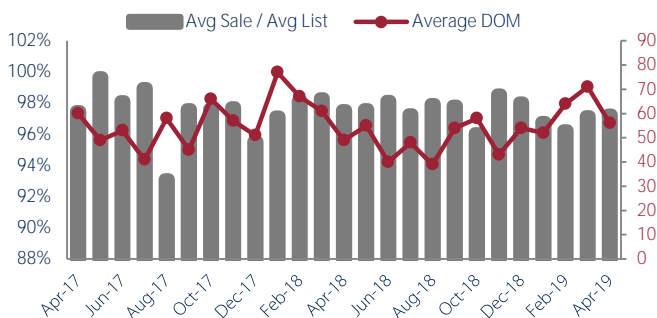
New Listings & Current Contracts

This month there were 175 homes newly listed for sale in Middletown and Sandy Hook Bay Area compared to 165 in April 2018, an increase of 6%. There were 113 current contracts pending sale this April compared to 94 a year ago. The number of current contracts is 20% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Middletown and Sandy Hook Bay Area was 97.3% 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 56, higher than the average last year, which was 49, an increase of 14%.



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