

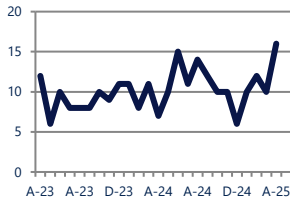
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MIDDLESEX COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

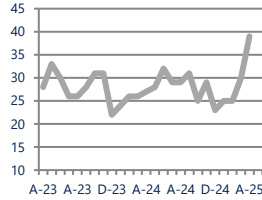
16



Up
Vs. Year Ago

Active Inventory

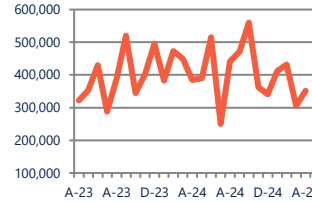
39



Up 44%
Vs. Year Ago

Median Sale Price

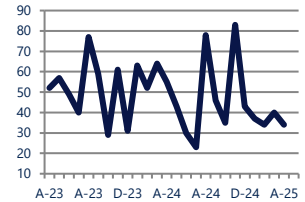
\$351,698



Down -9%
Vs. Year Ago

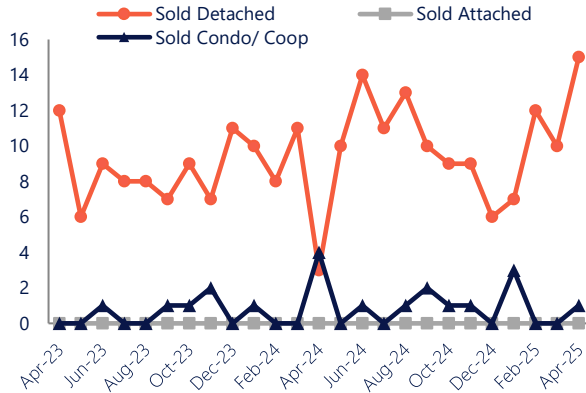
Days On Market

34



Down -38%
Vs. Year Ago

Units Sold*



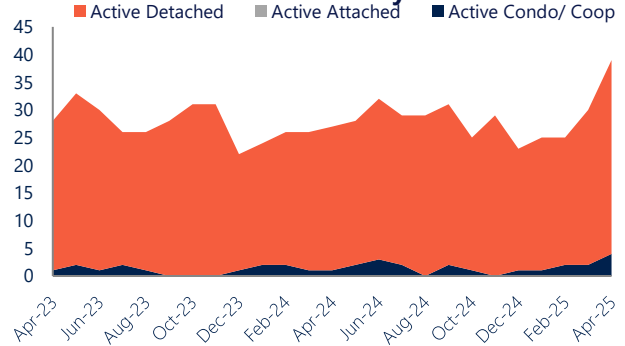
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 16 sold this month in Middlesex County. This month's total units sold was higher than at this time last year, an increase from April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 12 units or 44%. The total number of active inventory this April was 39 compared to 27 in April 2024. This month's total of 39 is higher than the previous month's total supply of available inventory of 30, an increase of 30%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Middlesex County Homes was \$385,000. This April, the median sale price was \$351,698, a decrease of 9% or \$33,302 compared to last year. The current median sold price is 15% higher 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.

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

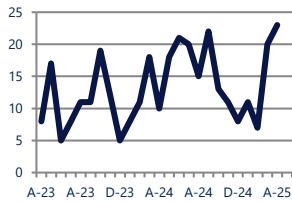
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MIDDLESEX COUNTY HOUSING MARKET**

APRIL 2025

New Listings

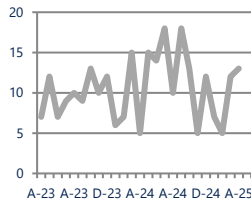
23



Up 130%
Vs. Year Ago

Current Contracts

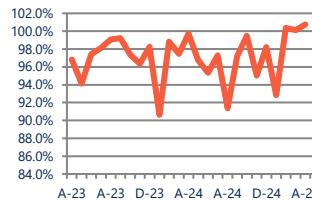
13



Up 160%
Vs. Year Ago

Sold Vs. List Price

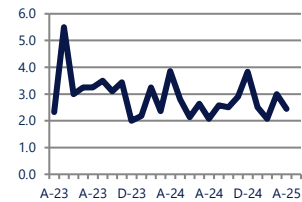
100.8%



Up 1%
Vs. Year Ago

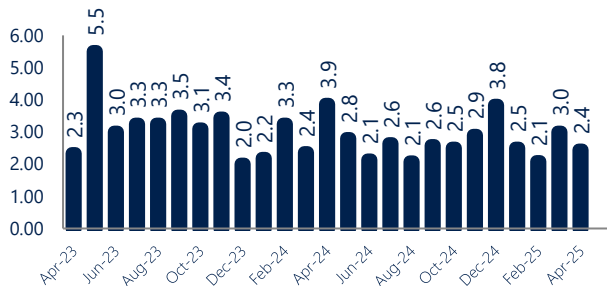
Months of Supply

2.4



Down -37%
Vs. Year Ago

Months Of Supply



Months of Supply

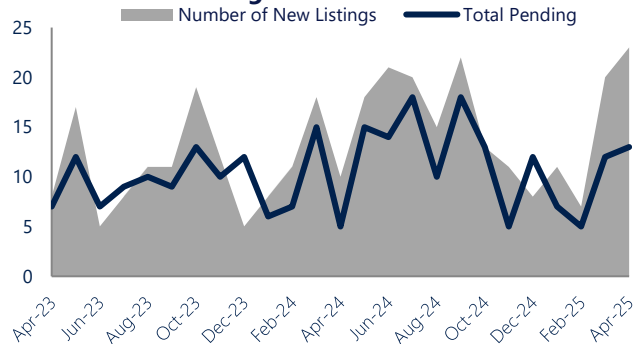
In April, there was 2.4 months of supply available in Middlesex County, compared to 3.9 in April 2024. That is a decrease of 37% versus a year ago.

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.

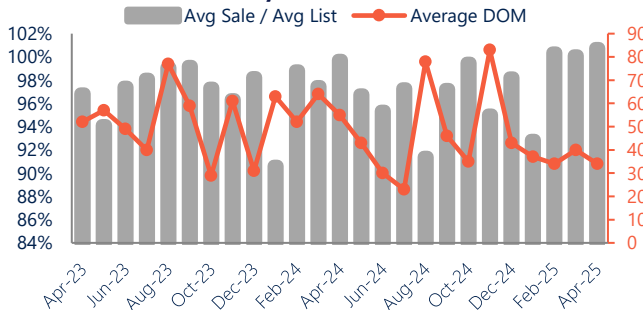
New Listings & Current Contracts

This month there were 23 homes newly listed for sale in Middlesex County compared to 10 in April 2024, an increase of 130%. There were 13 current contracts pending sale this April compared to 5 a year ago. The number of current contracts is 160% 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 Middlesex County was 100.8% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 34, lower than the average last year, which was 55, a decrease of 38%.