

## June 2024

Middlesex County, NJ

## Sold Summary

	Jun 2024	Jun 2023	% Change
Sold Dollar Volume	\$34,012,879	\$42,621,397	-20.20%
Avg Sold Price	\$712,449	\$584,387	21.91%
Median Sold Price	\$625,750	\$484,500	29.15%
Units Sold	50	74	-32.43%
Avg Days on Market	22	26	-15.38%
Avg List Price for Solds	\$680,257	\$575,964	18.11%
Avg SP to OLP Ratio	104.3%	101.3%	2.92%
Ratio of Avg SP to Avg OLP	104.0%	100.5%	3.47%
Attached Avg Sold Price	\$478,205	\$373,826	27.92%
Detached Avg Sold Price	\$833,121	\$727,950	14.45%
Attached Units Sold	17	30	-43.33%
Detached Units Sold	33	44	-25.00%

## Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

## Inventory

	Jun 2024	Jun 2023	% Change
Active Listings	75	80	-6.25%
New Listings	62	70	-11.43%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pending	61	72	-15.28%
All Pending	119	112	6.25%

## Financing (Sold)

Assumption	0
Cash	12
Conventional	33
FHA	2
Other	0
Owner	0
VA	2

## Days on Market (Sold)

0	0
1 to 10	28
11 to 20	15
21 to 30	1
31 to 60	1
61 to 90	2
91 to 120	2
121 to 180	0
181 to 360	1
361 to 720	0
721+	0

## Sold Detail

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
<\$50,000	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	1	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	2	1	0	2
\$300K to \$399,999	0	0	0	0	0	0	3	0	0	7
\$400K to \$499,999	0	0	2	0	0	0	4	2	4	4
\$500K to \$599,999	1	0	7	2	1	0	2	3	2	1
\$600K to \$799,999	1	0	1	1	6	0	3	6	5	6
\$800K to \$999,999	0	0	1	0	5	0	0	9	4	2
\$1M to \$2,499,999	0	0	1	0	7	0	0	14	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	2	0	12	3	19	0	14	37	15	23
Avg Sold Price	\$582,500	\$0	\$612,916	\$597,166	\$998,578	\$0	\$452,714			
Prev Year - Avg Sold Price	\$339,833	\$318,800	\$547,575	\$537,500	\$876,796	\$0	\$376,580			
Avg Sold % Change	71.41%	0.00%	11.93%	11.10%	13.89%	0.00%	20.22%			
Prev Year - # of Solds	3	7	15	2	26	0	21			