



The Long & Foster Market Minute™

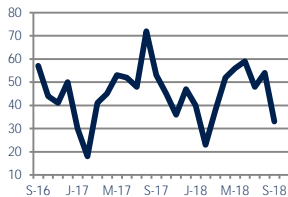
Focus On: **Asbury Park Housing Market**

September 2018

Zip Code(s): 07712

Units Sold

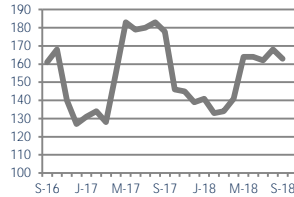
33



Down
Vs. Year Ago

Active Inventory

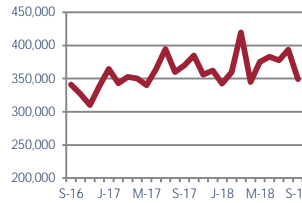
163



Down -8%
Vs. Year Ago

Median Sale Price

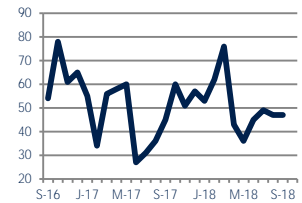
\$349,000



Down -6%
Vs. Year Ago

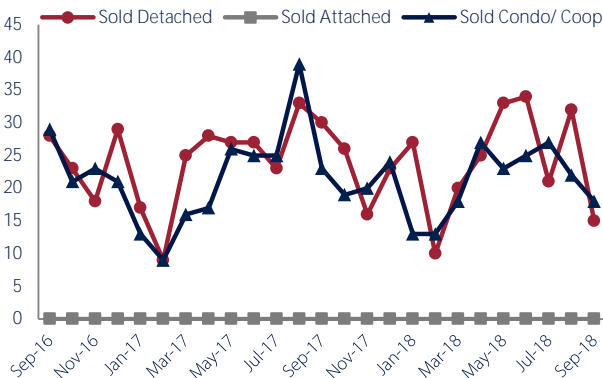
Days On Market

47



Up 4%
Vs. Year Ago

Units Sold*



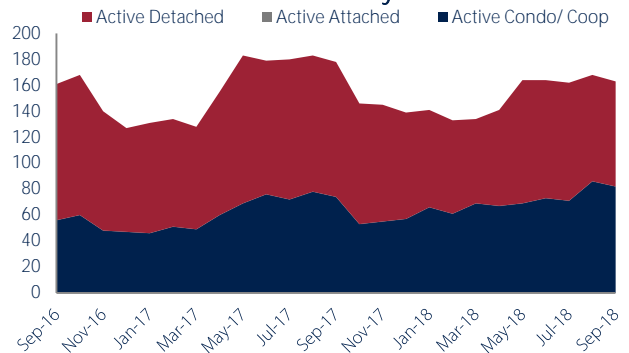
Units Sold

With relatively few transactions, there was a decrease in total units sold in September, with 33 sold this month in Asbury Park. This month's total units sold was lower than at this time last year, a decrease from September 2017.

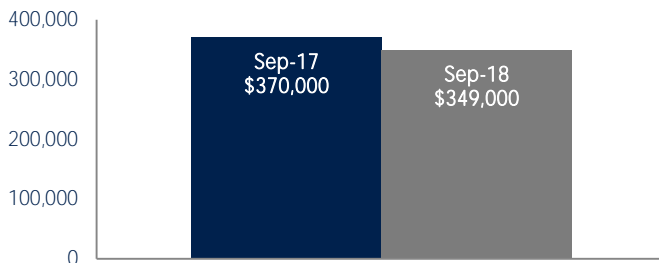
Active Inventory

Versus last year, the total number of homes available this month is lower by 15 units or 8%. The total number of active inventory this September was 163 compared to 178 in September 2017. This month's total of 163 is lower than the previous month's total supply of available inventory of 168, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Asbury Park Homes was \$370,000. This September, the median sale price was \$349,000, a decrease of 6% or \$21,000 compared to last year. The current median sold price is 11% lower than in August.

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

Asbury Park are defined as properties listed in zip code/s 07712.

*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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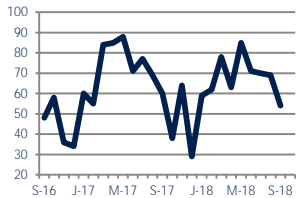
Focus On: Asbury Park Housing Market

September 2018

Zip Code(s): 07712

New Listings

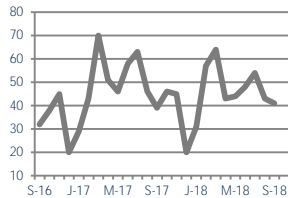
54



Down -10%
Vs. Year Ago

Current Contracts

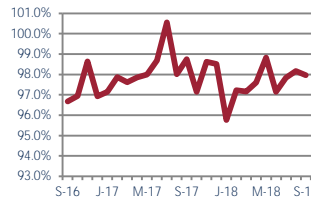
41



Up 5%
Vs. Year Ago

Sold Vs. List Price

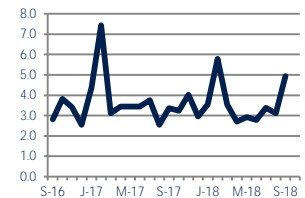
98.0%



Down -0.8%
Vs. Year Ago

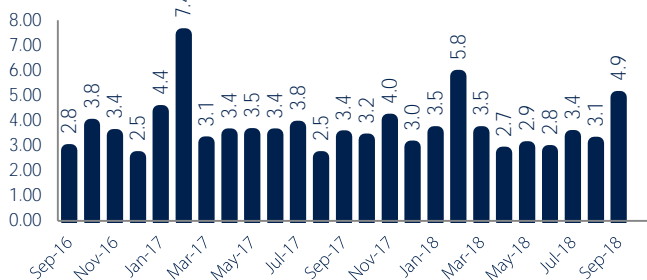
Months of Supply

4.9



Up 47%
Vs. Year Ago

Months Of Supply



Months of Supply

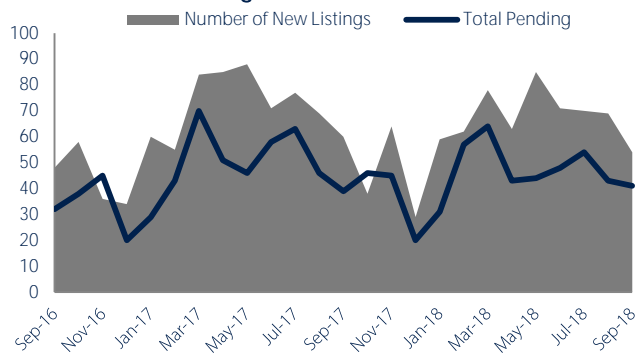
In September, there was 4.9 months of supply available in Asbury Park, compared to 3.4 in September 2017. That is an increase of 47% versus a year ago.

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.

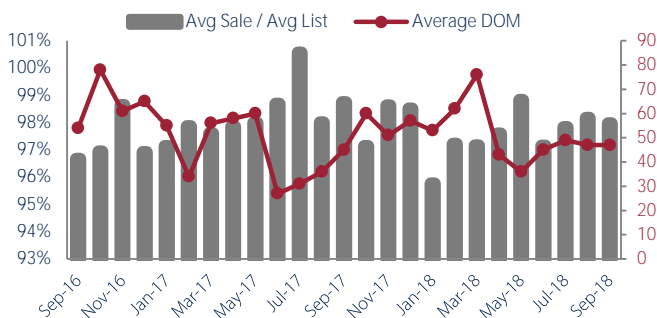
New Listings & Current Contracts

This month there were 54 homes newly listed for sale in Asbury Park compared to 60 in September 2017, a decrease of 10%. There were 41 current contracts pending sale this September compared to 39 a year ago. The number of current contracts is 5% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Asbury Park was 98.0% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 47, higher than the average last year, which was 45, an increase of 4%.



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