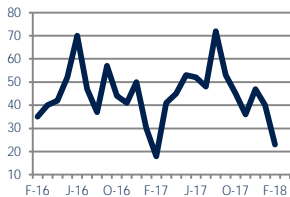




Zip Code(s): 07712

Units Sold

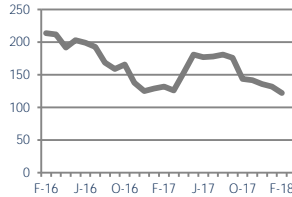
23



Up
Vs. Year Ago

Active Inventory

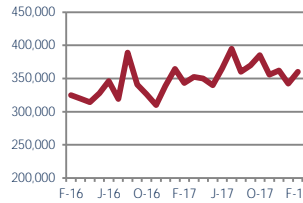
122



Down -8%
Vs. Year Ago

Median Sale Price

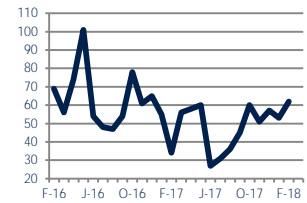
\$360,000



Up 5%
Vs. Year Ago

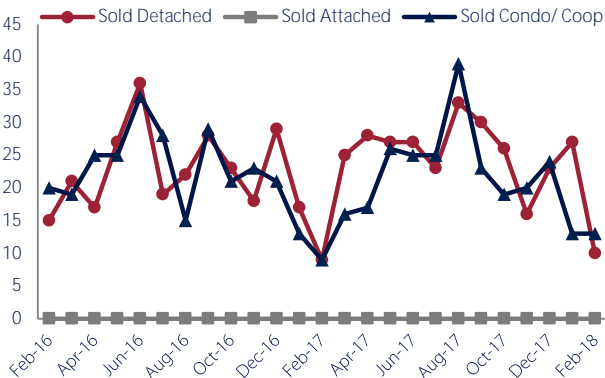
Days On Market

62



Up
Vs. Year Ago

Units Sold*



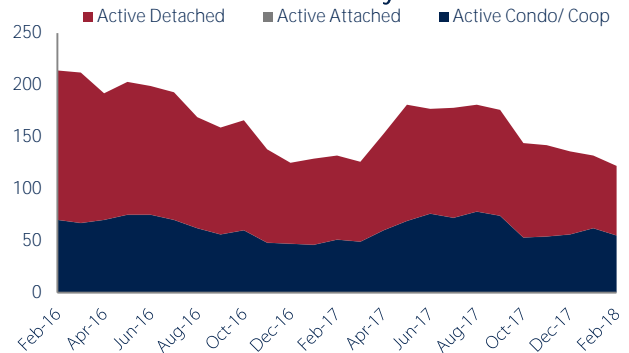
Units Sold

With relatively few transactions, there was a decrease in total units sold in February, with 23 sold this month in Asbury Park. This month's total units sold was higher than at this time last year, an increase from February 2017.

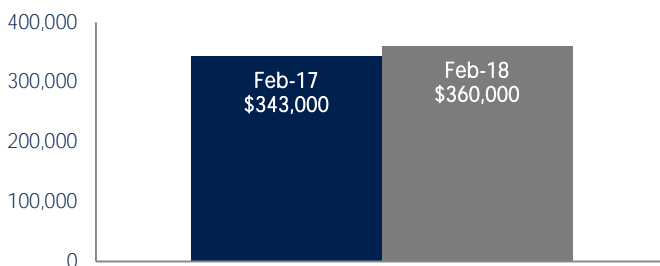
Active Inventory

Versus last year, the total number of homes available this month is lower by 10 units or 8%. The total number of active inventory this February was 122 compared to 132 in February 2017. This month's total of 122 is lower than the previous month's total supply of available inventory of 132, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Asbury Park Homes was \$343,000. This February, the median sale price was \$360,000, an increase of 5% or \$17,000 compared to last year. The current median sold price is 5% higher than in January.

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.

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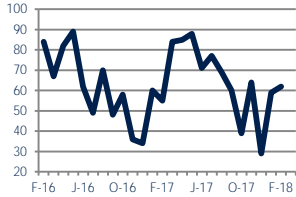
Focus On: Asbury Park Housing Market

February 2018

Zip Code(s): 07712

New Listings

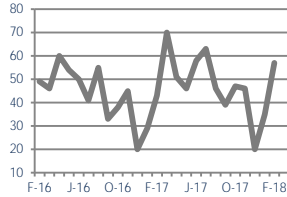
62



Up 13%
Vs. Year Ago

Current Contracts

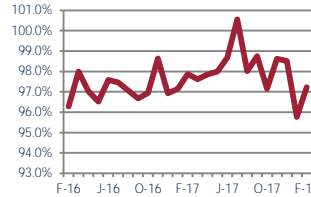
57



Up 33%
Vs. Year Ago

Sold Vs. List Price

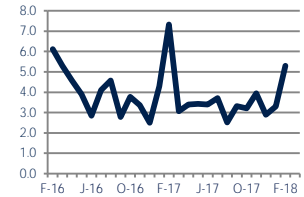
97.2%



Down -0.7%
Vs. Year Ago

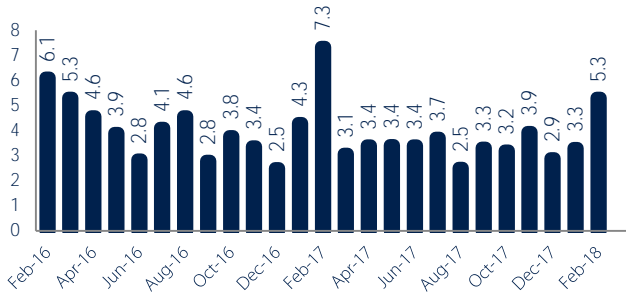
Months of Supply

5.3



Down -28%
Vs. Year Ago

Months Of Supply



Months of Supply

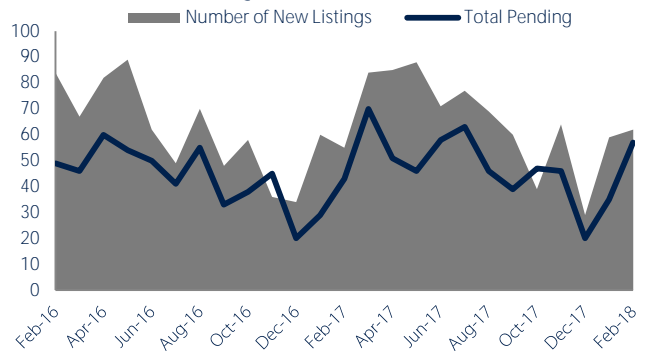
In February, there was 5.3 months of supply available in Asbury Park, compared to 7.3 in February 2017. That is a decrease of 28% versus a year ago.

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.

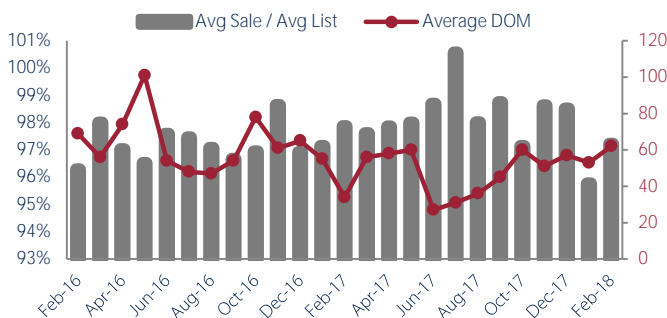
New Listings & Current Contracts

This month there were 62 homes newly listed for sale in Asbury Park compared to 55 in February 2017, an increase of 13%. There were 57 current contracts pending sale this February compared to 43 a year ago. The number of current contracts is 33% higher than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Asbury Park was 97.2% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 62, higher than the average last year, which was 34. This increase was impacted by the limited number of sales.

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