

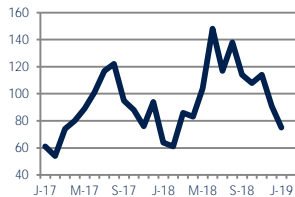
## Focus On: Barnegat, Waretown and Lacey Housing Market

January 2019

Zip Code(s): 08731, 08758 and 08005

### Units Sold

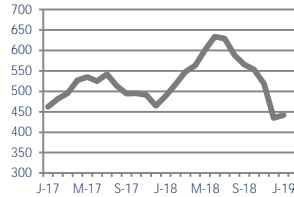
75



Up 17%  
Vs. Year Ago

### Active Inventory

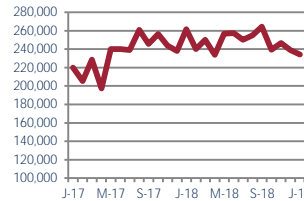
442



Down -10%  
Vs. Year Ago

### Median Sale Price

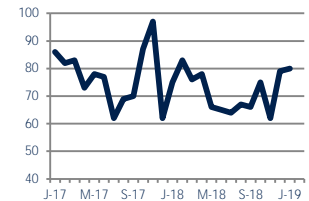
\$234,000



Down -10%  
Vs. Year Ago

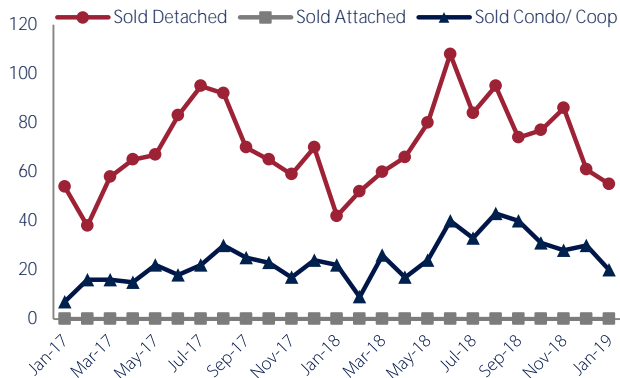
### Days On Market

80



Up 7%  
Vs. Year Ago

### Units Sold\*



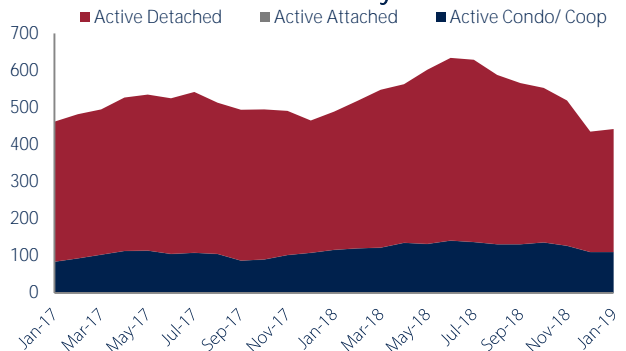
### Units Sold

There was a decrease in total units sold in January, with 75 sold this month in Barnegat, Waretown and Lacey versus 91 last month, a decrease of 18%. This month's total units sold was higher than at this time last year, an increase of 17% versus January 2018.

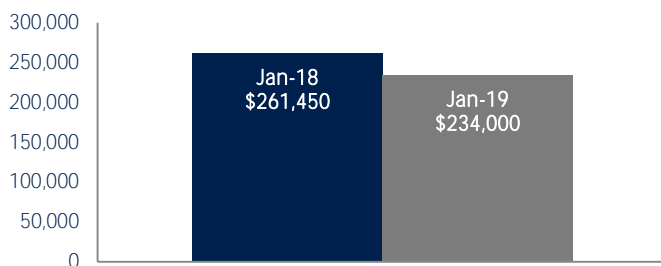
### Active Inventory

Versus last year, the total number of homes available this month is lower by 47 units or 10%. The total number of active inventory this January was 442 compared to 489 in January 2018. This month's total of 442 is higher than the previous month's total supply of available inventory of 435, an increase of 2%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for Barnegat, Waretown and Lacey Homes was \$261,450. This January, the median sale price was \$234,000, a decrease of 10% or \$27,450 compared to last year. The current median sold price is 2% lower than in December.

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

Barnegat, Waretown and Lacey are defined as properties listed in zip code/s 08731, 08758 and 08005.

\*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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INTERNATIONAL REAL ESTATE



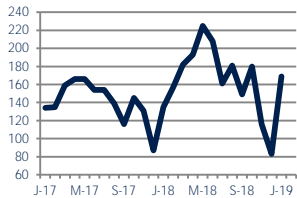
## Focus On: Barnegat, Waretown and Lacey Housing Market

January 2019

Zip Code(s): 08731, 08758 and 08005

### New Listings

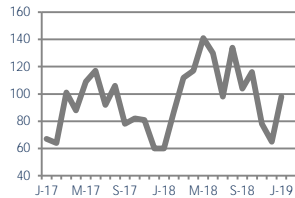
169



Up 25%  
Vs. Year Ago

### Current Contracts

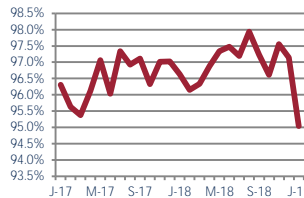
98



Up 63%  
Vs. Year Ago

### Sold Vs. List Price

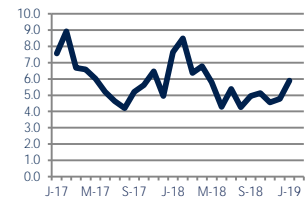
95.0%



Down -1.6%  
Vs. Year Ago

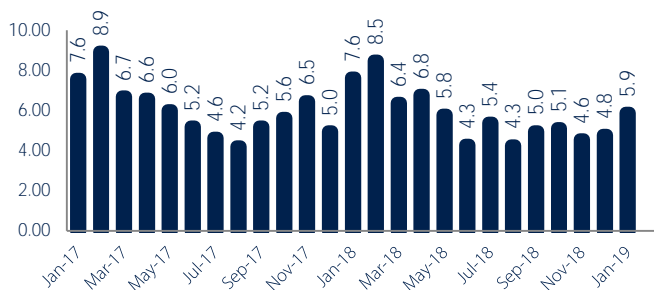
### Months of Supply

5.9



Down -23%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

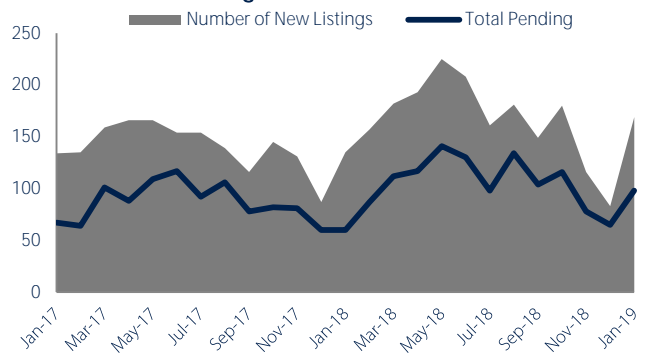
In January, there was 5.9 months of supply available in Barnegat, Waretown and Lacey, compared to 7.6 in January 2018. That is a decrease of 23% versus a year ago.

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.

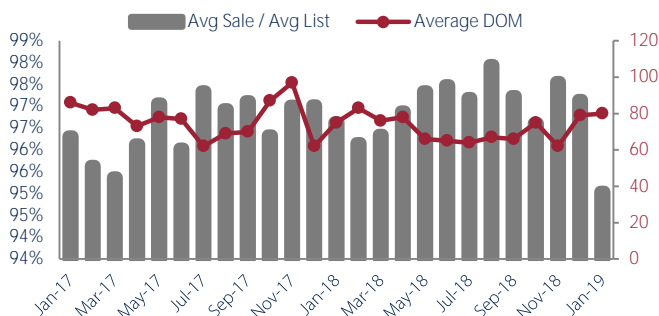
### New Listings & Current Contracts

This month there were 169 homes newly listed for sale in Barnegat, Waretown and Lacey compared to 135 in January 2018, an increase of 25%. There were 98 current contracts pending sale this January compared to 60 a year ago. The number of current contracts is 63% higher than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Barnegat, Waretown and Lacey was 95.0% of the average list price, which is 1.6% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 80, higher than the average last year, which was 75, an increase of 7%.



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