



# The Long & Foster Market Minute™

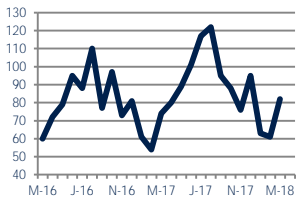
**Focus On:** Barnegat, Waretown and Lacey Housing Market

March 2018

Zip Code(s): 08731, 08758 and 08005

## Units Sold

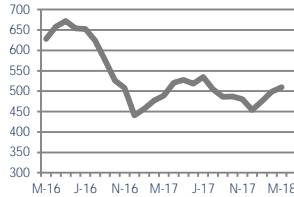
82



Up 11%  
Vs. Year Ago

## Active Inventory

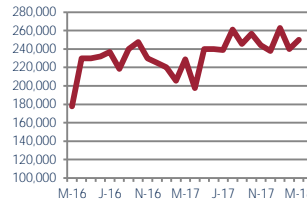
510



Up 4%  
Vs. Year Ago

## Median Sale Price

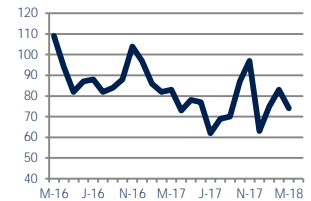
\$250,000



Up 9%  
Vs. Year Ago

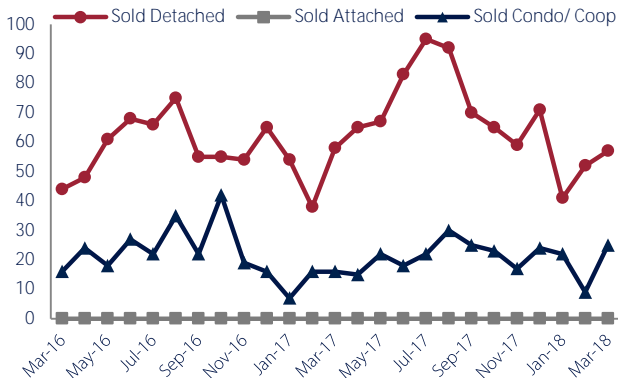
## Days On Market

74



Down -11%  
Vs. Year Ago

### Units Sold\*



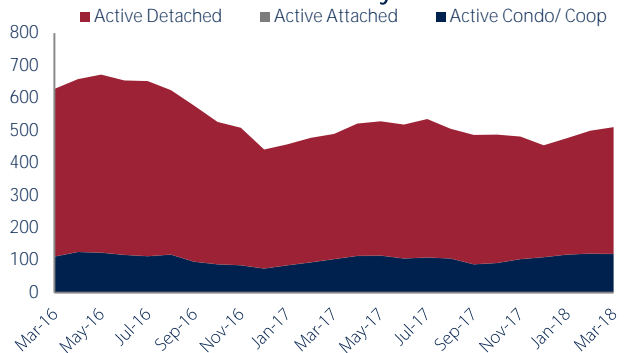
## Units Sold

There was an increase in total units sold in March, with 82 sold this month in Barnegat, Waretown and Lacey versus 61 last month, an increase of 34%. This month's total units sold was higher than at this time last year, an increase of 11% versus March 2017.

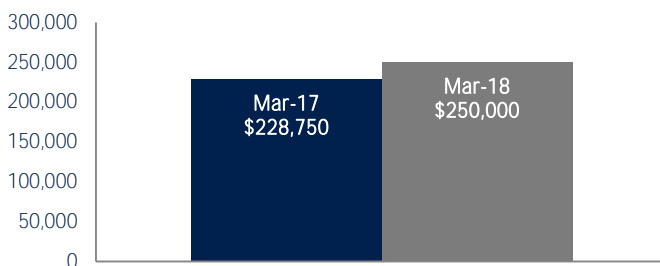
## Active Inventory

Versus last year, the total number of homes available this month is higher by 21 units or 4%. The total number of active inventory this March was 510 compared to 489 in March 2017. This month's total of 510 is higher than the previous month's total supply of available inventory of 499, an increase of 2%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last March, the median sale price for Barnegat, Waretown and Lacey Homes was \$228,750. This March, the median sale price was \$250,000, an increase of 9% or \$21,250 compared to last year. The current median sold price is 4% higher than in February.

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





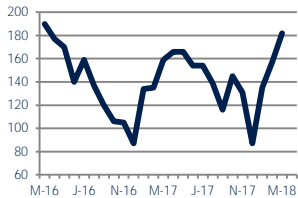
## Focus On: Barnegat, Waretown and Lacey Housing Market

March 2018

Zip Code(s): 08731, 08758 and 08005

### New Listings

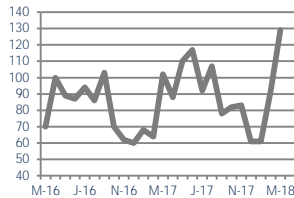
182



Up 14%  
Vs. Year Ago

### Current Contracts

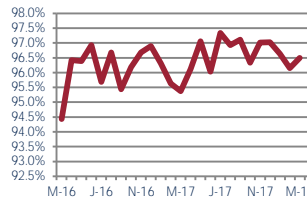
129



Up 26%  
Vs. Year Ago

### Sold Vs. List Price

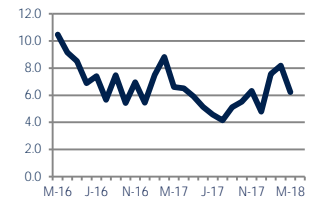
96.5%



Up 1.2%  
Vs. Year Ago

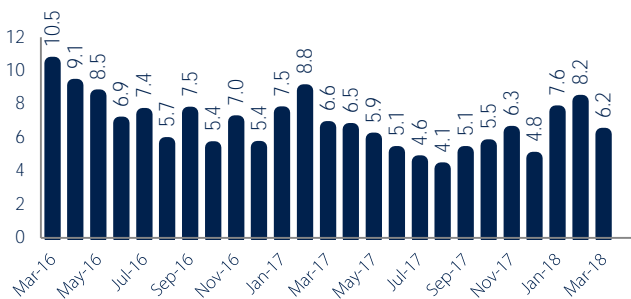
### Months of Supply

6.2



Down -6%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

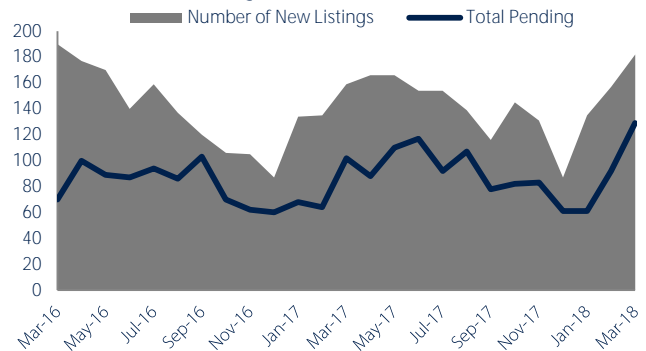
In March, there was 6.2 months of supply available in Barnegat, Waretown and Lacey, compared to 6.6 in March 2017. That is a decrease of 6% versus a year ago.

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.

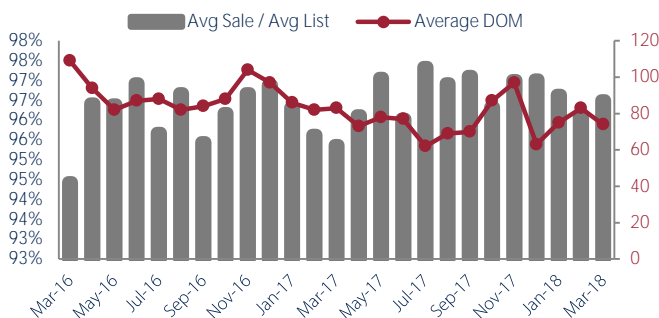
### New Listings & Current Contracts

This month there were 182 homes newly listed for sale in Barnegat, Waretown and Lacey compared to 159 in March 2017, an increase of 14%. There were 129 current contracts pending sale this March compared to 102 a year ago. The number of current contracts is 26% higher than last March.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In March, the average sale price in Barnegat, Waretown and Lacey was 96.5% of the average list price, which is 1.1% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 74, lower than the average last year, which was 83, a decrease of 11%.



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