



The Long & Foster Market Minute™

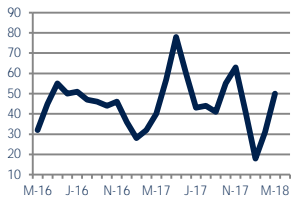
Focus On: Beach Haven, Surf City, Seaside Park and Matoloking Housing Market

March 2018

Zip Code(s): 08008, 08006, 08752, 08751, 08735, 08739 and 08738

Units Sold

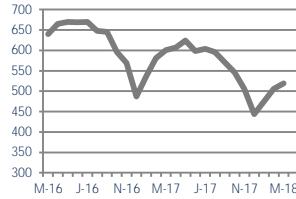
50



Up 25%
Vs. Year Ago

Active Inventory

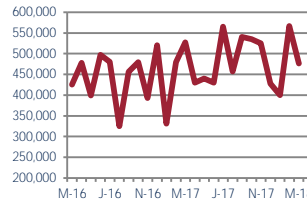
519



Down -14%
Vs. Year Ago

Median Sale Price

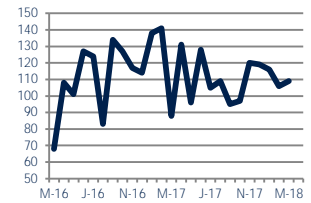
\$476,313



Down -10%
Vs. Year Ago

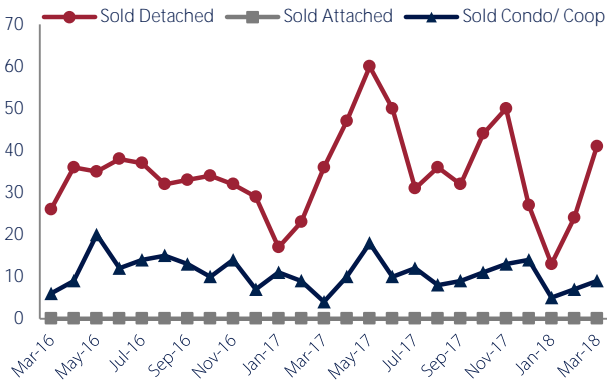
Days On Market

109



Up 24%
Vs. Year Ago

Units Sold*



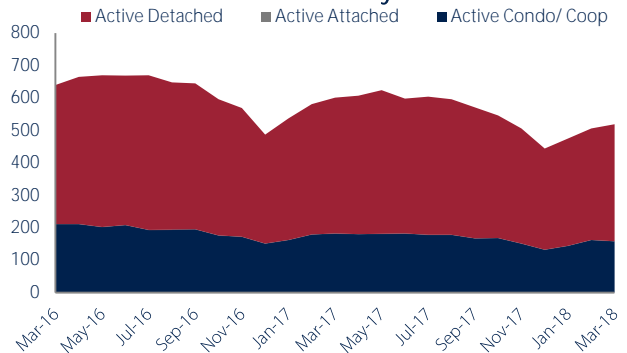
Units Sold

There was an increase in total units sold in March, with 50 sold this month in Beach Haven, Surf City, Seaside Park and Matoloking. This month's total units sold was higher than at this time last year.

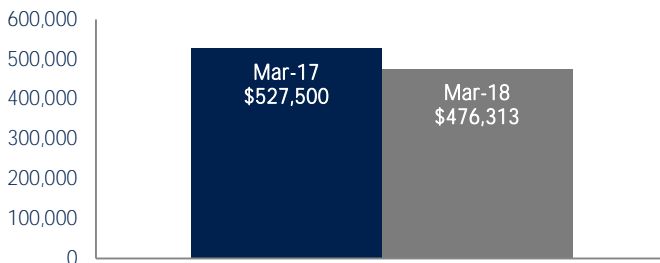
Active Inventory

Versus last year, the total number of homes available this month is lower by 82 units or 14%. The total number of active inventory this March was 519 compared to 601 in March 2017. This month's total of 519 is higher than the previous month's total supply of available inventory of 506, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Beach Haven, Surf City, Seaside Park and Matoloking Homes was \$527,500. This March, the median sale price was \$476,313, a decrease of 10% or \$51,187 compared to last year. The current median sold price is 16% lower 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.

Beach Haven, Surf City, Seaside Park and Matoloking are defined as properties listed in zip code/s 08008, 08006, 08752, 08751, 08735, 08739 and 08738.

*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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE





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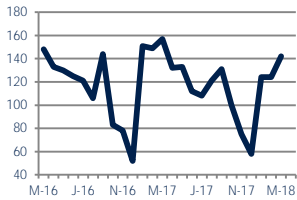
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New Listings

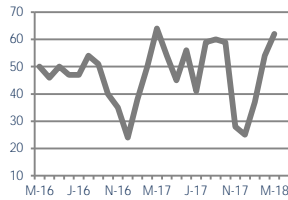
142



Down -10%
Vs. Year Ago

Current Contracts

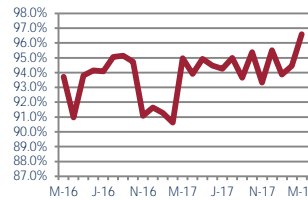
62



Down -3%
Vs. Year Ago

Sold Vs. List Price

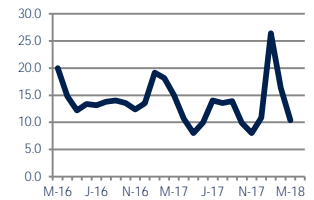
96.6%



Up 1.7%
Vs. Year Ago

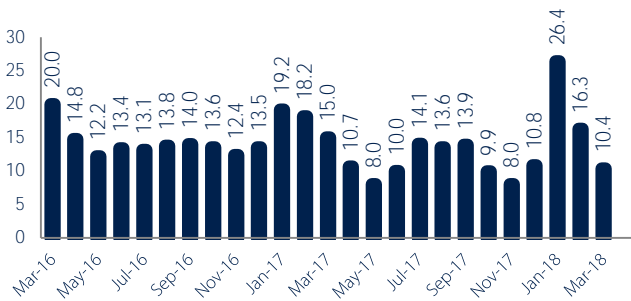
Months of Supply

10.4



Down -31%
Vs. Year Ago

Months Of Supply



Months of Supply

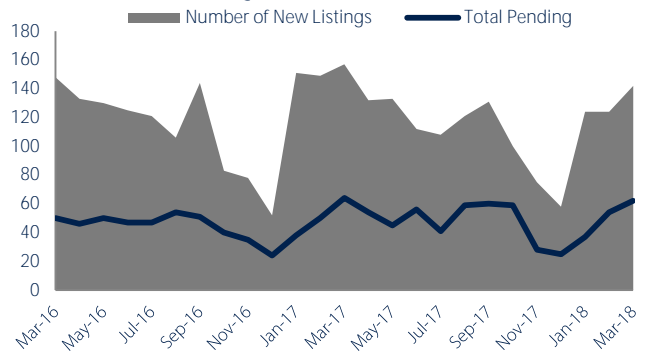
In March, there was 10.4 months of supply available in Beach Haven, Surf City, Seaside Park and Matoloking, compared to 15.0 in March 2017. That is a decrease of 31% versus a year ago.

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.

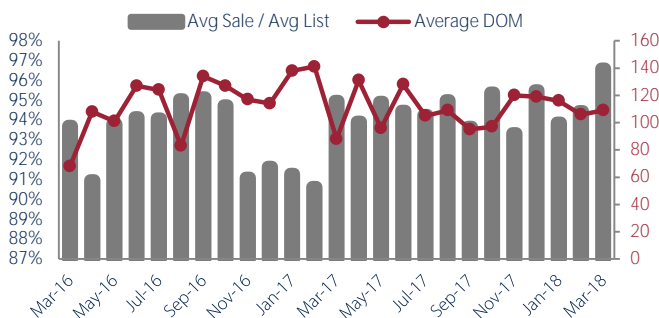
New Listings & Current Contracts

This month there were 142 homes newly listed for sale in Beach Haven, Surf City, Seaside Park and Matoloking compared to 157 in March 2017, a decrease of 10%. There were 62 current contracts pending sale this March compared to 64 a year ago. The number of current contracts is 3% lower 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 Beach Haven, Surf City, Seaside Park and Matoloking was 96.6% of the average list price, which is 1.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 109, higher than the average last year, which was 88, an increase of 24%.



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