



# The Long & Foster Market Minute™

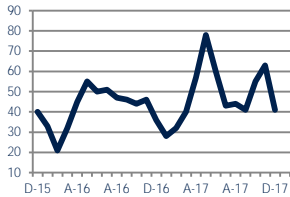
**Focus On:** Beach Haven, Surf City, Seaside Park and Matoloking Housing Market

December 2017

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

## Units Sold

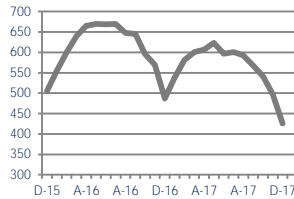
41



Up 14%  
Vs. Year Ago

## Active Inventory

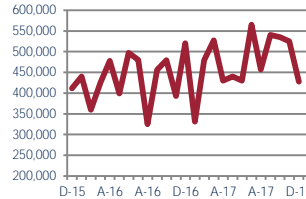
426



Down -13%  
Vs. Year Ago

## Median Sale Price

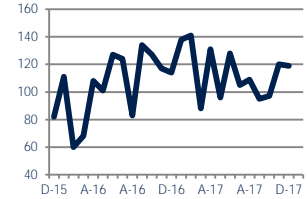
\$427,500



Down -18%  
Vs. Year Ago

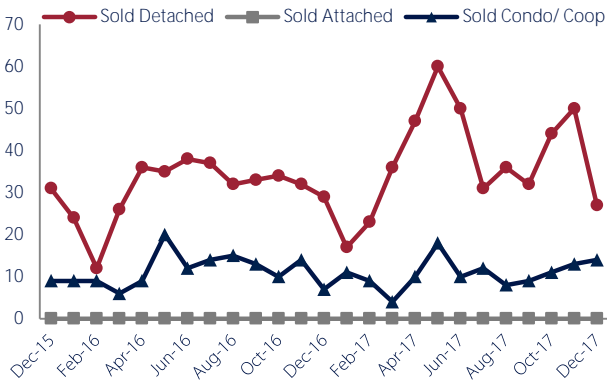
## Days On Market

119



Up 4%  
Vs. Year Ago

## Units Sold\*



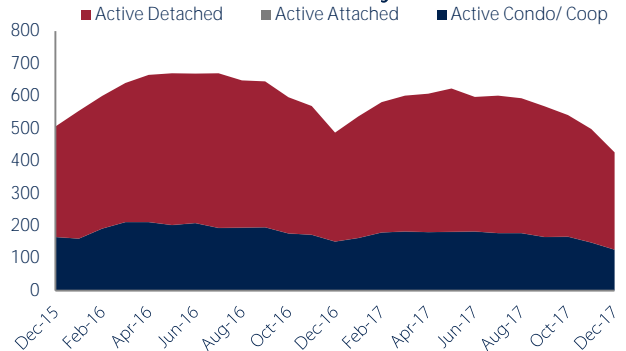
## Units Sold

There was a decrease in total units sold in December, with 41 sold this month in Beach Haven, Surf City, Seaside Park and Matoloking versus 63 last month, a decrease of 35%. This month's total units sold was higher than at this time last year, an increase of 14% versus December 2016.

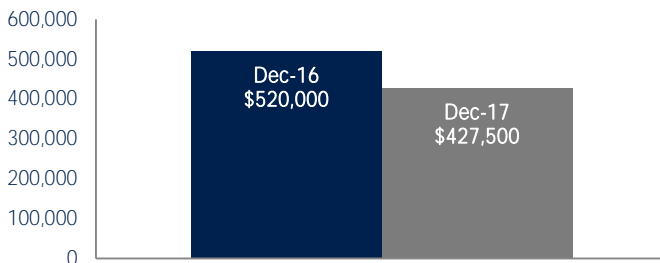
## Active Inventory

Versus last year, the total number of homes available this month is lower by 61 units or 13%. The total number of active inventory this December was 426 compared to 487 in December 2016. This month's total of 426 is lower than the previous month's total supply of available inventory of 498, a decrease of 14%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Beach Haven, Surf City, Seaside Park and Matoloking Homes was \$520,000. This December, the median sale price was \$427,500, a decrease of 18% or \$92,500 compared to last year. The current median sold price is 19% lower than in November.

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

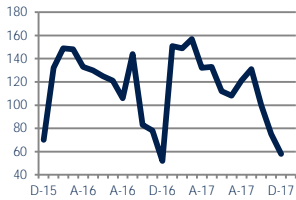




Zip Code(s): 08008, 08006, 08752, 08751, 08735, 08739 and 08738

### New Listings

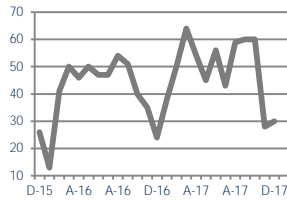
58



Up 12%  
Vs. Year Ago

### Current Contracts

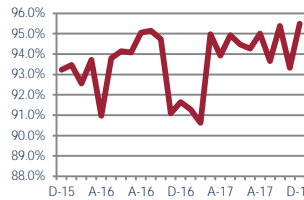
30



Up 25%  
Vs. Year Ago

### Sold Vs. List Price

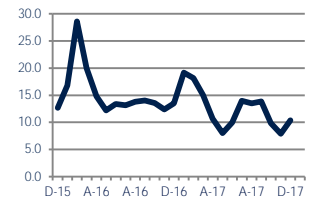
95.5%



Up 4.2%  
Vs. Year Ago

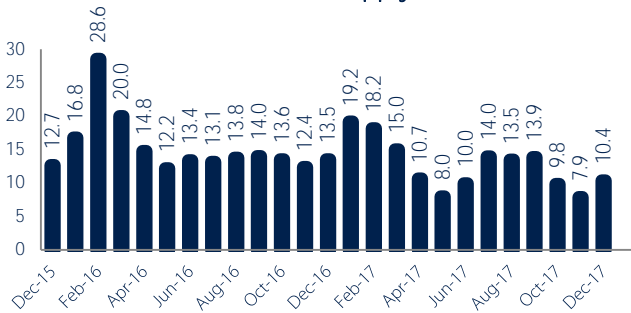
### Months of Supply

10.4



Down -23%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

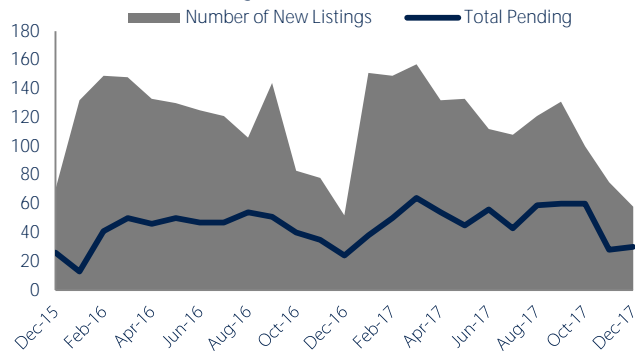
In December, there was 10.4 months of supply available in Beach Haven, Surf City, Seaside Park and Matoloking, compared to 13.5 in December 2016. That is a decrease of 23% versus a year ago.

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.

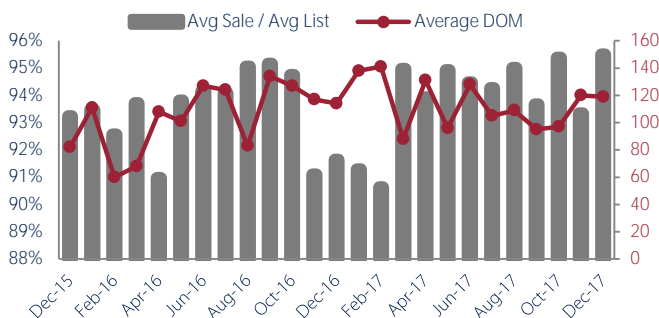
### New Listings & Current Contracts

This month there were 58 homes newly listed for sale in Beach Haven, Surf City, Seaside Park and Matoloking compared to 52 in December 2016, an increase of 12%. There were 30 current contracts pending sale this December compared to 24 a year ago. The number of current contracts is 25% higher than last December.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In December, the average sale price in Beach Haven, Surf City, Seaside Park and Matoloking was 95.5% of the average list price, which is 3.9% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 119, higher than the average last year, which was 114, an increase of 4%.



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