



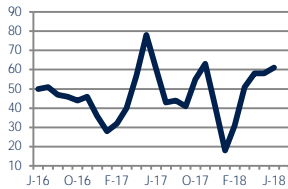
The Long & Foster Market Minute™

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

June 2018

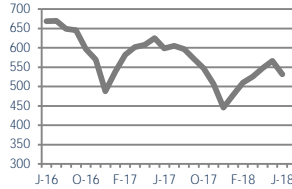
Zip Code(s): 08008, 08006, 08752, 08751, 08735, 08739 and 08738

Units Sold
61



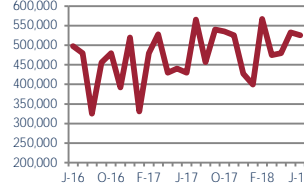
Up 2%
Vs. Year Ago

Active Inventory
532



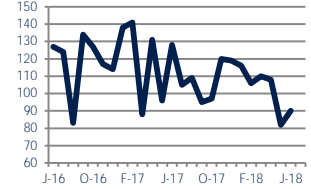
Down -11%
Vs. Year Ago

Median Sale Price
\$525,000



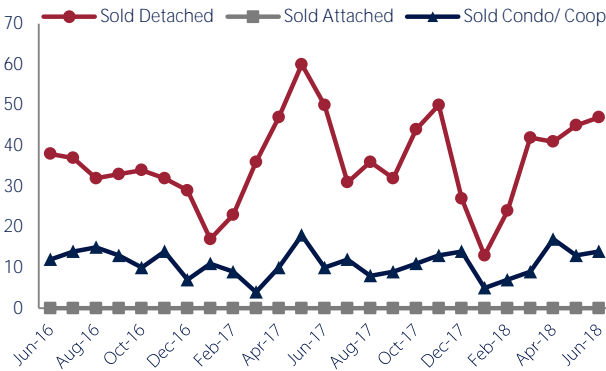
Up 22%
Vs. Year Ago

Days On Market
90



Down -30%
Vs. Year Ago

Units Sold*



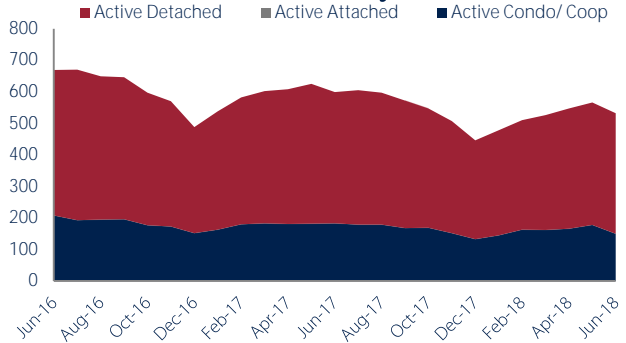
Units Sold

There was an increase in total units sold in June, with 61 sold this month in Beach Haven, Surf City, Seaside Park and Matoloking versus 58 last month, an increase of 5%. This month's total units sold was higher than at this time last year, an increase of 2% versus June 2017.

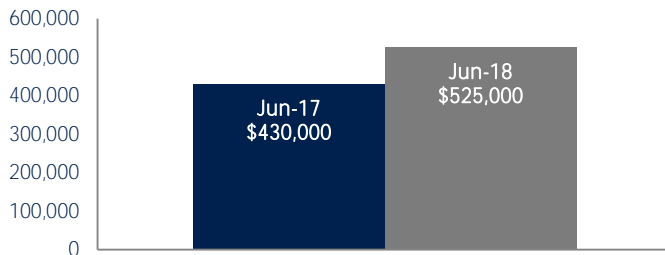
Active Inventory

Versus last year, the total number of homes available this month is lower by 67 units or 11%. The total number of active inventory this June was 532 compared to 599 in June 2017. This month's total of 532 is lower than the previous month's total supply of available inventory of 566, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Beach Haven, Surf City, Seaside Park and Matoloking Homes was \$430,000. This June, the median sale price was \$525,000, an increase of 22% or \$95,000 compared to last year. The current median sold price is 2% lower than in May.

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

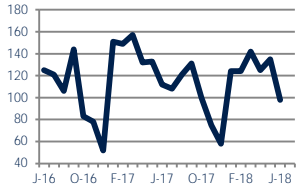




Zip Code(s): 08008, 08006, 08752, 08751, 08735, 08739 and 08738

New Listings

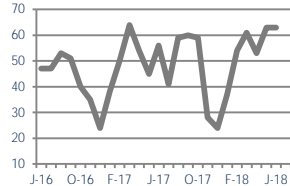
98



Down -13%
Vs. Year Ago

Current Contracts

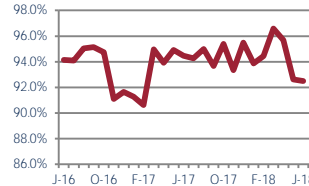
63



Up 13%
Vs. Year Ago

Sold Vs. List Price

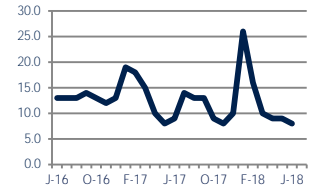
92.5%



Down -2.1%
Vs. Year Ago

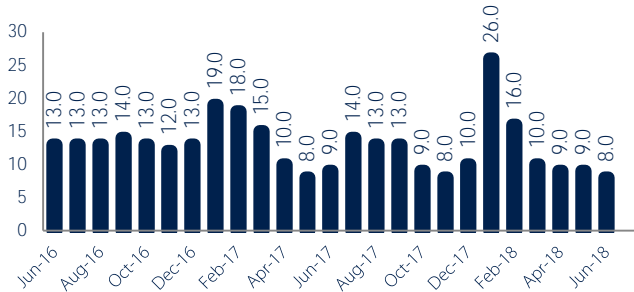
Months of Supply

8.0



Down -11%
Vs. Year Ago

Months Of Supply



Months of Supply

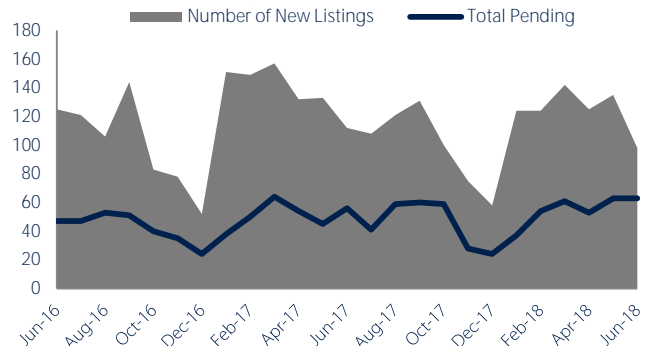
In June, there was 8.7 months of supply available in Beach Haven, Surf City, Seaside Park and Matoloking, compared to 10.0 in June 2017. That is a decrease of 13% versus a year ago.

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.

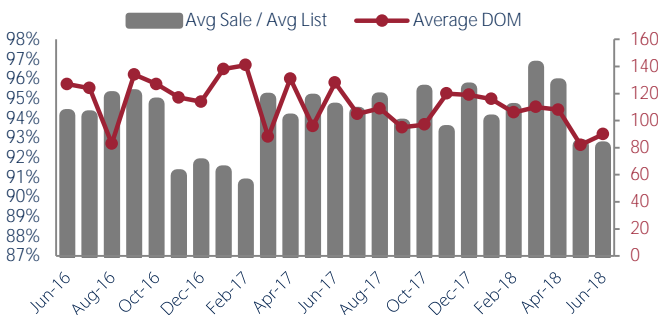
New Listings & Current Contracts

This month there were 98 homes newly listed for sale in Beach Haven, Surf City, Seaside Park and Matoloking compared to 112 in June 2017, a decrease of 13%. There were 63 current contracts pending sale this June compared to 56 a year ago. The number of current contracts remained stable as compared to last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Beach Haven, Surf City, Seaside Park and Matoloking was 92.5% of the average list price, which is 2.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 90, lower than the average last year, which was 128, a decrease of 30%.



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