



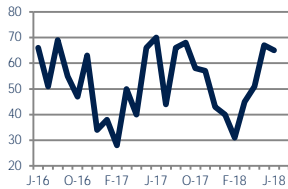
# The Long & Foster Market Minute™

**Focus On:** Eatontown, Oceanport, and West Long Branch Housing Market

June 2018

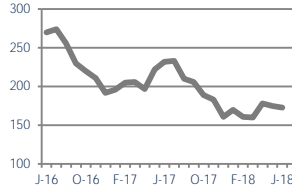
Zip Code(s): 07724, 07757, 07764, 07702 and 07703

**Units Sold**  
65



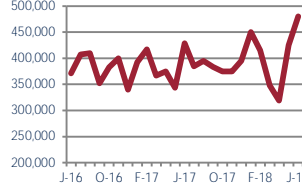
Down -7%  
Vs. Year Ago

**Active Inventory**  
173



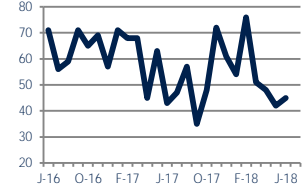
Down -25%  
Vs. Year Ago

**Median Sale Price**  
\$480,000



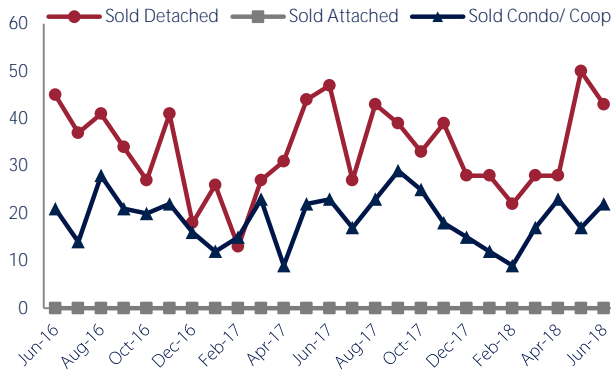
Up 12%  
Vs. Year Ago

**Days On Market**  
45



Up 5%  
Vs. Year Ago

## Units Sold\*



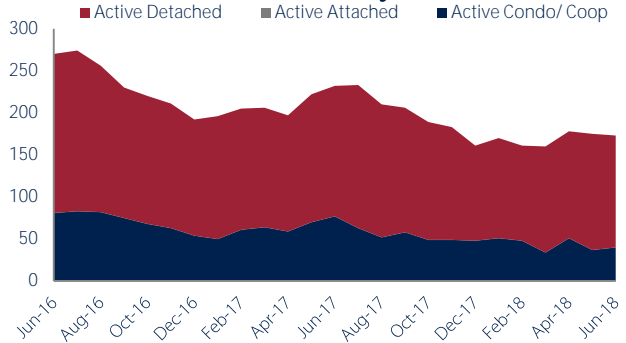
## Units Sold

There was a decrease in total units sold in June, with 65 sold this month in Eatontown, Oceanport, and West Long Branch versus 67 last month, a decrease of 3%. This month's total units sold was lower than at this time last year, a decrease of 7% versus June 2017.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 59 units or 25%. The total number of active inventory this June was 173 compared to 232 in June 2017. This month's total of 173 is lower than the previous month's total supply of available inventory of 175, a decrease of 1%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last June, the median sale price for Eatontown, Oceanport, and West Long Branch Homes was \$428,750. This June, the median sale price was \$480,000, an increase of 12% or \$51,250 compared to last year. The current median sold price is 13% higher 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.

Eatontown, Oceanport, and West Long Branch are defined as properties listed in zip code/s 07724, 07757, 07764, 07702 and 07703.

\*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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# The Long & Foster Market Minute™

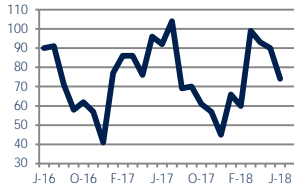
Focus On: Eatontown, Oceanport, and West Long Branch Housing Market

June 2018

Zip Code(s): 07724, 07757, 07764, 07702 and 07703

### New Listings

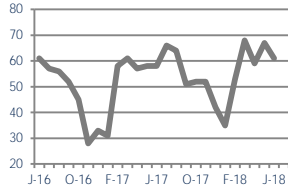
74



Down -20%  
Vs. Year Ago

### Current Contracts

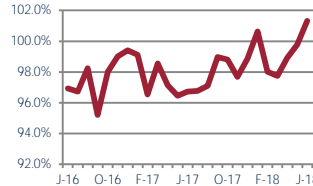
61



Up 5%  
Vs. Year Ago

### Sold Vs. List Price

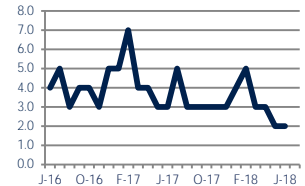
101.3%



Up 4.8%  
Vs. Year Ago

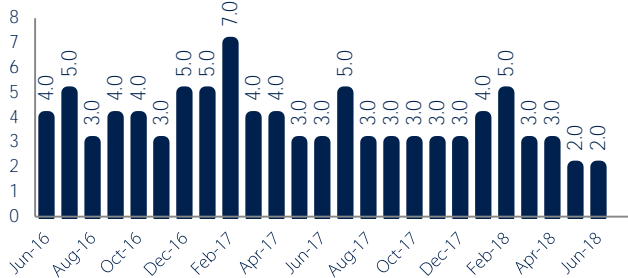
### Months of Supply

2.0



Down -33%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

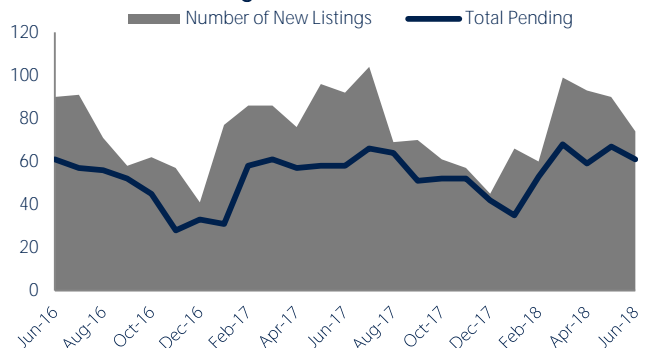
In June, there was 2.7 months of supply available in Eatontown, Oceanport, and West Long Branch, compared to 3.3 in June 2017. That is a decrease of 20% versus a year ago.

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.

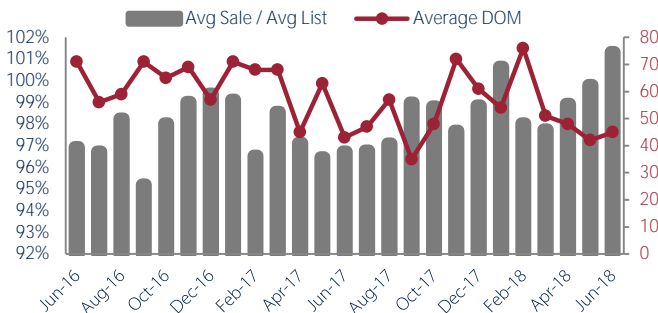
### New Listings & Current Contracts

This month there were 74 homes newly listed for sale in Eatontown, Oceanport, and West Long Branch compared to 92 in June 2017, a decrease of 20%. There were 61 current contracts pending sale this June compared to 58 a year ago. The number of current contracts is 5% higher than last June.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Eatontown, Oceanport, and West Long Branch was 101.3% of the average list price, which is 4.6% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 45, higher than the average last year, which was 43, an increase of 5%.



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