



The Long & Foster Market Minute™

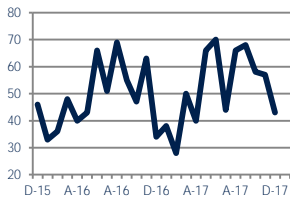
Focus On: Eatontown, Oceanport, and West Long Branch Housing Market

December 2017

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

Units Sold

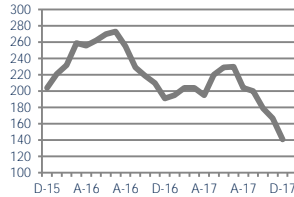
43



Up 26%
Vs. Year Ago

Active Inventory

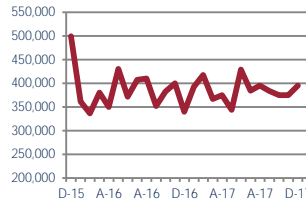
141



Down -26%
Vs. Year Ago

Median Sale Price

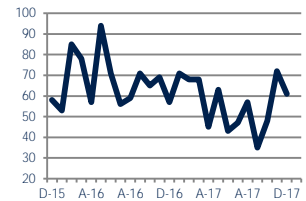
\$395,000



Up 16%
Vs. Year Ago

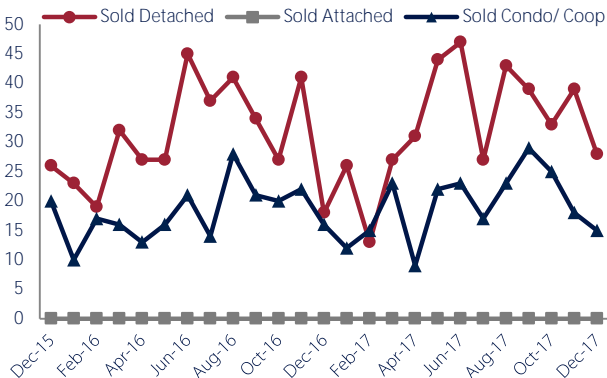
Days On Market

61



Up 7%
Vs. Year Ago

Units Sold*



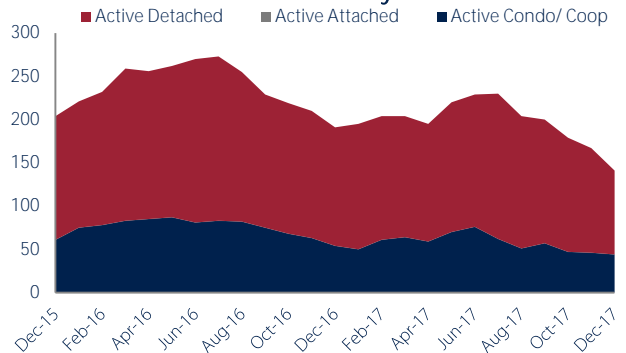
Units Sold

There was a decrease in total units sold in December, with 43 sold this month in Eatontown, Oceanport, and West Long Branch versus 57 last month, a decrease of 25%. This month's total units sold was higher than at this time last year, an increase of 26% versus December 2016.

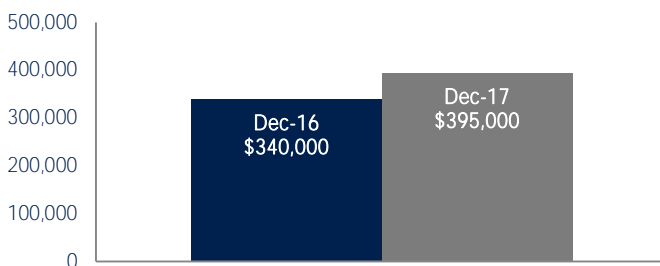
Active Inventory

Versus last year, the total number of homes available this month is lower by 50 units or 26%. The total number of active inventory this December was 141 compared to 191 in December 2016. This month's total of 141 is lower than the previous month's total supply of available inventory of 167, a decrease of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Eatontown, Oceanport, and West Long Branch Homes was \$340,000. This December, the median sale price was \$395,000, an increase of 16% or \$55,000 compared to last year. The current median sold price is 5% higher 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.

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.



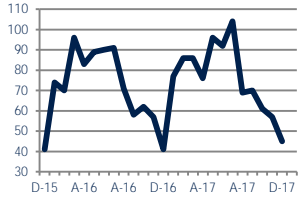
CHRISTIE'S
INTERNATIONAL REAL ESTATE



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

New Listings

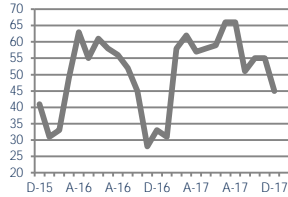
45



Up 10%
Vs. Year Ago

Current Contracts

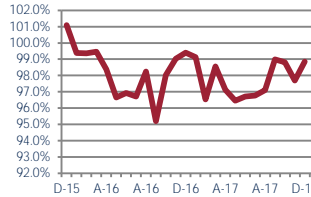
45



Up 36%
Vs. Year Ago

Sold Vs. List Price

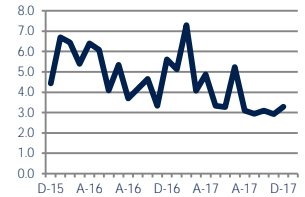
98.9%



Down -0.6%
Vs. Year Ago

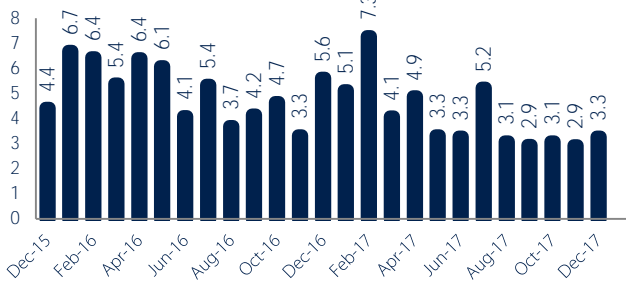
Months of Supply

3.3



Down -42%
Vs. Year Ago

Months Of Supply



Months of Supply

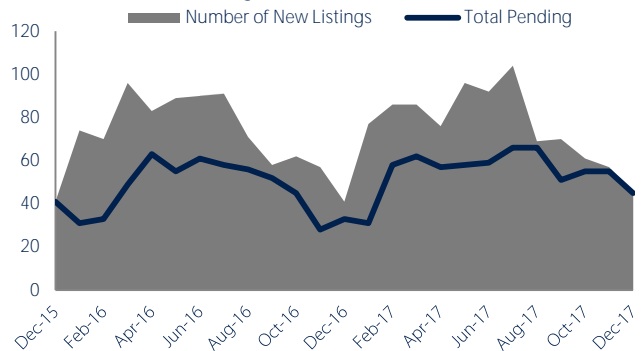
In December, there was 3.3 months of supply available in Eatontown, Oceanport, and West Long Branch, compared to 5.6 in December 2016. That is a decrease of 42% versus a year ago.

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.

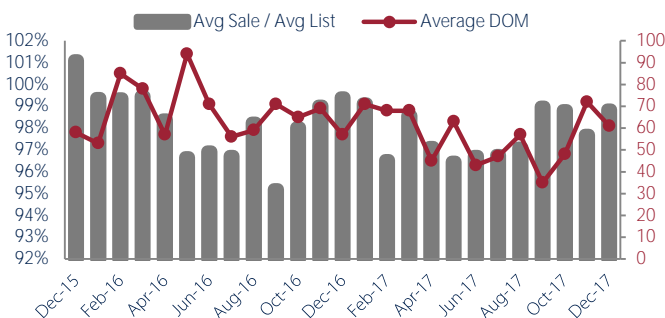
New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Eatontown, Oceanport, and West Long Branch compared to 41 in December 2016, an increase of 10%. There were 45 current contracts pending sale this December compared to 33 a year ago. The number of current contracts is 36% 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 Eatontown, Oceanport, and West Long Branch was 98.9% of the average list price, which is 0.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 61, higher than the average last year, which was 57, an increase of 7%.



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