



# The Long & Foster Market Minute™

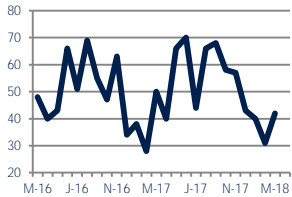
**Focus On:** Eatontown, Oceanport, and West Long Branch Housing Market

March 2018

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

## Units Sold

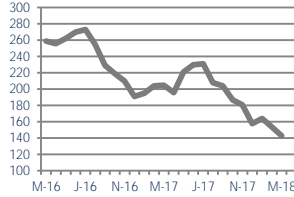
42



Down -16%  
Vs. Year Ago

## Active Inventory

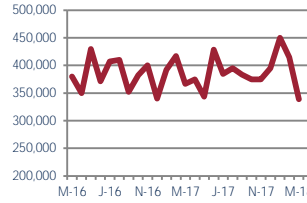
143



Down -30%  
Vs. Year Ago

## Median Sale Price

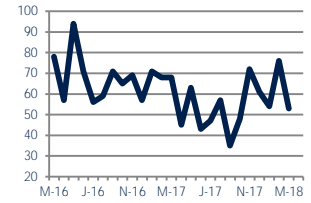
\$338,750



Down -8%  
Vs. Year Ago

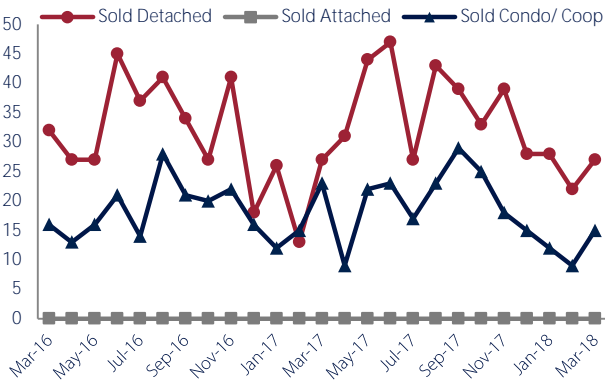
## Days On Market

53



Down -22%  
Vs. Year Ago

## Units Sold\*



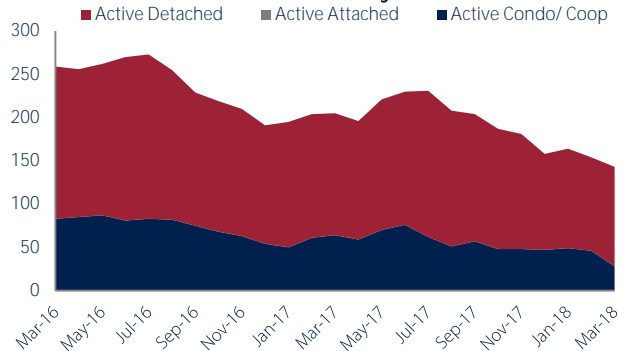
## Units Sold

There was an increase in total units sold in March, with 42 sold this month in Eatontown, Oceanport, and West Long Branch. This month's total units sold was lower than at this time last year.

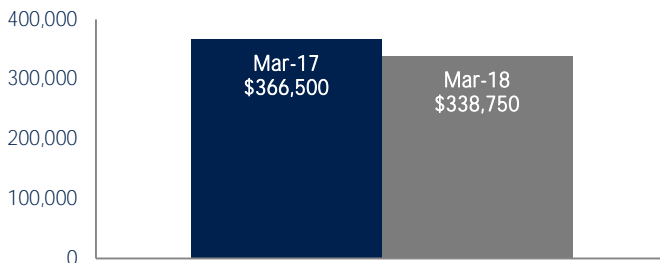
## Active Inventory

Versus last year, the total number of homes available this month is lower by 62 units or 30%. The total number of active inventory this March was 143 compared to 205 in March 2017. This month's total of 143 is lower than the previous month's total supply of available inventory of 154, a decrease of 7%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last March, the median sale price for Eatontown, Oceanport, and West Long Branch Homes was \$366,500. This March, the median sale price was \$338,750, a decrease of 8% or \$27,750 compared to last year. The current median sold price is 18% 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.

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.



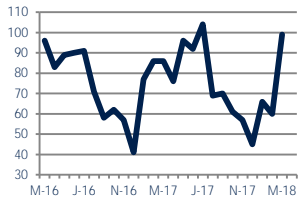
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



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

**New Listings**

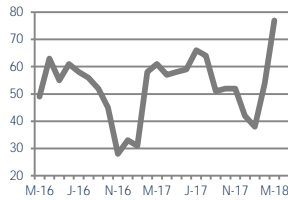
99



Up 15%  
Vs. Year Ago

**Current Contracts**

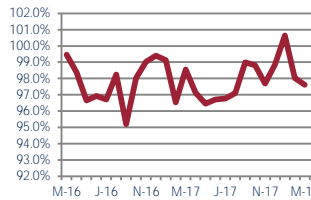
77



Up 26%  
Vs. Year Ago

**Sold Vs. List Price**

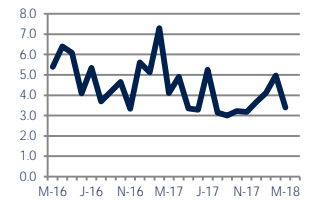
97.6%



Down -1%  
Vs. Year Ago

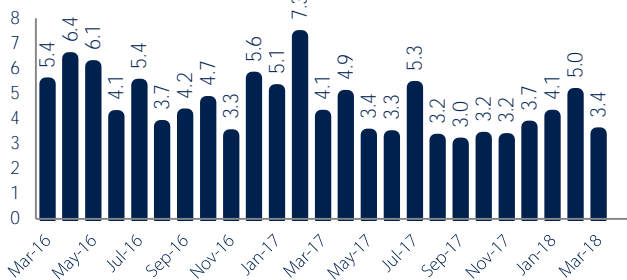
**Months of Supply**

3.4



Down -17%  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

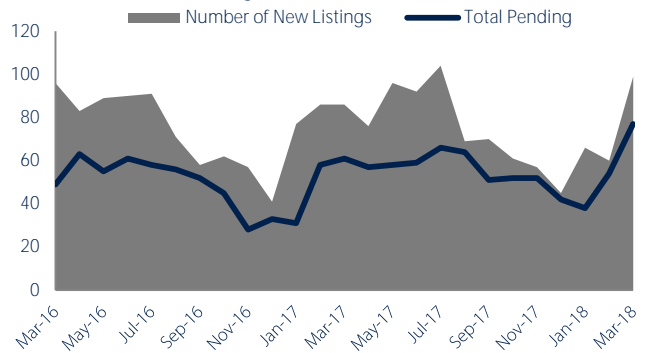
In March, there was 3.4 months of supply available in Eatontown, Oceanport, and West Long Branch, compared to 4.1 in March 2017. That is a decrease of 17% versus a year ago.

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.

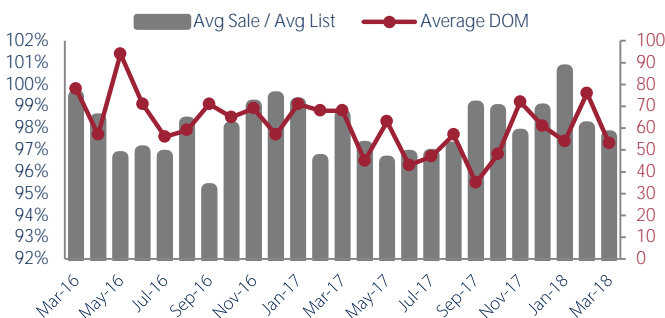
**New Listings & Current Contracts**

This month there were 99 homes newly listed for sale in Eatontown, Oceanport, and West Long Branch compared to 86 in March 2017, an increase of 15%. There were 77 current contracts pending sale this March compared to 61 a year ago. The number of current contracts is 26% higher 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 Eatontown, Oceanport, and West Long Branch was 97.6% of the average list price, which is 1.0% lower than at this time last year.

**Days On Market**

This month, the average number of days on market was 53, lower than the average last year, which was 68, a decrease of 22%.



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