



The Long & Foster Market Minute™

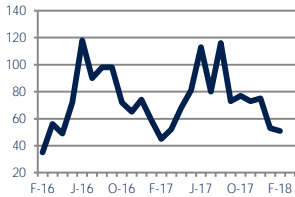
Focus On: Englishtown, Millstone Township, and Western Monmouth County Housing Market

February 2018

Zip Code(s): 07726, 08535, 08510, 08501, 08514 and 08555

Units Sold

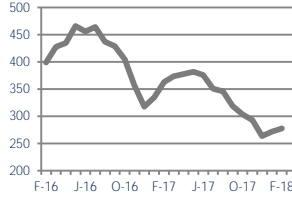
51



Up 13%
Vs. Year Ago

Active Inventory

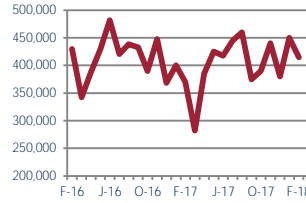
278



Down -23%
Vs. Year Ago

Median Sale Price

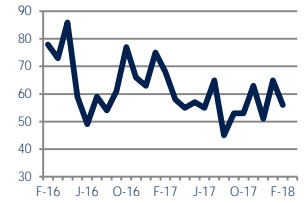
\$415,000



Up 12%
Vs. Year Ago

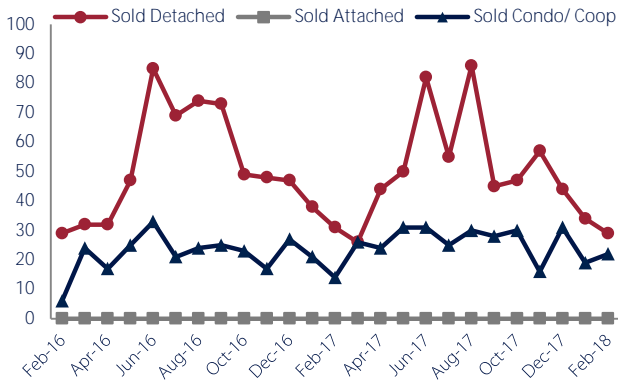
Days On Market

56



Down -18%
Vs. Year Ago

Units Sold*



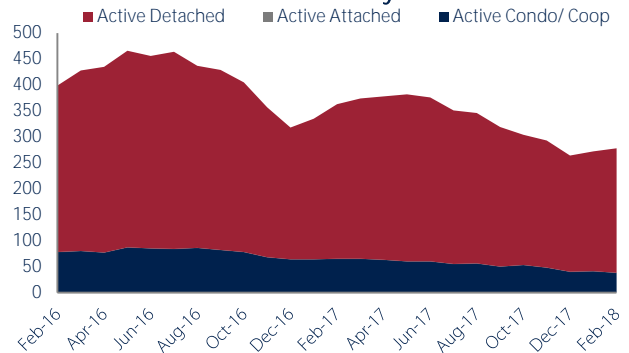
Units Sold

There was a decrease in total units sold in February, with 51 sold this month in Englishtown, Millstone Township, and Western Monmouth County versus 53 last month, a decrease of 4%. This month's total units sold was higher than at this time last year, an increase of 13% versus February 2017.

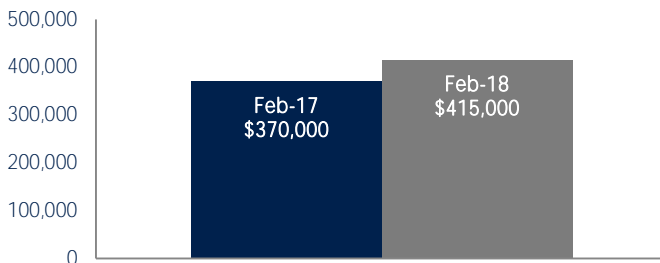
Active Inventory

Versus last year, the total number of homes available this month is lower by 85 units or 23%. The total number of active inventory this February was 278 compared to 363 in February 2017. This month's total of 278 is higher than the previous month's total supply of available inventory of 272, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Englishtown, Millstone Township, and Western Monmouth County Homes was \$370,000. This February, the median sale price was \$415,000, an increase of 12% or \$45,000 compared to last year. The current median sold price is 8% lower than in January.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Englishtown, Millstone Township, and Western Monmouth County are defined as properties listed in zip code/s 07726, 08535, 08510, 08501, 08514 and 08555.

*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.



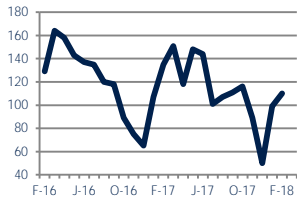
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 07726, 08535, 08510, 08501, 08514 and 08555

New Listings

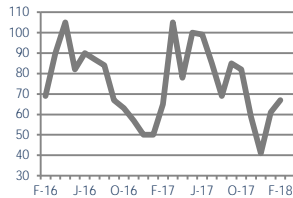
110



Down -19%
Vs. Year Ago

Current Contracts

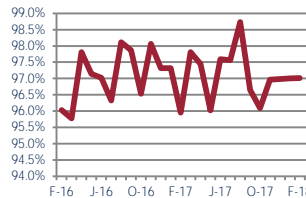
67



Up 3%
Vs. Year Ago

Sold Vs. List Price

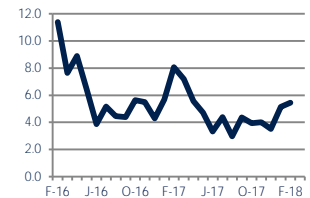
97.0%



Up 1.1%
Vs. Year Ago

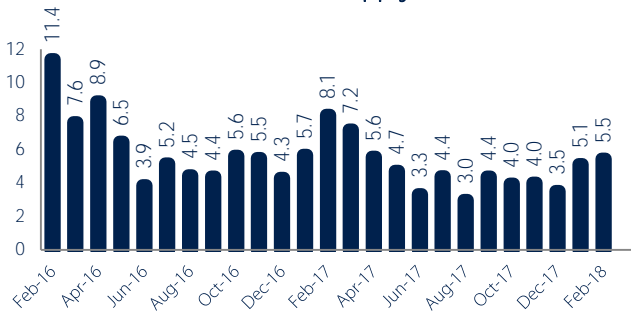
Months of Supply

5.5



Down -32%
Vs. Year Ago

Months Of Supply



Months of Supply

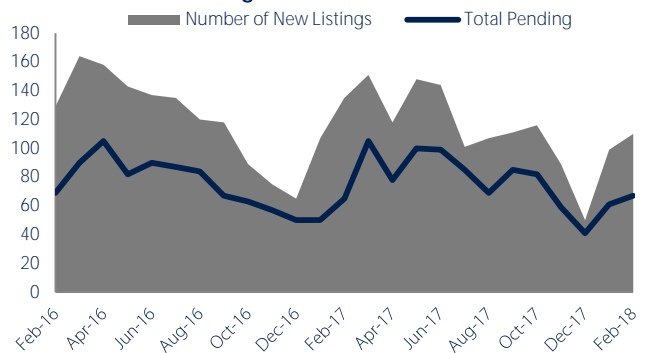
In February, there was 5.5 months of supply available in Englishtown, Millstone Township, and Western Monmouth County, compared to 8.1 in February 2017. That is a decrease of 32% versus a year ago.

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.

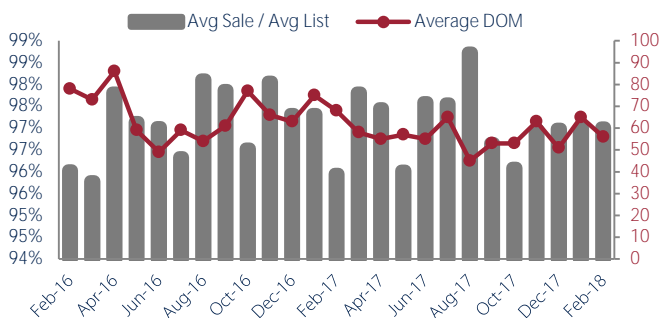
New Listings & Current Contracts

This month there were 110 homes newly listed for sale in Englishtown, Millstone Township, and Western Monmouth County compared to 135 in February 2017, a decrease of 19%. There were 67 current contracts pending sale this February compared to 65 a year ago. The number of current contracts is 3% higher than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Englishtown, Millstone Township, and Western Monmouth County was 97.0% of the average list price, which is 1.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 56, lower than the average last year, which was 68, a decrease of 18%.



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