



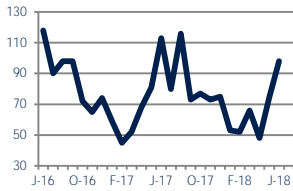
# The Long & Foster Market Minute™

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

June 2018

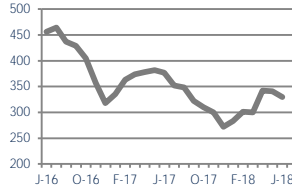
Zip Code(s): 07726, 08535, 08510, 08501, 08514 and 08555

**Units Sold**  
98



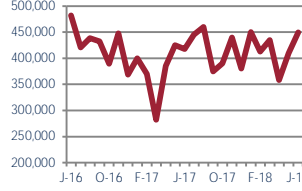
**Down -13%**  
Vs. Year Ago

**Active Inventory**  
330



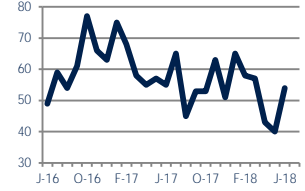
**Down -12%**  
Vs. Year Ago

**Median Sale Price**  
\$449,505



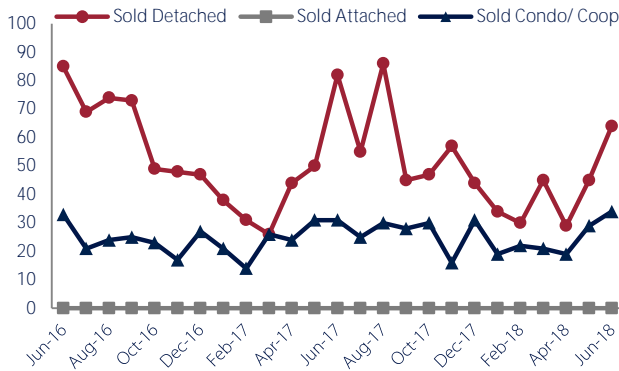
**Up 8%**  
Vs. Year Ago

**Days On Market**  
54



**Down -2%**  
Vs. Year Ago

## Units Sold\*



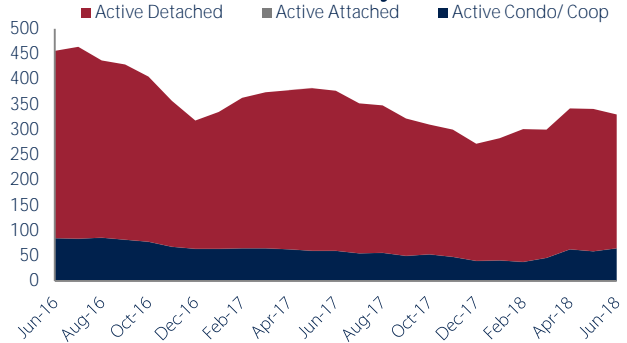
## Units Sold

There was an increase in total units sold in June, with 98 sold this month in Englishtown, Millstone Township, and Western Monmouth County versus 74 last month, an increase of 32%. This month's total units sold was lower than at this time last year, a decrease of 13% versus June 2017.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 47 units or 12%. The total number of active inventory this June was 330 compared to 377 in June 2017. This month's total of 330 is lower than the previous month's total supply of available inventory of 341, a decrease of 3%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last June, the median sale price for Englishtown, Millstone Township, and Western Monmouth County Homes was \$417,500. This June, the median sale price was \$449,505, an increase of 8% or \$32,005 compared to last year. The current median sold price is 10% 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.

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

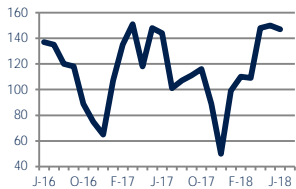




Zip Code(s): 07726, 08535, 08510, 08501, 08514 and 08555

### New Listings

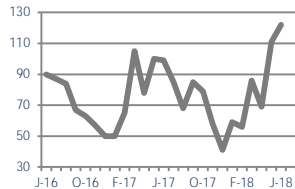
147



Up 2%  
Vs. Year Ago

### Current Contracts

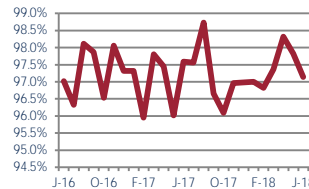
122



Up 23%  
Vs. Year Ago

### Sold Vs. List Price

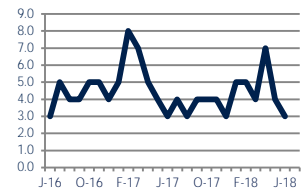
97.1%



No Change  
Vs. Year Ago

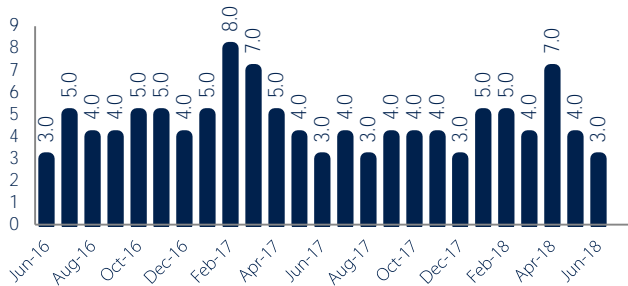
### Months of Supply

3.0



No Change  
Vs. Year Ago

### Months Of Supply



### Months of Supply

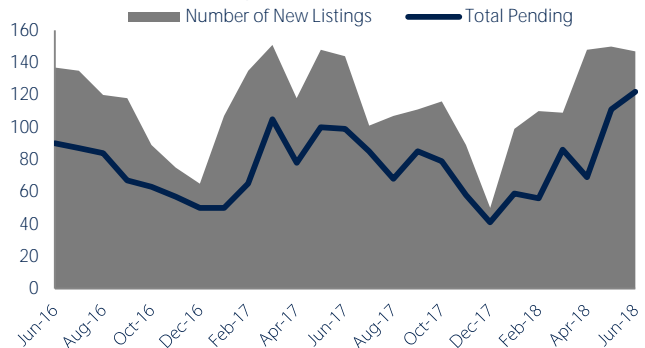
In June, there was 3.4 months of supply available in Englishtown, Millstone Township, and Western Monmouth County. The amount of supply is similar compared to a year ago.

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.

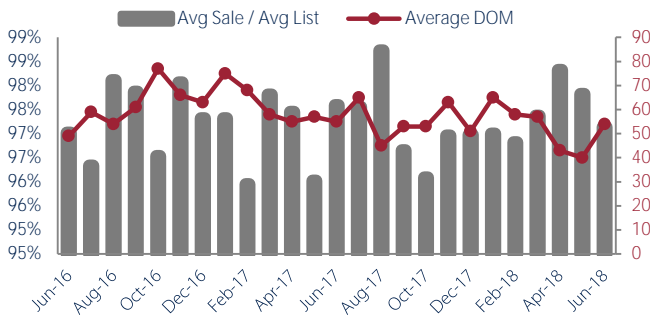
### New Listings & Current Contracts

This month there were 147 homes newly listed for sale in Englishtown, Millstone Township, and Western Monmouth County compared to 144 in June 2017, an increase of 2%. There were 122 current contracts pending sale this June compared to 99 a year ago. The number of current contracts is 23% 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 Englishtown, Millstone Township, and Western Monmouth County was 97.1% of the average list price, which is similar compared to a year ago.

### Days On Market

This month, the average number of days on market was 54, lower than the average last year, which was 55, a decrease of 2%.



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