



The Long & Foster Market Minute™

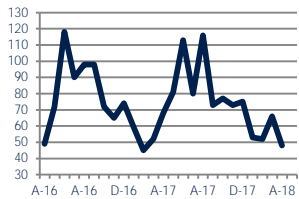
Focus On: Englishtown, Millstone Township, and Western Monmouth County Housing Market

April 2018

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

Units Sold

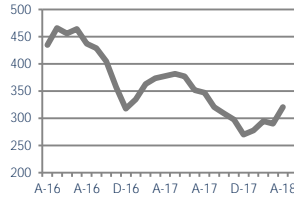
48



Down -29%
Vs. Year Ago

Active Inventory

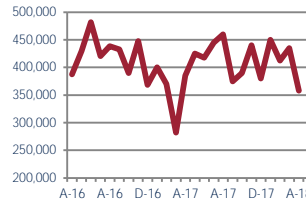
321



Down -15%
Vs. Year Ago

Median Sale Price

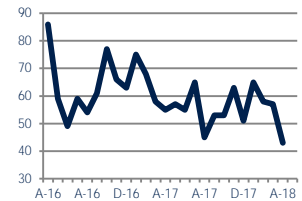
\$358,200



Down -7%
Vs. Year Ago

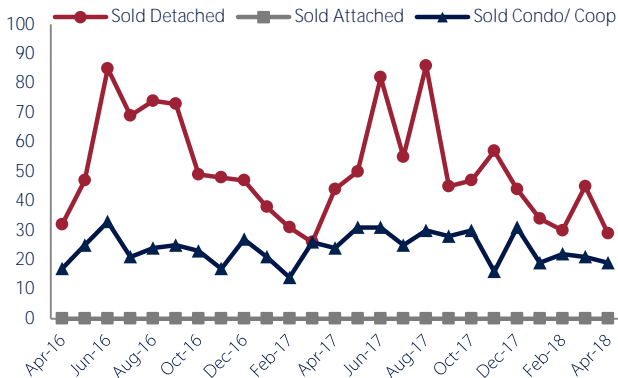
Days On Market

43



Down -22%
Vs. Year Ago

Units Sold*



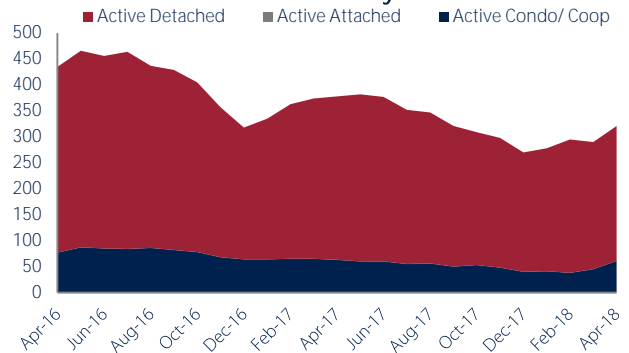
Units Sold

There was a decrease in total units sold in April, with 48 sold this month in Englishtown, Millstone Township, and Western Monmouth County versus 66 last month, a decrease of 27%. This month's total units sold was lower than at this time last year, a decrease of 29% versus April 2017.

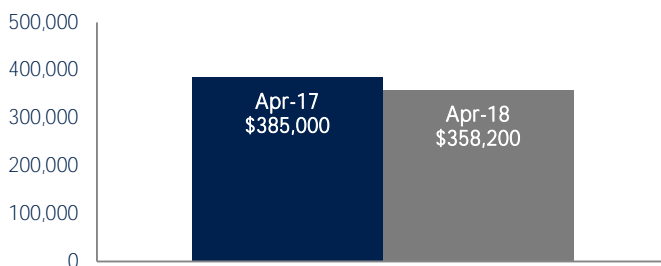
Active Inventory

Versus last year, the total number of homes available this month is lower by 57 units or 15%. The total number of active inventory this April was 321 compared to 378 in April 2017. This month's total of 321 is higher than the previous month's total supply of available inventory of 290, an increase of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Englishtown, Millstone Township, and Western Monmouth County Homes was \$385,000. This April, the median sale price was \$358,200, a decrease of 7% or \$26,800 compared to last year. The current median sold price is 18% lower than in March.

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.



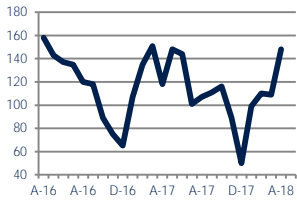
CHRISTIE'S
INTERNATIONAL REAL ESTATE



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

New Listings

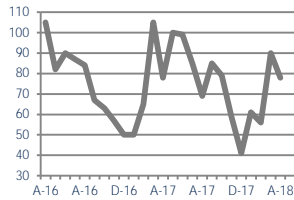
148



Up 25%
Vs. Year Ago

Current Contracts

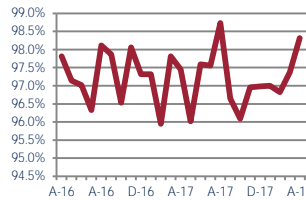
78



No Change
Vs. Year Ago

Sold Vs. List Price

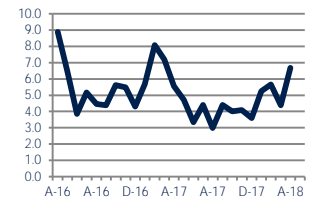
98.3%



Up 0.9%
Vs. Year Ago

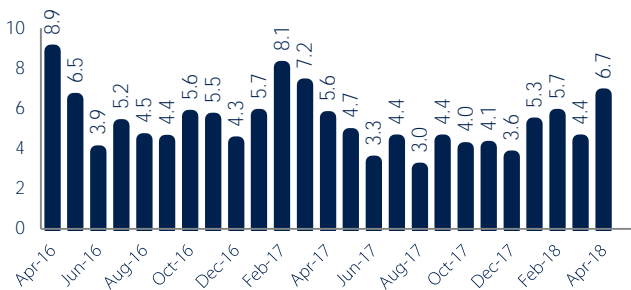
Months of Supply

6.7



Up 20%
Vs. Year Ago

Months Of Supply



Months of Supply

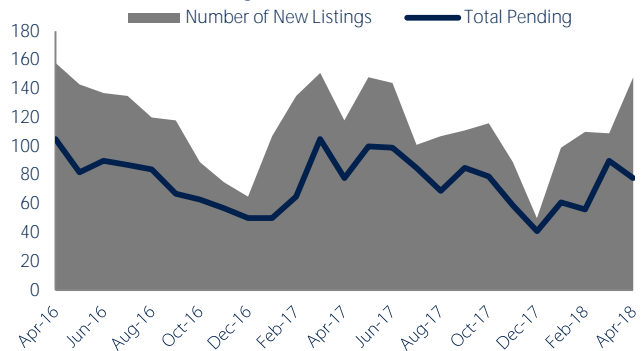
In April, there was 6.7 months of supply available in Englishtown, Millstone Township, and Western Monmouth County, compared to 5.6 in April 2017. That is an increase of 20% versus a year ago.

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.

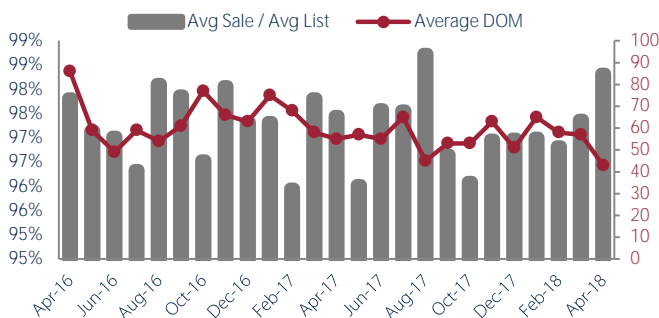
New Listings & Current Contracts

This month there were 148 homes newly listed for sale in Englishtown, Millstone Township, and Western Monmouth County compared to 118 in April 2017, an increase of 25%. There were 78 current contracts pending sale this April, consistent with the volume a year ago. The number of current contracts is 13% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Englishtown, Millstone Township, and Western Monmouth County was 98.3% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 43, lower than the average last year, which was 55, a decrease of 22%.



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