



# The Long & Foster Market Minute™

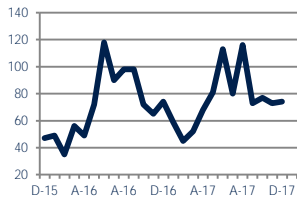
**Focus On:** Englishtown, Millstone Township, and Western Monmouth County Housing Market

December 2017

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

## Units Sold

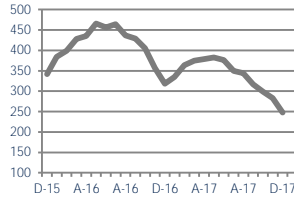
74



No Change  
Vs. Year Ago

## Active Inventory

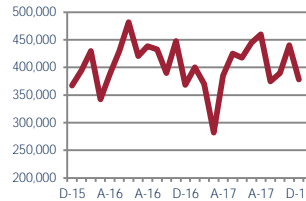
248



Down -22%  
Vs. Year Ago

## Median Sale Price

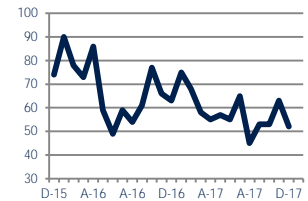
\$378,500



Up 3%  
Vs. Year Ago

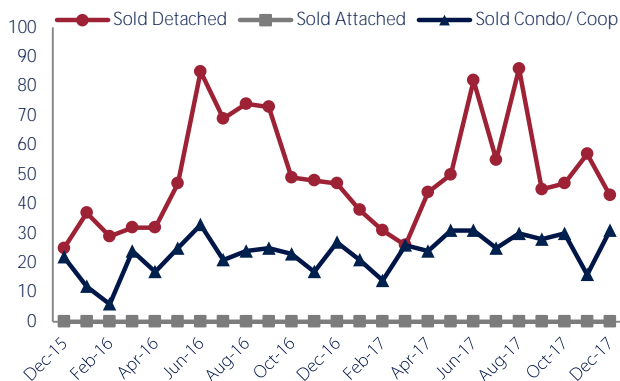
## Days On Market

52



Down -17%  
Vs. Year Ago

## Units Sold\*



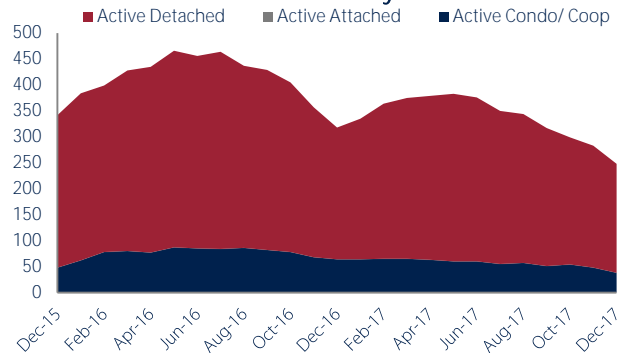
## Units Sold

There was an increase in total units sold in December, with 74 sold this month in Englishtown, Millstone Township, and Western Monmouth County, an increase of 1%. This month's total units sold is similar compared to a year ago.

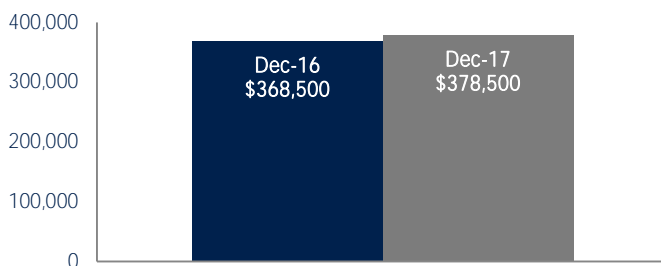
## Active Inventory

Versus last year, the total number of homes available this month is lower by 70 units or 22%. The total number of active inventory this December was 248 compared to 318 in December 2016. This month's total of 248 is lower than the previous month's total supply of available inventory of 283, a decrease of 12%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Englishtown, Millstone Township, and Western Monmouth County Homes was \$368,500. This December, the median sale price was \$378,500, an increase of 3% or \$10,000 compared to last year. The current median sold price is 14% lower 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.

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.



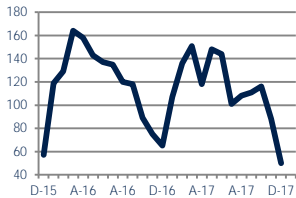
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



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

### New Listings

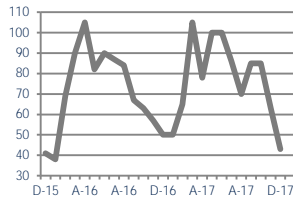
50



**Down -23%**  
Vs. Year Ago

### Current Contracts

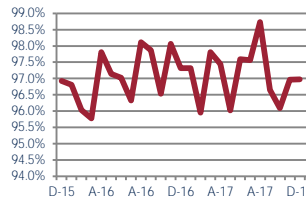
43



**Down -14%**  
Vs. Year Ago

### Sold Vs. List Price

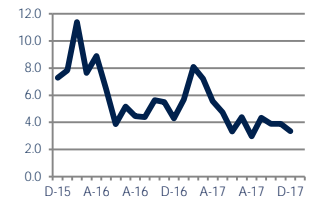
97.0%



**No Change**  
Vs. Year Ago

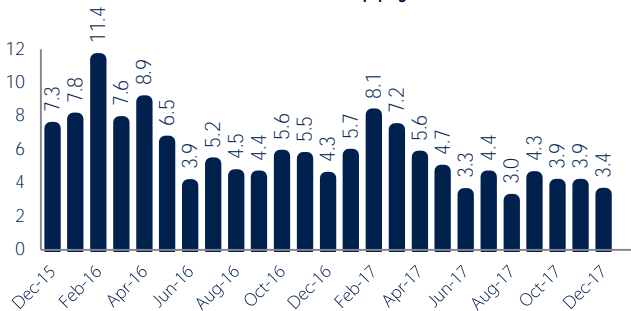
### Months of Supply

3.4



**Down -22%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

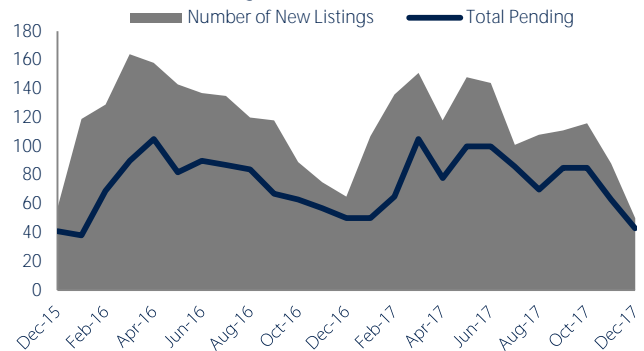
In December, there was 3.4 months of supply available in Englishtown, Millstone Township, and Western Monmouth County, compared to 4.3 in December 2016. That is a decrease of 22% versus a year ago.

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.

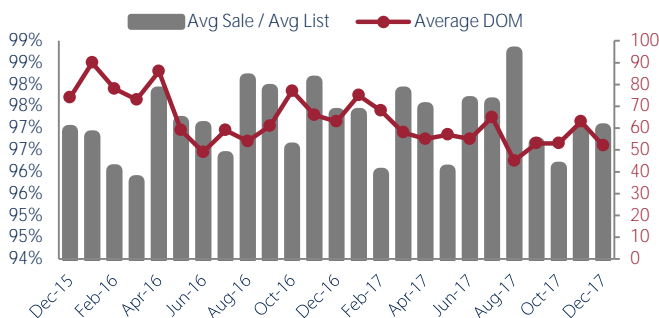
### New Listings & Current Contracts

This month there were 50 homes newly listed for sale in Englishtown, Millstone Township, and Western Monmouth County compared to 65 in December 2016, a decrease of 23%. There were 43 current contracts pending sale this December compared to 50 a year ago. The number of current contracts is 14% lower 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 Englishtown, Millstone Township, and Western Monmouth County was 97.0% 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 52, lower than the average last year, which was 63, a decrease of 17%.



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