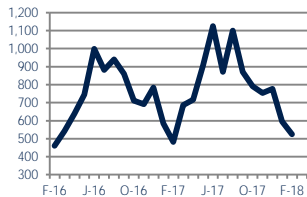




Units Sold

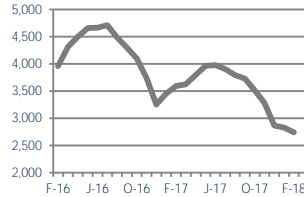
524



Up 9%
Vs. Year Ago

Active Inventory

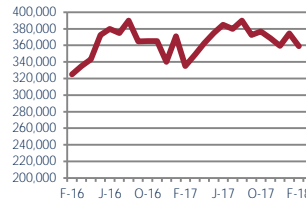
2,741



Down -24%
Vs. Year Ago

Median Sale Price

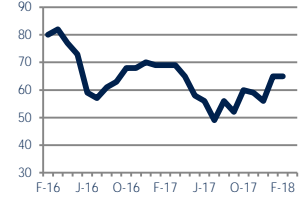
\$359,000



Up 7%
Vs. Year Ago

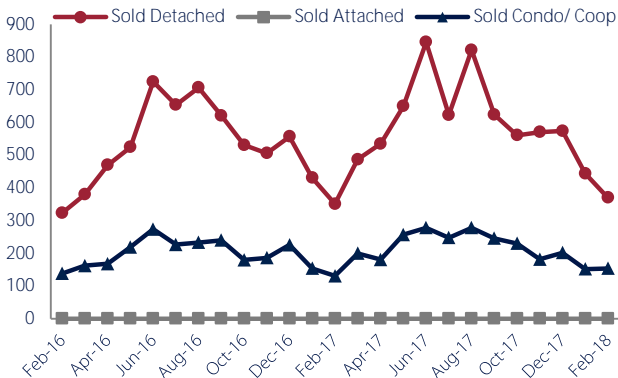
Days On Market

65



Down -6%
Vs. Year Ago

Units Sold*



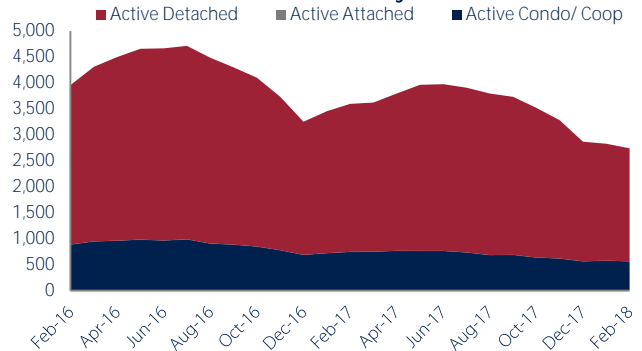
Units Sold

There was a decrease in total units sold in February, with 524 sold this month in Monmouth County versus 596 last month, a decrease of 12%. This month's total units sold was higher than at this time last year, an increase of 9% versus February 2017.

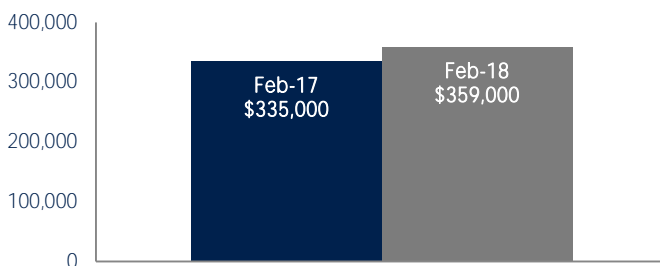
Active Inventory

Versus last year, the total number of homes available this month is lower by 856 units or 24%. The total number of active inventory this February was 2,741 compared to 3,597 in February 2017. This month's total of 2,741 is lower than the previous month's total supply of available inventory of 2,829, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Monmouth County Homes was \$335,000. This February, the median sale price was \$359,000, an increase of 7% or \$24,000 compared to last year. The current median sold price is 4% 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.



Monmouth County are defined as properties listed in zip code/s .

*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.

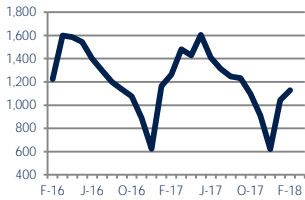
Information included in this report is based on data supplied by MOMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MOMLS or Long & Foster Real Estate, Inc.





New Listings

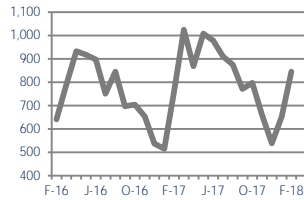
1,129



Down -11%
Vs. Year Ago

Current Contracts

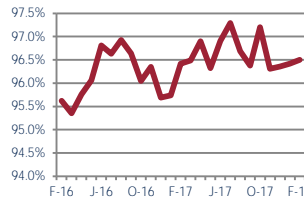
845



Up 12%
Vs. Year Ago

Sold Vs. List Price

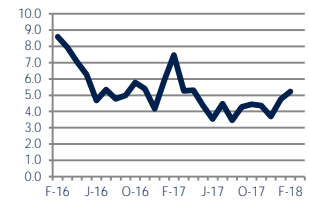
96.5%



No Change
Vs. Year Ago

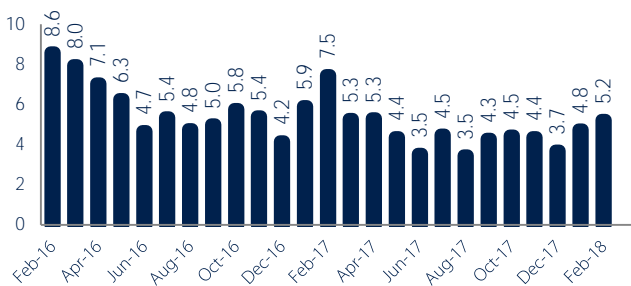
Months of Supply

5.2



Down -30%
Vs. Year Ago

Months Of Supply



Months of Supply

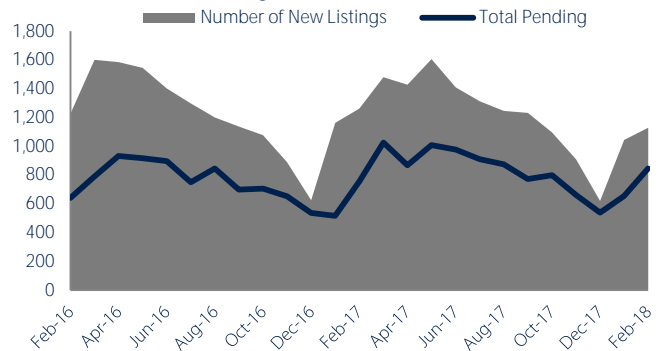
In February, there was 5.2 months of supply available in Monmouth County, compared to 7.5 in February 2017. That is a decrease of 30% versus a year ago.

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.

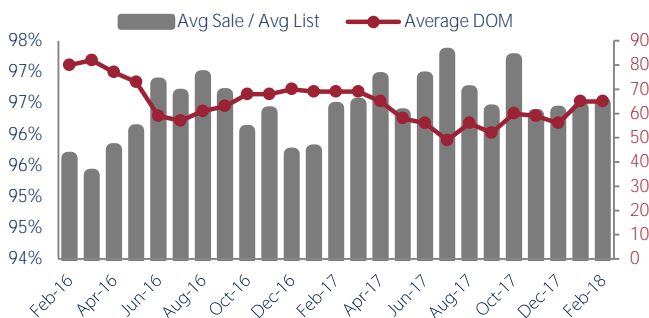
New Listings & Current Contracts

This month there were 1,129 homes newly listed for sale in Monmouth County compared to 1,262 in February 2017, a decrease of 11%. There were 845 current contracts pending sale this February compared to 756 a year ago. The number of current contracts is 12% 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 Monmouth County was 96.5% 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 65, lower than the average last year, which was 69, a decrease of 6%.



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