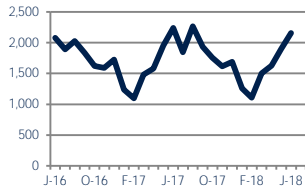


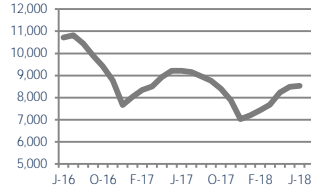


**Units Sold**  
2,156



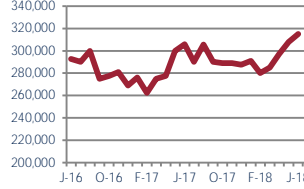
Down -4%  
Vs. Year Ago

**Active Inventory**  
8,537



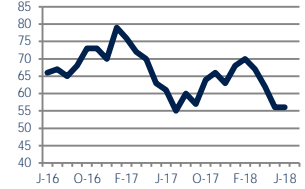
Down -7%  
Vs. Year Ago

**Median Sale Price**  
\$315,000



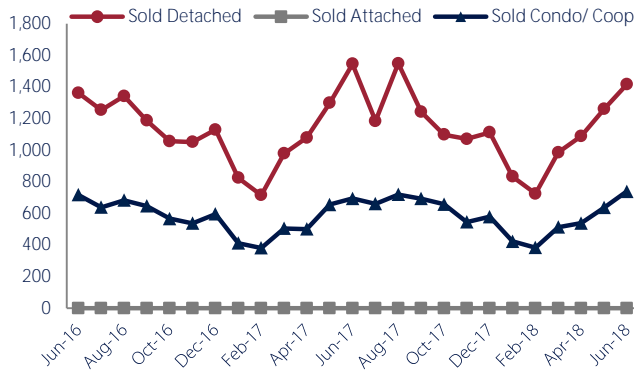
Up 3%  
Vs. Year Ago

**Days On Market**  
56



Down -8%  
Vs. Year Ago

### Units Sold\*



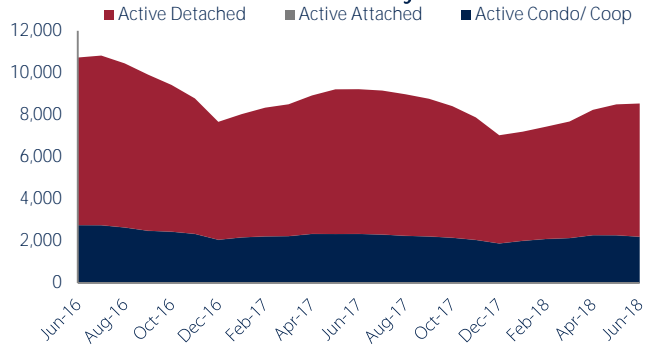
### Units Sold

There was an increase in total units sold in June, with 2,156 sold this month in North Jersey Shore versus 1,898 last month, an increase of 14%. This month's total units sold was lower than at this time last year, a decrease of 4% versus June 2017.

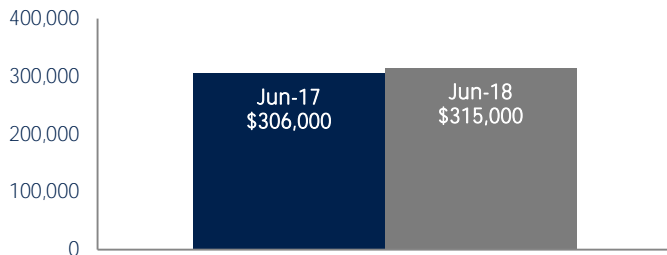
### Active Inventory

Versus last year, the total number of homes available this month is lower by 679 units or 7%. The total number of active inventory this June was 8537 compared to 9,216 in June 2017. This month's supply remained stable as compared to last month.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for North Jersey Shore Homes was \$306,000. This June, the median sale price was \$315,000, an increase of 3% or \$9,000 compared to last year. The current median sold price is 2% 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.



\*Defined as: the counties of Monmouth and Ocean in NJ.

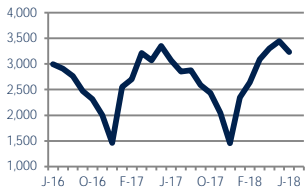
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

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.



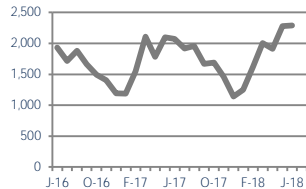


**New Listings**  
3,234



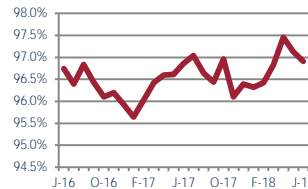
**Up 5%**  
Vs. Year Ago

**Current Contracts**  
2,290



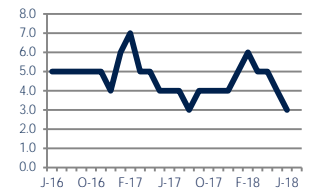
**Up 10%**  
Vs. Year Ago

**Sold Vs. List Price**  
96.9%



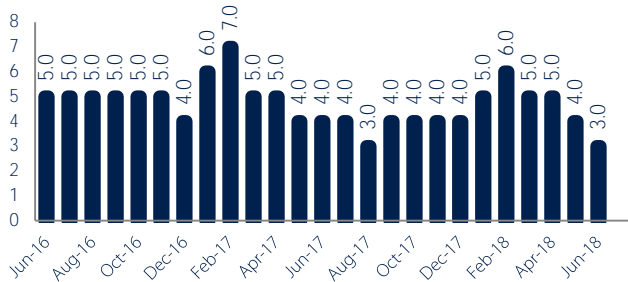
**No Change**  
Vs. Year Ago

**Months of Supply**  
3.0



**Down -25%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

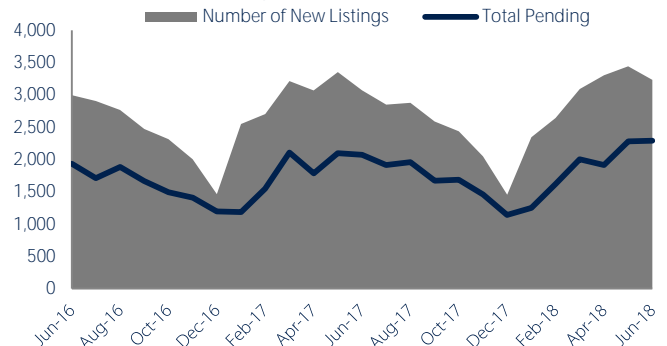
In June, there was 4.0 months of supply available in North Jersey Shore, compared to 4.1 in June 2017. That is a decrease of 4% versus a year ago.

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.

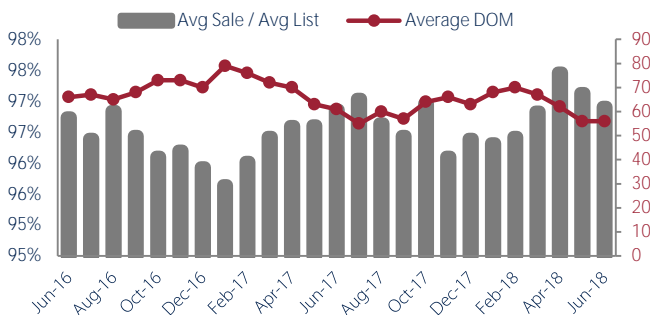
### New Listings & Current Contracts

This month there were 3,234 homes newly listed for sale in North Jersey Shore compared to 3,072 in June 2017, an increase of 5%. There were 2,290 current contracts pending sale this June compared to 2,073 a year ago. The number of current contracts remained stable as compared to last June.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in North Jersey Shore was 96.9% 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 56, lower than the average last year, which was 61, a decrease of 8%.



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