



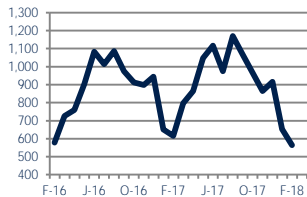
The Long & Foster Market Minute™

Focus On: Ocean County Housing Market

February 2018

Units Sold

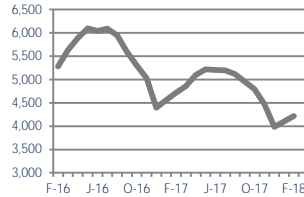
564



Down -8%
Vs. Year Ago

Active Inventory

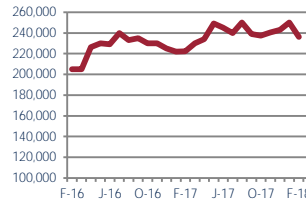
4,218



Down -11%
Vs. Year Ago

Median Sale Price

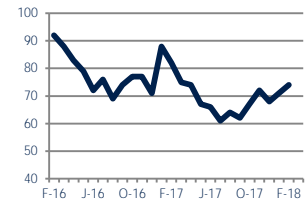
\$236,000



Up 6%
Vs. Year Ago

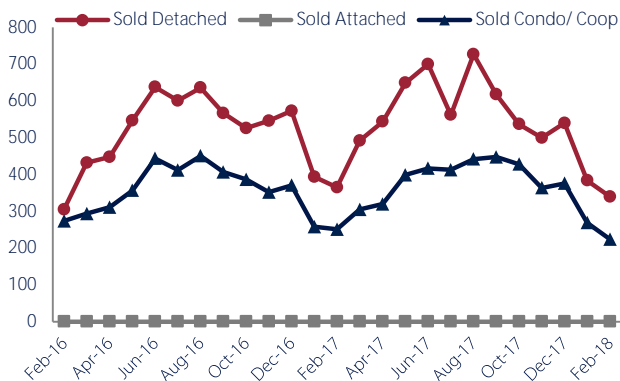
Days On Market

74



Down -10%
Vs. Year Ago

Units Sold*



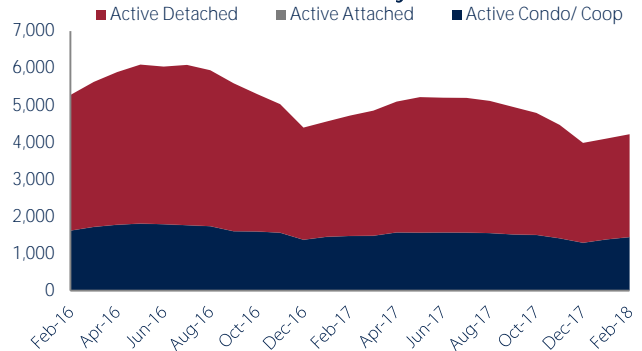
Units Sold

There was a decrease in total units sold in February, with 564 sold this month in Ocean County versus 653 last month, a decrease of 14%. This month's total units sold was lower than at this time last year, a decrease of 8% versus February 2017.

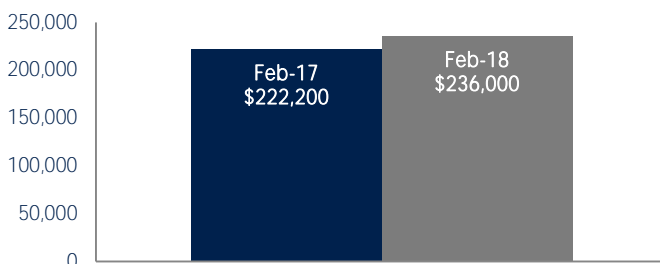
Active Inventory

Versus last year, the total number of homes available this month is lower by 503 units or 11%. The total number of active inventory this February was 4,218 compared to 4,721 in February 2017. This month's total of 4,218 is higher than the previous month's total supply of available inventory of 4,099, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Ocean County Homes was \$222,200. This February, the median sale price was \$236,000, an increase of 6% or \$13,800 compared to last year. The current median sold price is 6% 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.

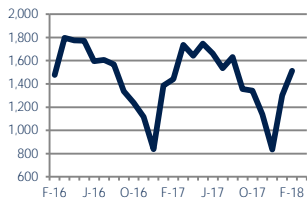


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MOMLS and 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

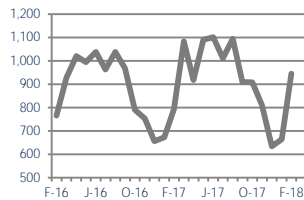
1,514



Up 5%
Vs. Year Ago

Current Contracts

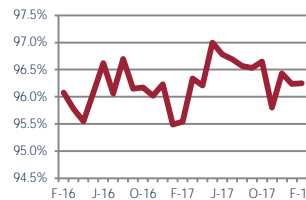
946



Up 19%
Vs. Year Ago

Sold Vs. List Price

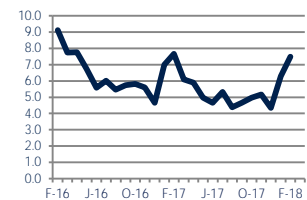
96.3%



Up 0.7%
Vs. Year Ago

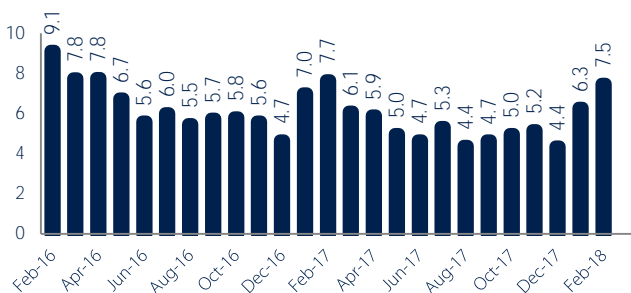
Months of Supply

7.5



Down -2%
Vs. Year Ago

Months Of Supply



Months of Supply

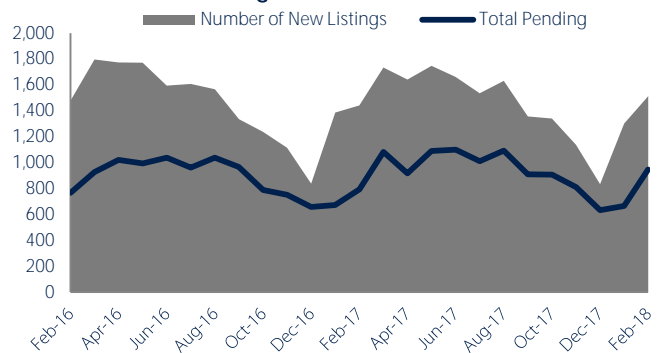
In February, there was 7.5 months of supply available in Ocean County, compared to 7.7 in February 2017. That is a decrease of 2% versus a year ago.

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.

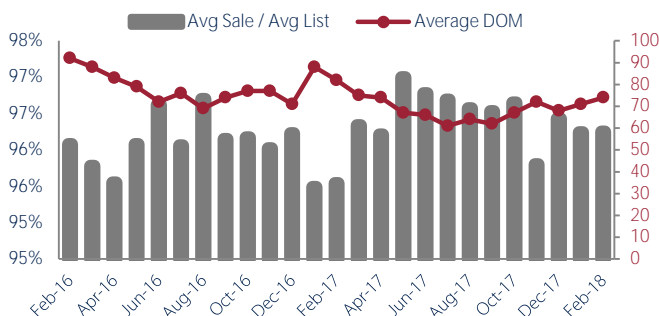
New Listings & Current Contracts

This month there were 1,514 homes newly listed for sale in Ocean County compared to 1,442 in February 2017, an increase of 5%. There were 946 current contracts pending sale this February compared to 794 a year ago. The number of current contracts is 19% 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 Ocean County was 96.3% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 74, lower than the average last year, which was 82, a decrease of 10%.



*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.

