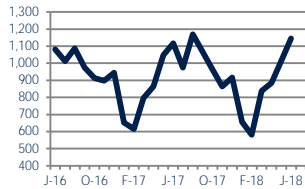


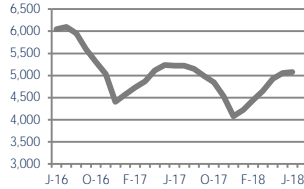


**Units Sold**  
1,145



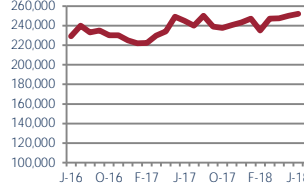
**Up 3%**  
Vs. Year Ago

**Active Inventory**  
5,081



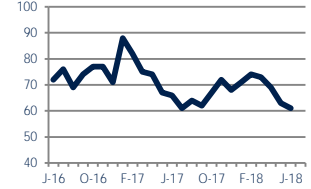
**Down -3%**  
Vs. Year Ago

**Median Sale Price**  
\$252,000



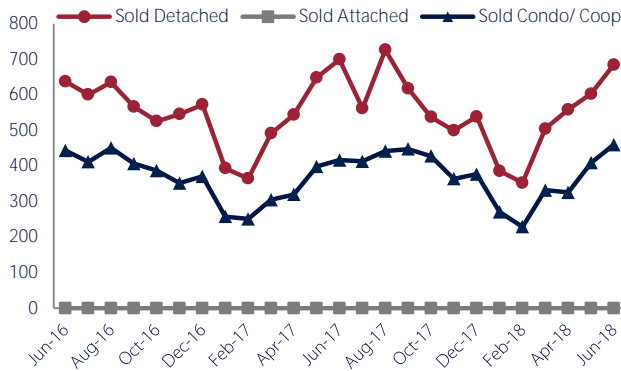
**Up 3%**  
Vs. Year Ago

**Days On Market**  
61



**Down -8%**  
Vs. Year Ago

### Units Sold\*



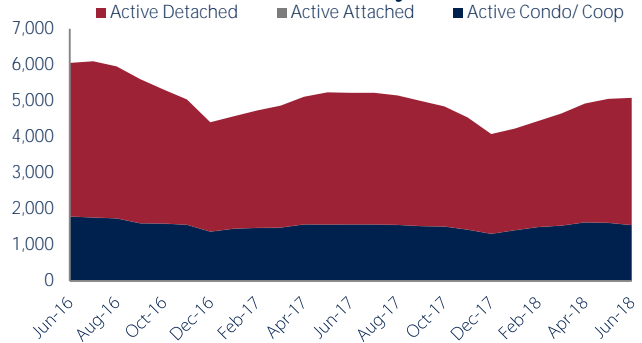
### Units Sold

There was an increase in total units sold in June, with 1,145 sold this month in Ocean County versus 1,012 last month, an increase of 13%. This month's total units sold was higher than at this time last year, an increase of 3% versus June 2017.

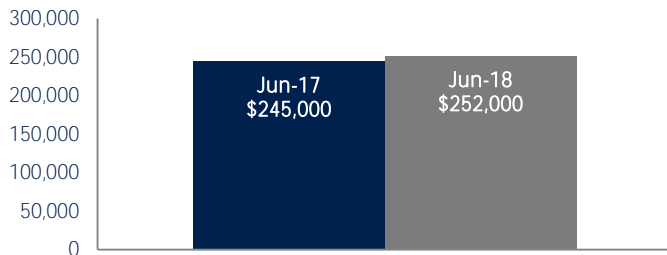
### Active Inventory

Versus last year, the total number of homes available this month is lower by 139 units or 3%. The total number of active inventory this June was 5,081 compared to 5,220 in June 2017. This month's total of 5,081 is higher than the previous month's total supply of available inventory of 5,053, an increase of 1%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Ocean County Homes was \$245,000. This June, the median sale price was \$252,000, an increase of 3% or \$7,000 compared to last year. The current median sold price is 1% 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.



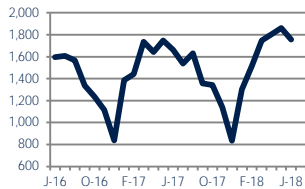
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MOMLS and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

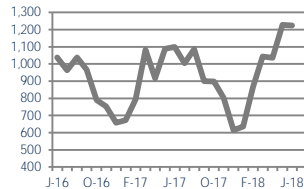
1,757



Up 6%  
Vs. Year Ago

### Current Contracts

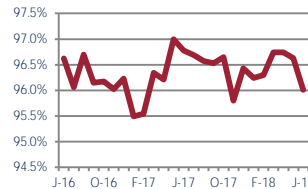
1,225



Up 11%  
Vs. Year Ago

### Sold Vs. List Price

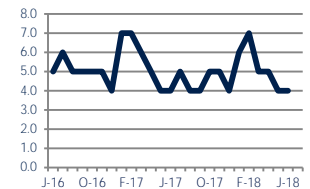
96.0%



Down -0.8%  
Vs. Year Ago

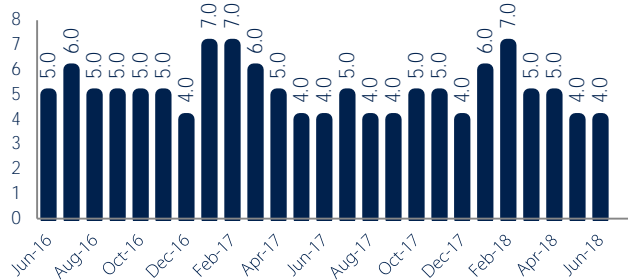
### Months of Supply

4.0



No Change  
Vs. Year Ago

### Months Of Supply



### Months of Supply

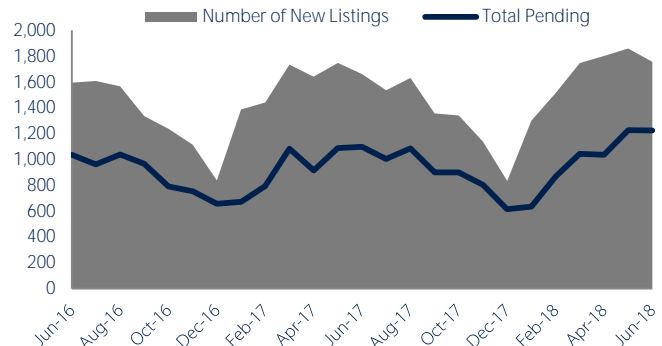
In June, there was 4.4 months of supply available in Ocean County, compared to 4.7 in June 2017. That is a decrease of 5% versus a year ago.

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.

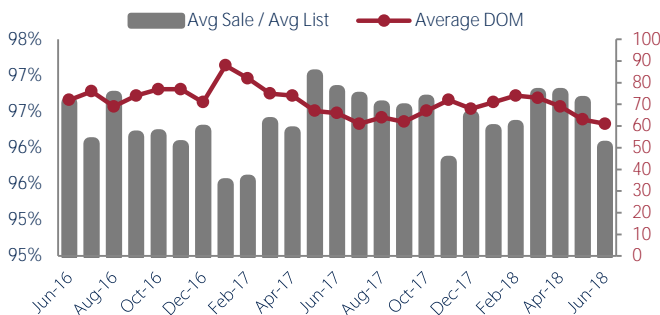
### New Listings & Current Contracts

This month there were 1,757 homes newly listed for sale in Ocean County compared to 1,662 in June 2017, an increase of 6%. There were 1,225 current contracts pending sale this June compared to 1,099 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 Ocean County was 96.0% of the average list price, which is 0.8% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 61, lower than the average last year, which was 66, a decrease of 8%.



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