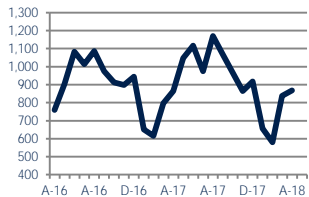




Units Sold

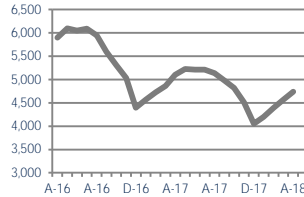
868



No Change
Vs. Year Ago

Active Inventory

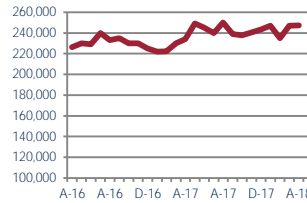
4,736



Down -7%
Vs. Year Ago

Median Sale Price

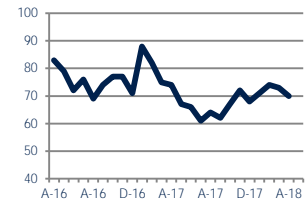
\$247,250



Up 6%
Vs. Year Ago

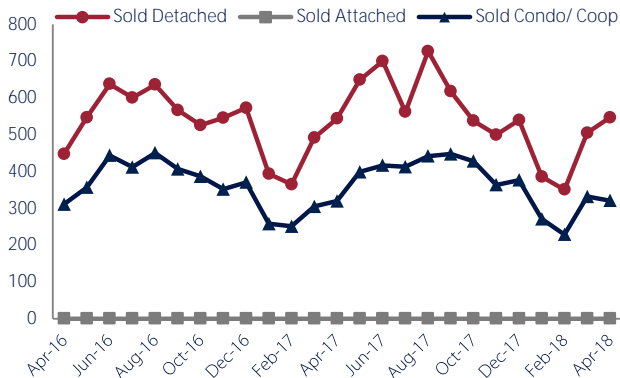
Days On Market

70



Down -5%
Vs. Year Ago

Units Sold*



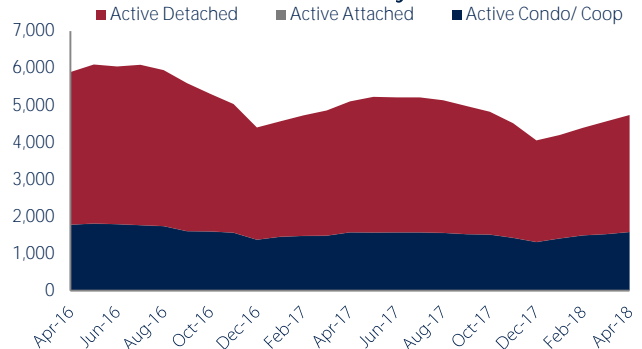
Units Sold

There was an increase in total units sold in April, with 868 sold this month in Ocean County, an increase of 4%. This month's total units sold is similar compared to a year ago.

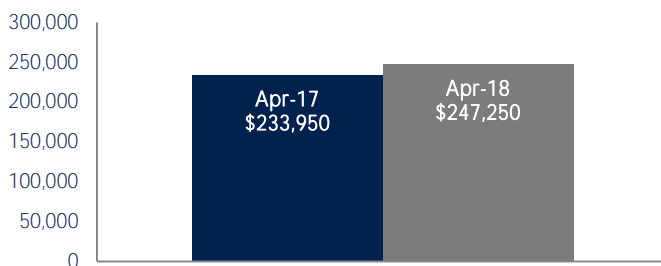
Active Inventory

Versus last year, the total number of homes available this month is lower by 368 units or 7%. The total number of active inventory this April was 4,736 compared to 5,104 in April 2017. This month's total of 4,736 is higher than the previous month's total supply of available inventory of 4,565, an increase of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Ocean County Homes was \$233,950. This April, the median sale price was \$247,250, an increase of 6% or \$13,300 compared to last year. The current median sold price is approximately the same as the median price in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



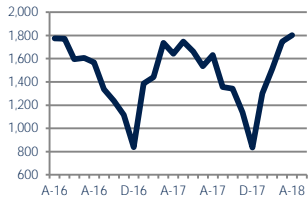
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MOMLS and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

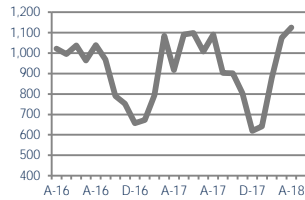
1,802



Up 10%
Vs. Year Ago

Current Contracts

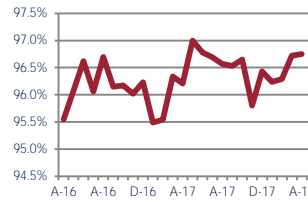
1,125



Up 23%
Vs. Year Ago

Sold Vs. List Price

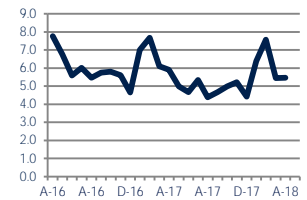
96.8%



Up 0.6%
Vs. Year Ago

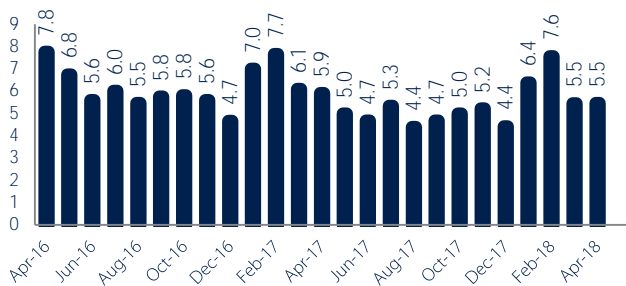
Months of Supply

5.5



Down -8%
Vs. Year Ago

Months Of Supply



Months of Supply

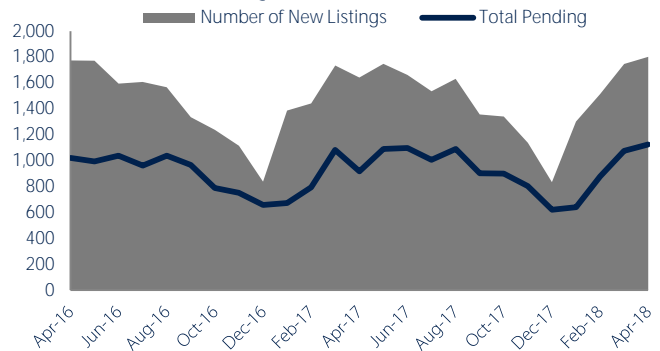
In April, there was 5.5 months of supply available in Ocean County, compared to 5.9 in April 2017. That is a decrease of 8% versus a year ago.

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.

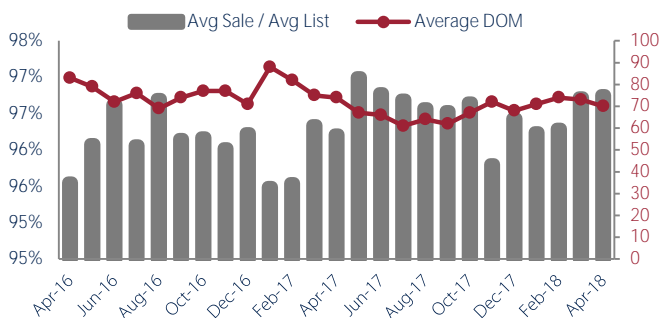
New Listings & Current Contracts

This month there were 1,802 homes newly listed for sale in Ocean County compared to 1,642 in April 2017, an increase of 10%. There were 1,125 current contracts pending sale this April compared to 917 a year ago. The number of current contracts is 23% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Ocean County was 96.8% of the average list price, which is 0.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 70, lower than the average last year, which was 74, a decrease of 5%.



*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.

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