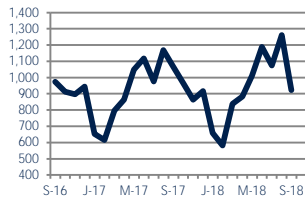


Units Sold

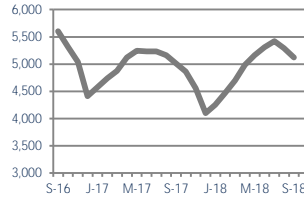
923



Down -13%
Vs. Year Ago

Active Inventory

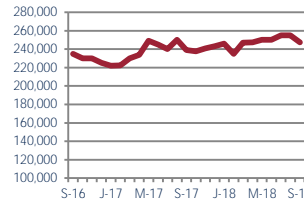
5,123



Up 2%
Vs. Year Ago

Median Sale Price

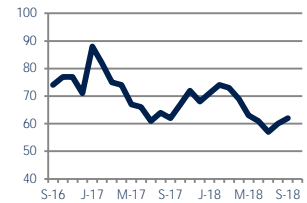
\$247,500



Up 4%
Vs. Year Ago

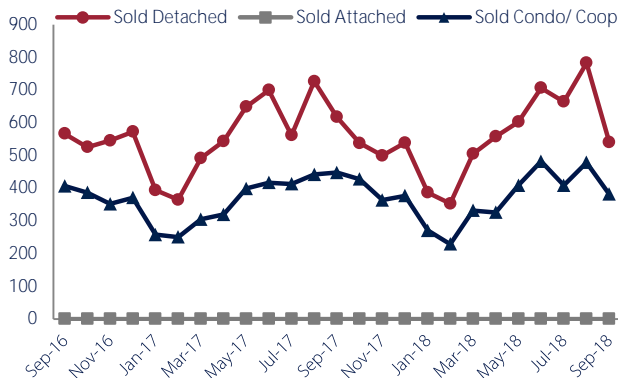
Days On Market

62



No Change
Vs. Year Ago

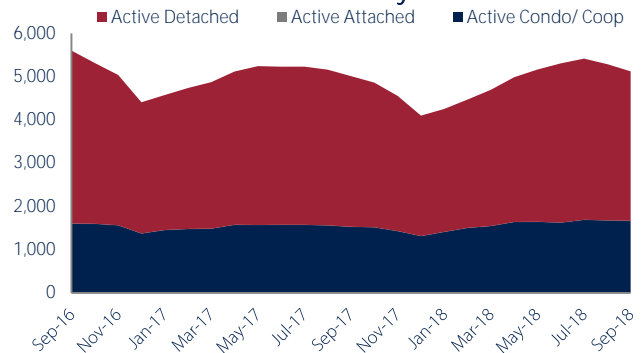
Units Sold*



Units Sold

There was a decrease in total units sold in September, with 923 sold this month in Ocean County versus 1,262 last month, a decrease of 27%. This month's total units sold was lower than at this time last year, a decrease of 13% versus September 2017.

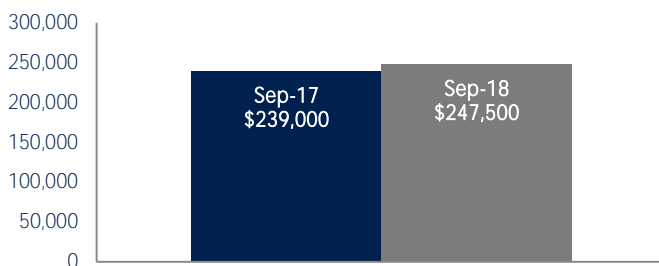
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 111 units or 2%. The total number of active inventory this September was 5,123 compared to 5,012 in September 2017. This month's total of 5,123 is lower than the previous month's total supply of available inventory of 5,289, a decrease of 3%.

Median Sale Price



Median Sale Price

Last September, the median sale price for Ocean County Homes was \$239,000. This September, the median sale price was \$247,500, an increase of 4% or \$8,500 compared to last year. The current median sold price is 3% lower than in August.

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

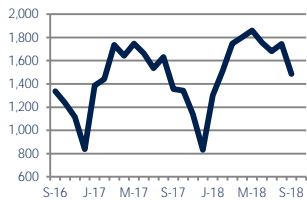


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MOMLS and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

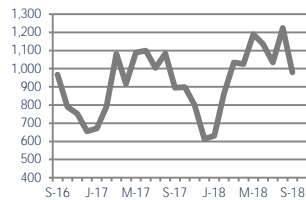
1,484



Up 9%
Vs. Year Ago

Current Contracts

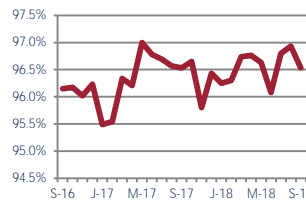
980



Up 9%
Vs. Year Ago

Sold Vs. List Price

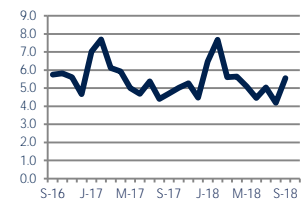
96.5%



No Change
Vs. Year Ago

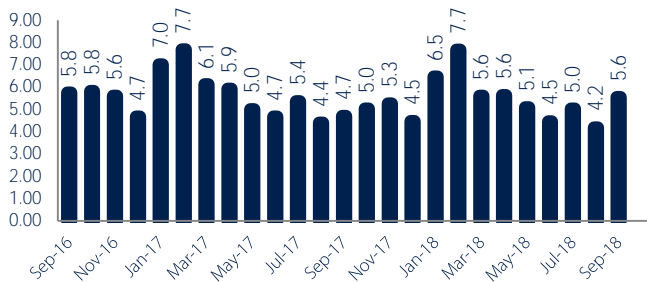
Months of Supply

5.6



Up 18%
Vs. Year Ago

Months Of Supply



Months of Supply

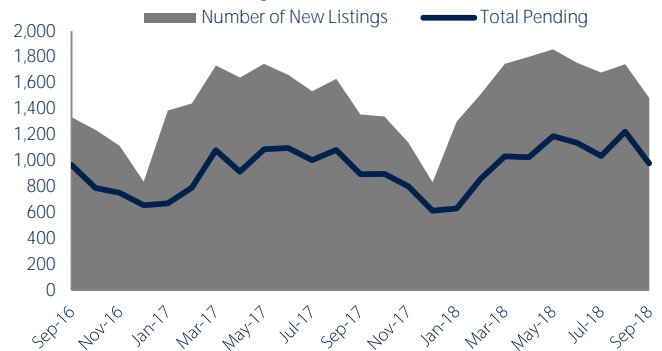
In September, there was 5.6 months of supply available in Ocean County, compared to 4.7 in September 2017. That is an increase of 18% versus a year ago.

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.

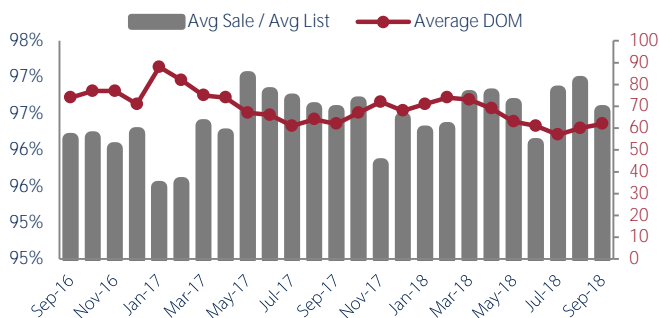
New Listings & Current Contracts

This month there were 1,484 homes newly listed for sale in Ocean County compared to 1,357 in September 2017, an increase of 9%. There were 980 current contracts pending sale this September compared to 896 a year ago. The number of current contracts is 9% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Ocean 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 62, which is similar compared to a year ago.



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