



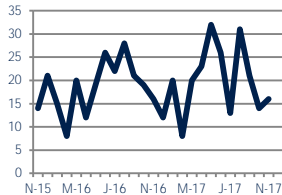
Focus On: Spring Lake and Sea Girt Housing Market

November 2017

Zip Code(s): 07762 and 08750

Units Sold

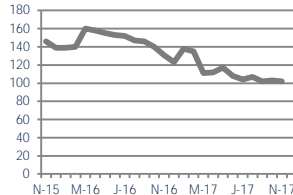
16



No Change
 Vs. Year Ago

Active Inventory

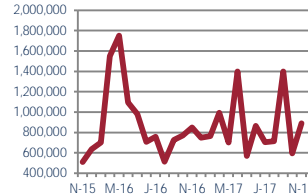
102



Down -22%
 Vs. Year Ago

Median Sale Price

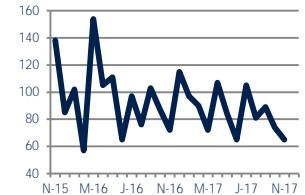
\$889,500



Up
 Vs. Year Ago

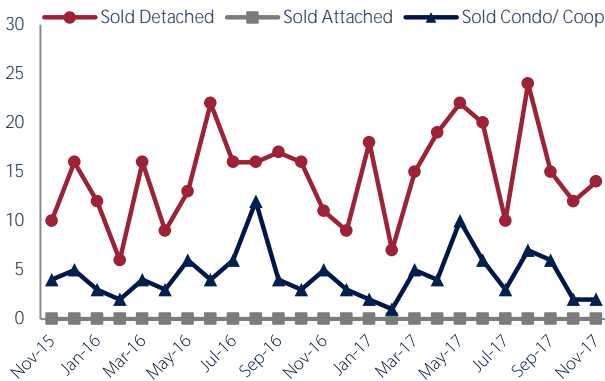
Days On Market

65



Down -10%
 Vs. Year Ago

Units Sold*



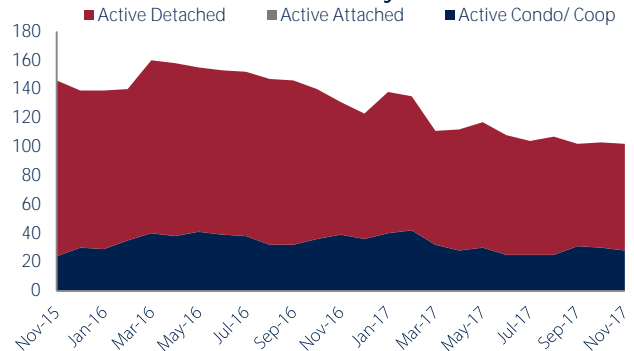
Units Sold

There was an increase in total units sold in November, with 16 sold this month in Spring Lake and Sea Girt, an increase of 14%. This month's total units sold is similar compared to a year ago.

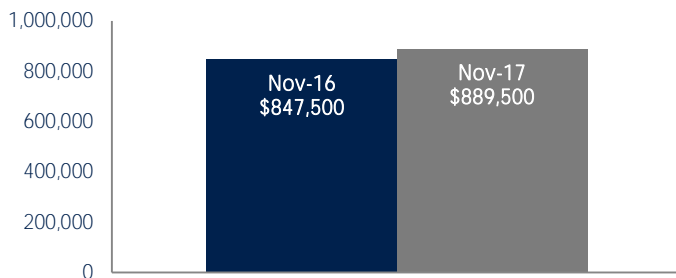
Active Inventory

Versus last year, the total number of homes available this month is lower by 29 units or 22%. The total number of active inventory this November was 102 compared to 131 in November 2016. This month's total of 102 is lower than the previous month's total supply of available inventory of 103, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last November, the median sale price for Spring Lake and Sea Girt Homes was \$847,500. This November, the median sale price was \$889,500, an increase of \$42,000 compared to last year. The current median sold price is higher than in October.

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

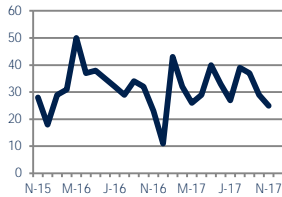
Focus On: Spring Lake and Sea Girt Housing Market

November 2017

Zip Code(s): 07762 and 08750

New Listings

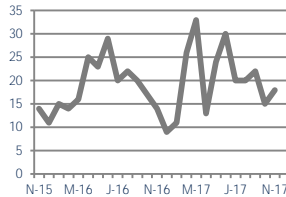
25



Up 9%
Vs. Year Ago

Current Contracts

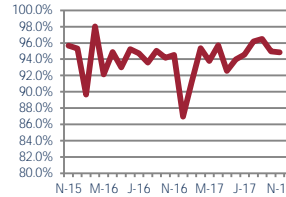
18



Up 29%
Vs. Year Ago

Sold Vs. List Price

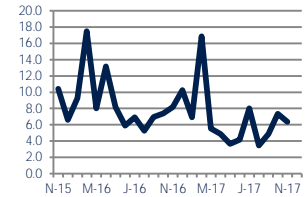
94.8%



No Change
Vs. Year Ago

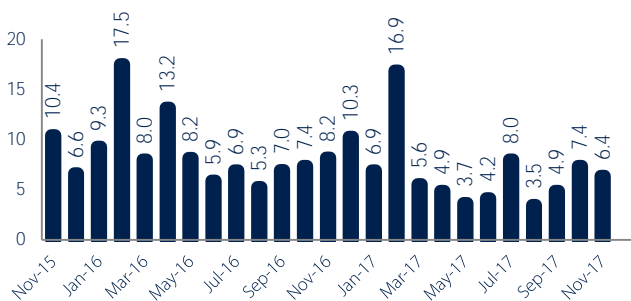
Months of Supply

6.4



Down -22%
Vs. Year Ago

Months Of Supply



Months of Supply

In November, there was 6.4 months of supply available in Spring Lake and Sea Girt, compared to 8.2 in November 2016. That is a decrease of 22% versus a year ago.

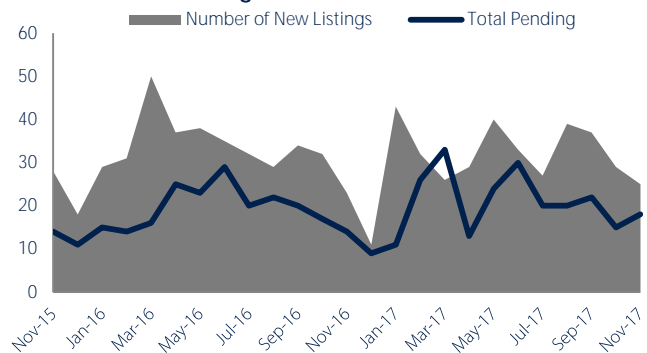
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

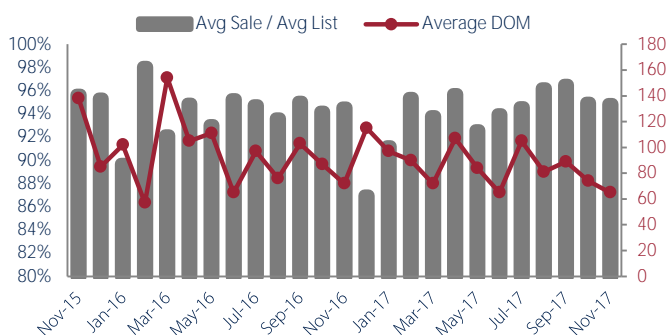
This month there were 25 homes newly listed for sale in Spring Lake and Sea Girt compared to 23 in November 2016, an increase of 9%.

There were 18 current contracts pending sale this November compared to 14 a year ago. The number of current contracts is 29% higher than last November.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In November, the average sale price in Spring Lake and Sea Girt was 94.8% 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 65, lower than the average last year, which was 72, a decrease of 10%.

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Spring Lake and Sea Girt are defined as properties listed in zip code/s 07762 and 08750.

*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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