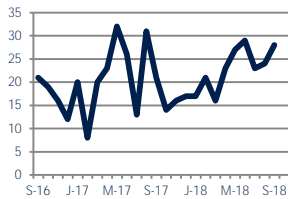


Focus On: Spring Lake and Sea Girt Housing Market

September 2018

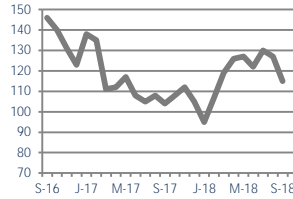
Zip Code(s): 07762 and 08750

Units Sold
28



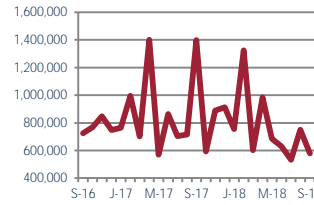
Up 33%
Vs. Year Ago

Active Inventory
115



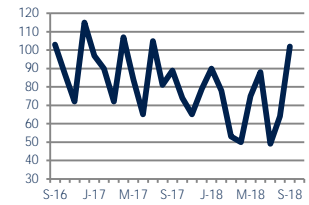
Up 11%
Vs. Year Ago

Median Sale Price
\$580,000



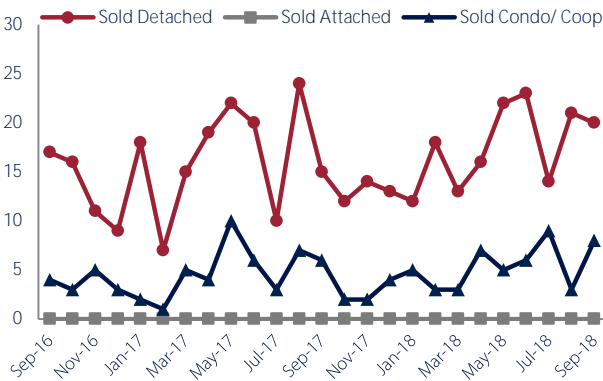
Down
Vs. Year Ago

Days On Market
102



Up 15%
Vs. Year Ago

Units Sold*



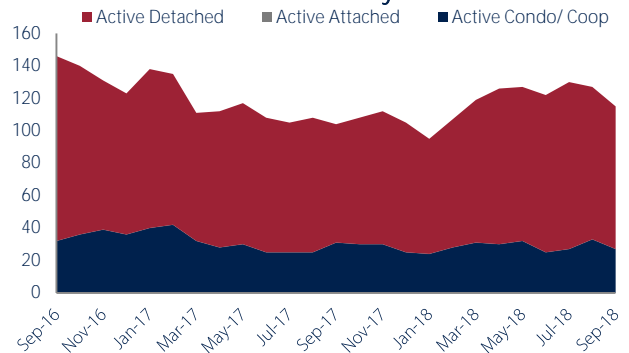
Units Sold

There was an increase in total units sold in September, with 28 sold this month in Spring Lake and Sea Girt versus 24 last month, an increase of 17%. This month's total units sold was higher than at this time last year, an increase of 33% versus September 2017.

Active Inventory

Versus last year, the total number of homes available this month is higher by 11 units or 11%. The total number of active inventory this September was 115 compared to 104 in September 2017. This month's total of 115 is lower than the previous month's total supply of available inventory of 127, a decrease of 9%.

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 September, the median sale price for Spring Lake and Sea Girt Homes was \$1,399,000. This September, the median sale price was \$580,000, a decrease of \$819,000 compared to last year. The current median sold price is 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.



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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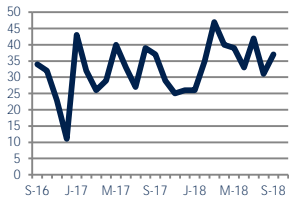
Focus On: Spring Lake and Sea Girt Housing Market

September 2018

Zip Code(s): 07762 and 08750

New Listings

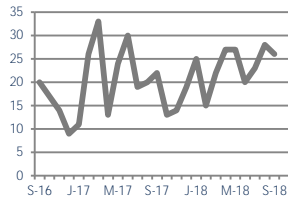
37



No Change
Vs. Year Ago

Current Contracts

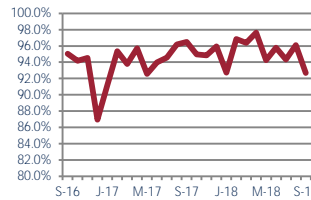
26



Up 18%
Vs. Year Ago

Sold Vs. List Price

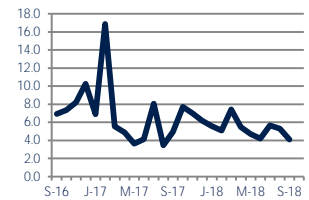
92.7%



Down -4%
Vs. Year Ago

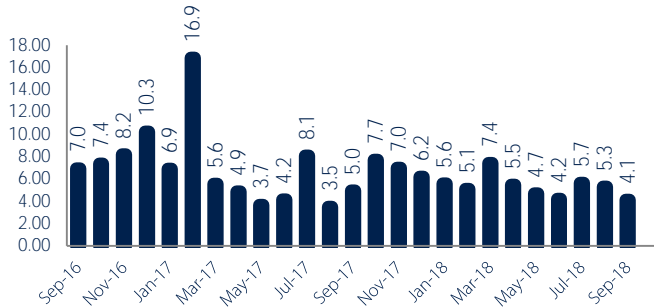
Months of Supply

4.1



Down -17%
Vs. Year Ago

Months Of Supply



Months of Supply

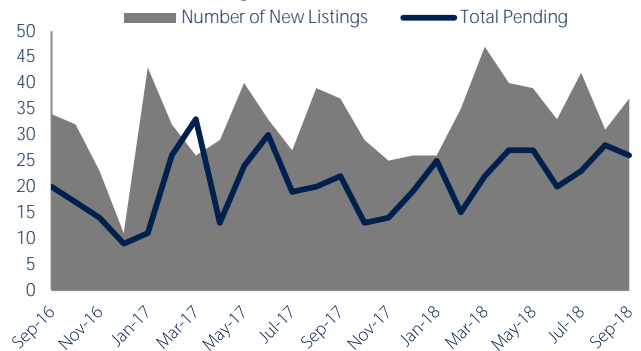
In September, there was 4.1 months of supply available in Spring Lake and Sea Girt, compared to 5.0 in September 2017. That is a decrease of 17% versus a year ago.

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.

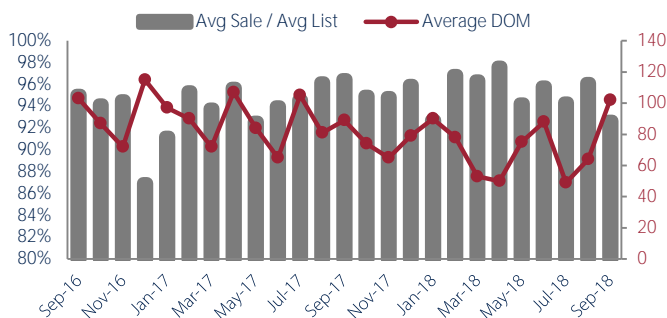
New Listings & Current Contracts

This month there were 37 homes newly listed for sale in Spring Lake and Sea Girt, which is similar to the amount in September 2017. There were 26 current contracts pending sale this September compared to 22 a year ago. The number of current contracts is 18% 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 Spring Lake and Sea Girt was 92.7% of the average list price, which is 3.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 102, higher than the average last year, which was 89, an increase of 15%.



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