

THE LONG & FOSTER MARKET MINUTE™

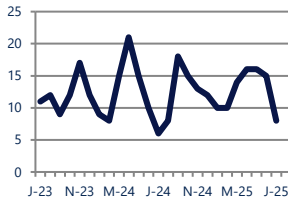
FOCUS ON: **SPRING LAKE AND SEA GIRT HOUSING MARKET**

JULY 2025

Zip Code(s): 07762 and 08750

Units Sold

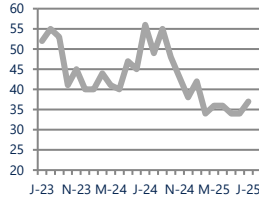
8



Up
Vs. Year Ago

Active Inventory

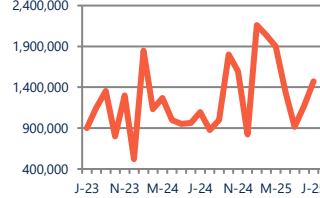
37



Down -34%
Vs. Year Ago

Median Sale Price

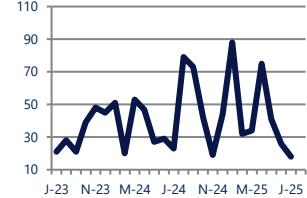
\$1,474,000



Up
Vs. Year Ago

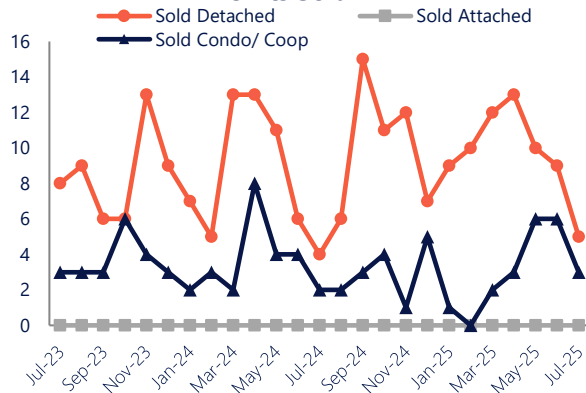
Days On Market

18



Down -22%
Vs. Year Ago

Units Sold*



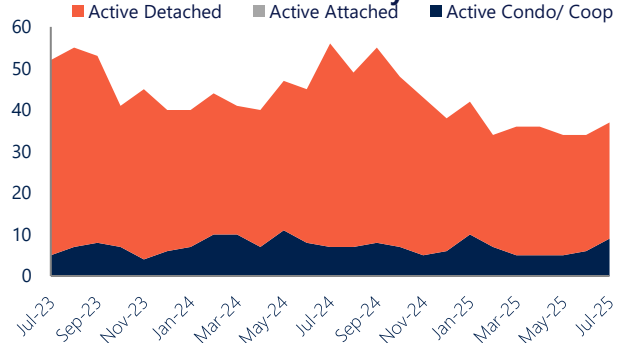
Units Sold

With relatively few transactions, there was a decrease in total units sold in July, with 8 sold this month in Spring Lake and Sea Girt. This month's total units sold was higher than at this time last year, an increase from July 2024.

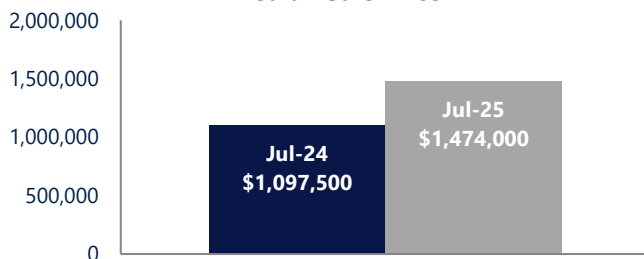
Active Inventory

Versus last year, the total number of homes available this month is lower by 19 units or 34%. The total number of active inventory this July was 37 compared to 56 in July 2024. This month's total of 37 is higher than the previous month's total supply of available inventory of 34, an increase 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 July, the median sale price for Spring Lake and Sea Girt Homes was \$1,097,500. This July, the median sale price was \$1,474,000, an increase of \$376,500 compared to last year. The current median sold price is higher than in June.

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.

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.

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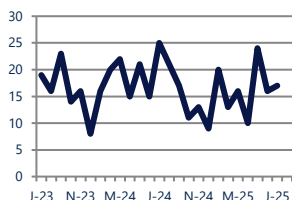
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JULY 2025

Zip Code(s): 07762 and 08750

New Listings

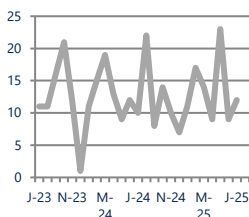
17



Down -32%
Vs. Year Ago

Current Contracts

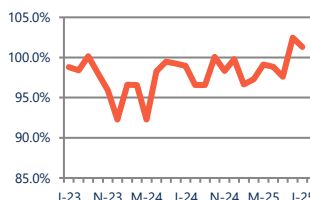
12



Up 20%
Vs. Year Ago

Sold Vs. List Price

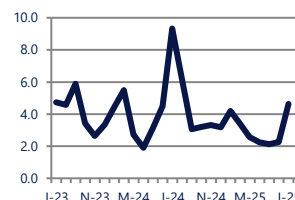
101.3%



Up 2.4%
Vs. Year Ago

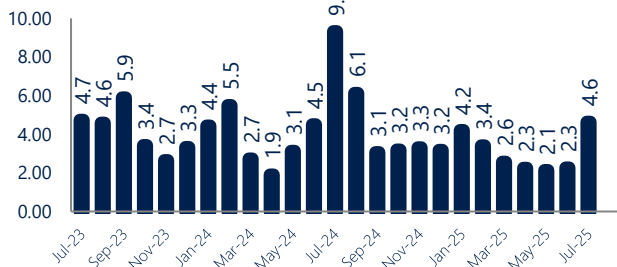
Months of Supply

4.6



Down -50%
Vs. Year Ago

Months Of Supply



Months of Supply

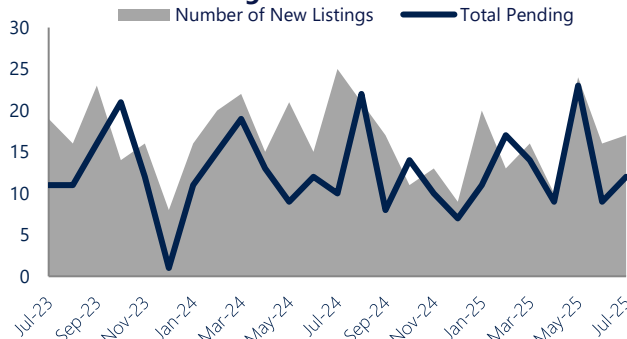
In July, there was 4.6 months of supply available in Spring Lake and Sea Girt, compared to 9.3 in July 2024. That is a decrease of 50% versus a year ago.

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.

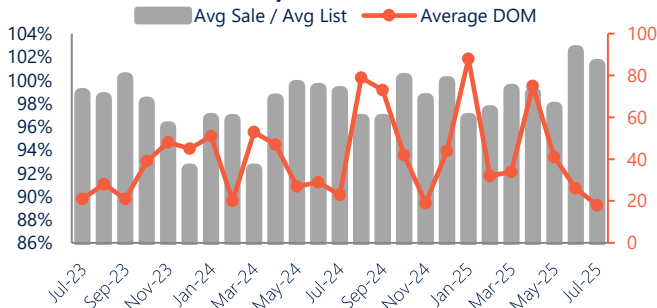
New Listings & Current Contracts

This month there were 17 homes newly listed for sale in Spring Lake and Sea Girt compared to 25 in July 2024, a decrease of 32%. There were 12 current contracts pending sale this July compared to 10 a year ago. The number of current contracts is 20% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Spring Lake and Sea Girt was 101.3% of the average list price, which is 2.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 18, lower than the average last year, which was 23, a decrease of 22%.

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