



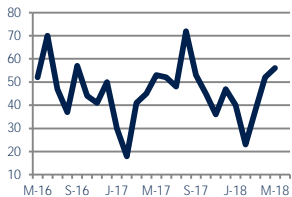
Focus On: Asbury Park Housing Market

May 2018

Zip Code(s): 07712

Units Sold

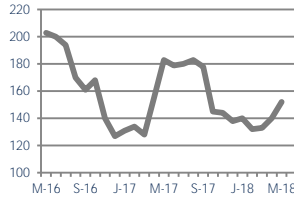
56



Up 6%
Vs. Year Ago

Active Inventory

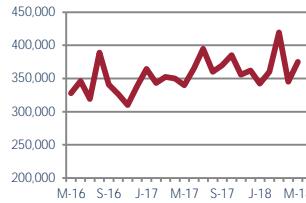
152



Down -17%
Vs. Year Ago

Median Sale Price

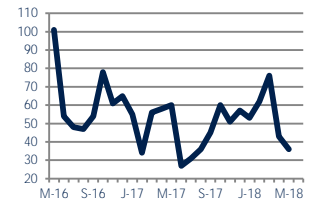
\$375,000



Up 10%
Vs. Year Ago

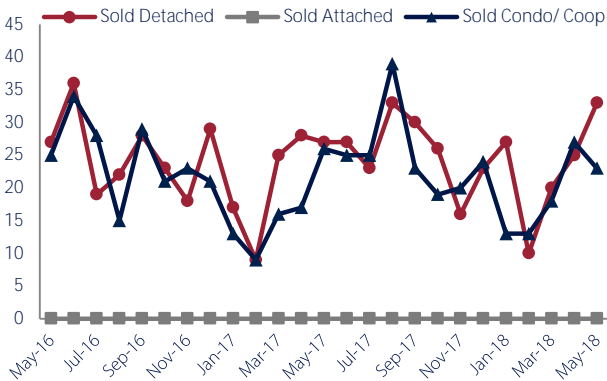
Days On Market

36



Down -40%
Vs. Year Ago

Units Sold*



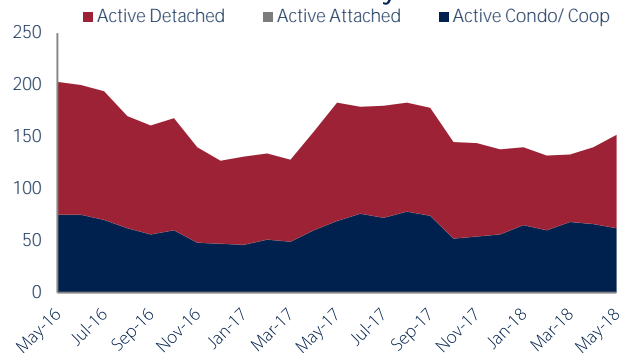
Units Sold

There was an increase in total units sold in May, with 56 sold this month in Asbury Park versus 52 last month, an increase of 8%. This month's total units sold was higher than at this time last year, an increase of 6% versus May 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 31 units or 17%. The total number of active inventory this May was 152 compared to 183 in May 2017. This month's total of 152 is higher than the previous month's total supply of available inventory of 140, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Asbury Park Homes was \$340,000. This May, the median sale price was \$375,000, an increase of 10% or \$35,000 compared to last year. The current median sold price is 9% higher than in April.

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



Asbury Park are defined as properties listed in zip code/s 07712.

*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.



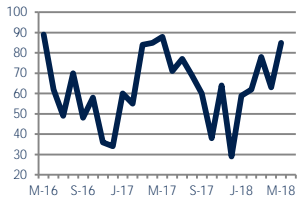
Focus On: Asbury Park Housing Market

May 2018

Zip Code(s): 07712

New Listings

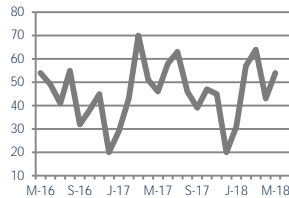
85



Down -3%
Vs. Year Ago

Current Contracts

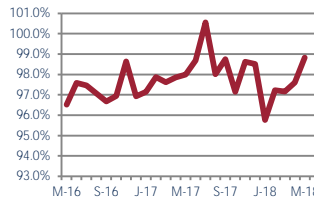
54



Up 17%
Vs. Year Ago

Sold Vs. List Price

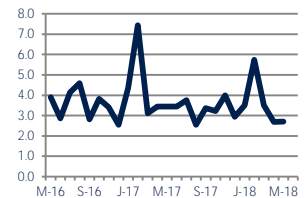
98.8%



Up 0.8%
Vs. Year Ago

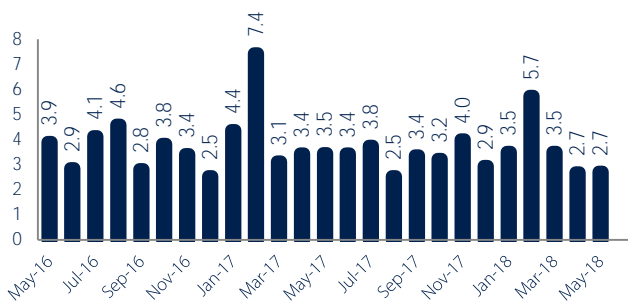
Months of Supply

2.7



Down -21%
Vs. Year Ago

Months Of Supply



Months of Supply

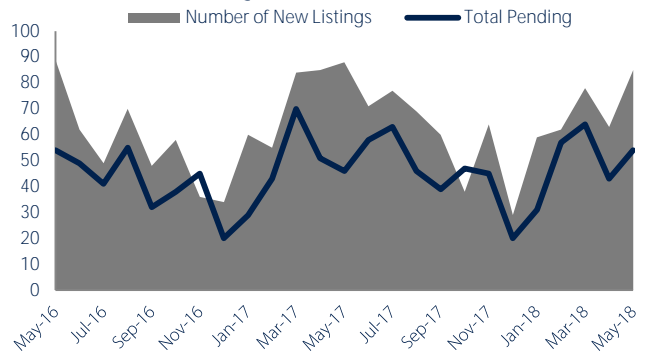
In May, there was 2.7 months of supply available in Asbury Park, compared to 3.5 in May 2017. That is a decrease of 21% versus a year ago.

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.

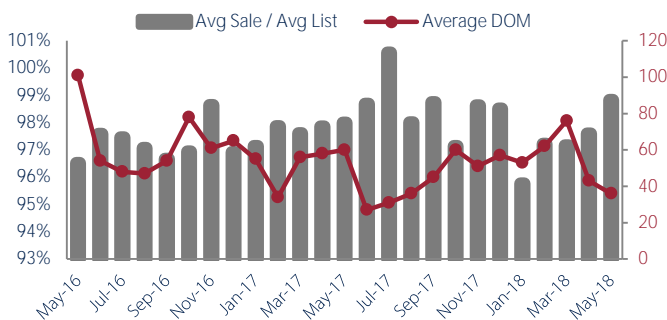
New Listings & Current Contracts

This month there were 85 homes newly listed for sale in Asbury Park compared to 88 in May 2017, a decrease of 3%. There were 54 current contracts pending sale this May compared to 46 a year ago. The number of current contracts is 17% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Asbury Park was 98.8% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 36, lower than the average last year, which was 60, a decrease of 40%.



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