

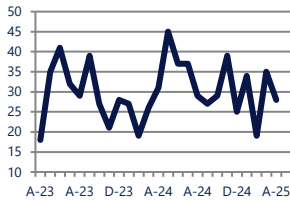
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ASBURY PARK HOUSING MARKET**

APRIL 2025

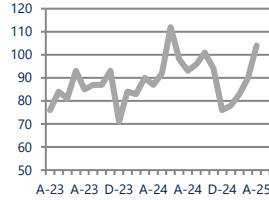
Zip Code(s): 07712

Units Sold
28



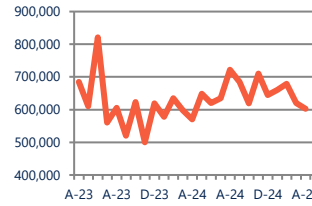
Down -10%
Vs. Year Ago

Active Inventory
104



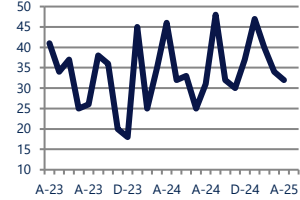
Up 20%
Vs. Year Ago

Median Sale Price
\$602,500



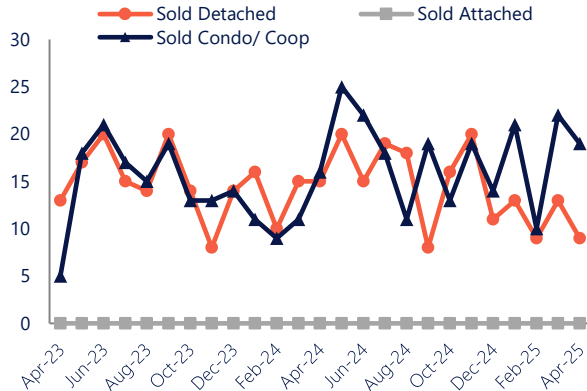
Up 6%
Vs. Year Ago

Days On Market
32



Down -30%
Vs. Year Ago

Units Sold*



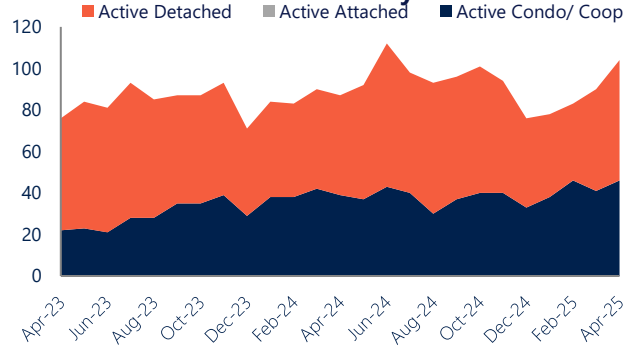
Units Sold

There was a decrease in total units sold in April, with 28 sold this month in Asbury Park versus 35 last month, a decrease of 20%. This month's total units sold was lower than at this time last year, a decrease of 10% versus April 2024.

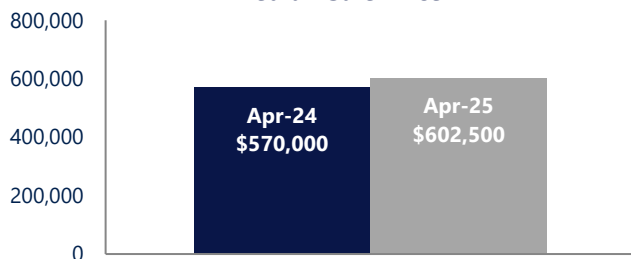
Active Inventory

Versus last year, the total number of homes available this month is higher by 17 units or 20%. The total number of active inventory this April was 104 compared to 87 in April 2024. This month's total of 104 is higher than the previous month's total supply of available inventory of 90, an increase of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Asbury Park Homes was \$570,000. This April, the median sale price was \$602,500, an increase of 6% or \$32,500 compared to last year. The current median sold price is 3% lower than in March.

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.

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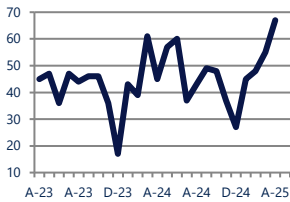
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APRIL 2025

Zip Code(s): 07712

New Listings

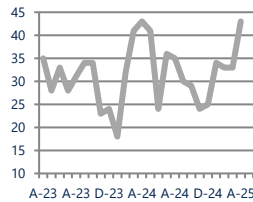
67



Up 49%
Vs. Year Ago

Current Contracts

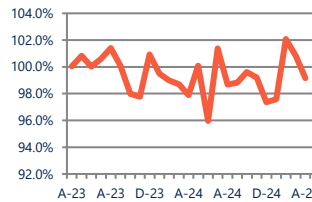
43



No Change
Vs. Year Ago

Sold Vs. List Price

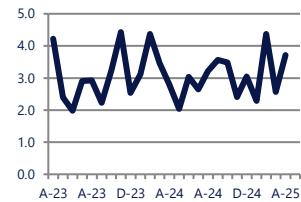
99.2%



Up 1.3%
Vs. Year Ago

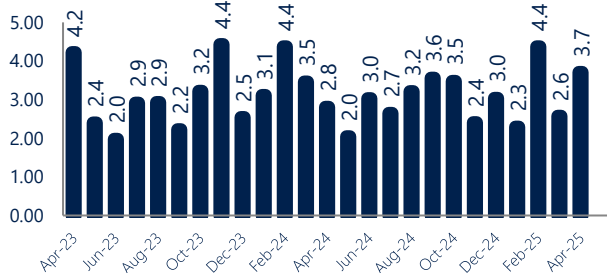
Months of Supply

3.7



Up 32%
Vs. Year Ago

Months Of Supply



Months of Supply

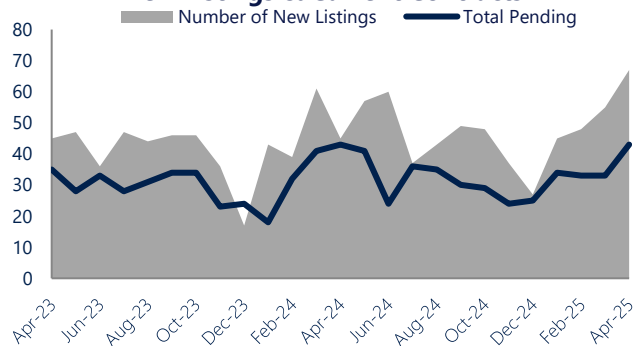
In April, there was 3.7 months of supply available in Asbury Park, compared to 2.8 in April 2024. That is an increase of 32% versus a year ago.

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.

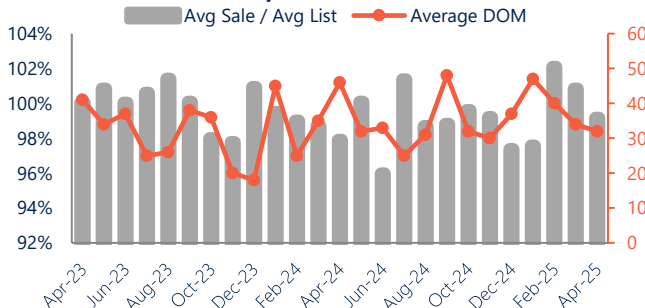
New Listings & Current Contracts

This month there were 67 homes newly listed for sale in Asbury Park compared to 45 in April 2024, an increase of 49%. There were 43 current contracts pending sale this April, consistent with the volume a year ago. The number of current contracts is 30% higher than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Asbury Park was 99.2% of the average list price, which is 1.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 32, lower than the average last year, which was 46, a decrease of 30%.

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