

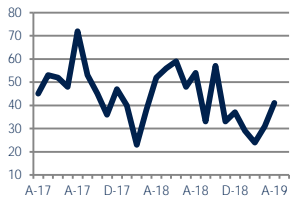
**Focus On:** Asbury Park Housing Market

April 2019

Zip Code(s): 07712

**Units Sold**

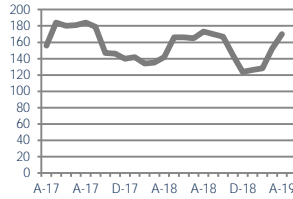
41



**Down -21%**  
Vs. Year Ago

**Active Inventory**

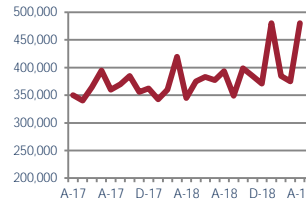
170



**Up 20%**  
Vs. Year Ago

**Median Sale Price**

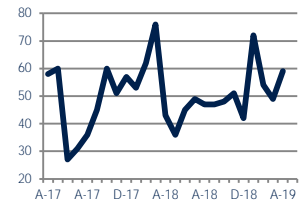
\$480,000



**Up**  
Vs. Year Ago

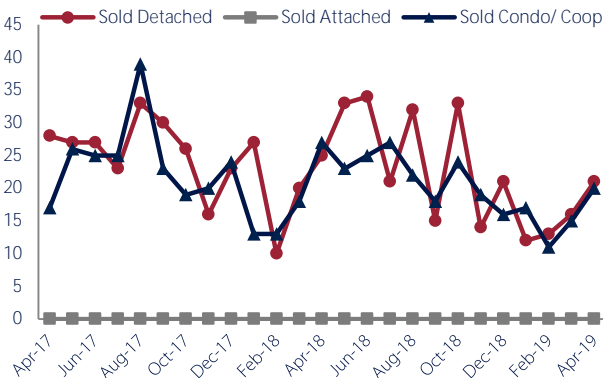
**Days On Market**

59



**Up 37%**  
Vs. Year Ago

**Units Sold\***



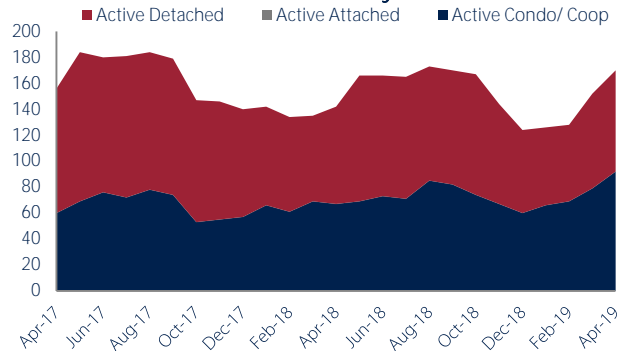
**Units Sold**

There was an increase in total units sold in April, with 41 sold this month in Asbury Park versus 31 last month, an increase of 32%. This month's total units sold was lower than at this time last year, a decrease of 21% versus April 2018.

**Active Inventory**

Versus last year, the total number of homes available this month is higher by 28 units or 20%. The total number of active inventory this April was 170 compared to 142 in April 2018. This month's total of 170 is higher than the previous month's total supply of available inventory of 152, an increase of 12%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last April, the median sale price for Asbury Park Homes was \$345,000. This April, the median sale price was \$480,000, an increase of \$135,000 compared to last year. The current median sold price is higher 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.



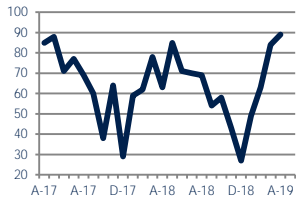
## Focus On: Asbury Park Housing Market

April 2019

Zip Code(s): 07712

### New Listings

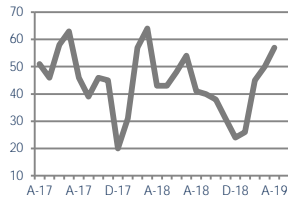
89



Up 41%  
Vs. Year Ago

### Current Contracts

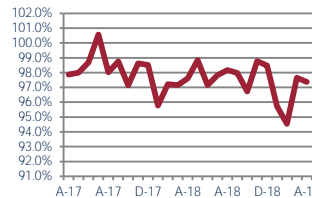
57



Up 33%  
Vs. Year Ago

### Sold Vs. List Price

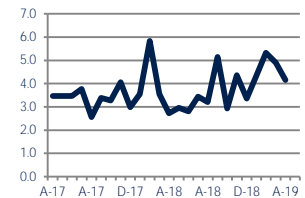
97.4%



No Change  
Vs. Year Ago

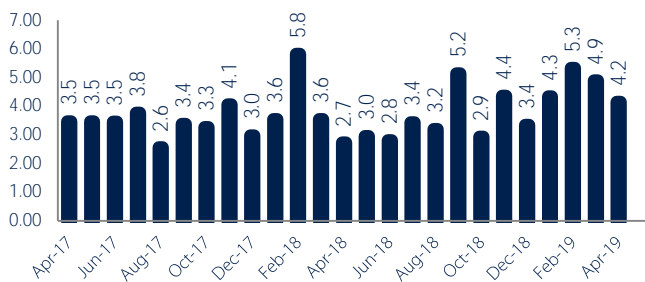
### Months of Supply

4.2



Up 52%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

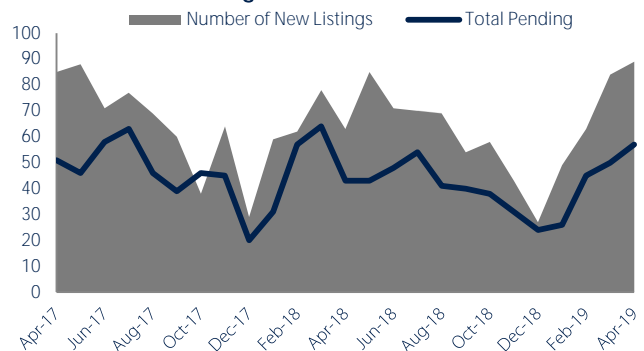
In April, there was 4.1 months of supply available in Asbury Park, compared to 2.7 in April 2018. That is an increase of 52% versus a year ago.

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.

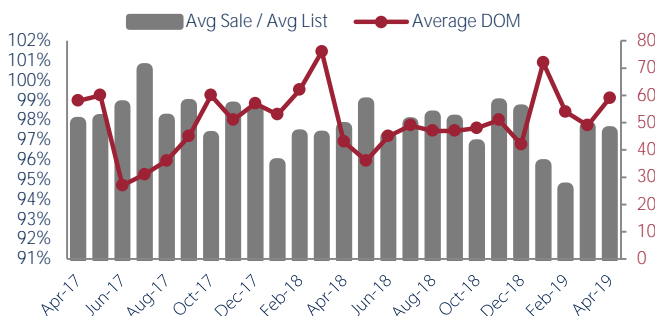
### New Listings & Current Contracts

This month there were 89 homes newly listed for sale in Asbury Park compared to 63 in April 2018, an increase of 41%. There were 57 current contracts pending sale this April compared to 43 a year ago. The number of current contracts is 33% higher than last April.

### 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 97.4% 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 59, higher than the average last year, which was 43, an increase of 37%.



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