



The Long & Foster Market Minute™

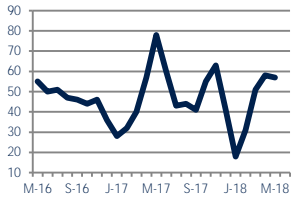
Focus On: Beach Haven, Surf City, Seaside Park and Matoloking Housing Market

May 2018

Zip Code(s): 08008, 08006, 08752, 08751, 08735, 08739 and 08738

Units Sold

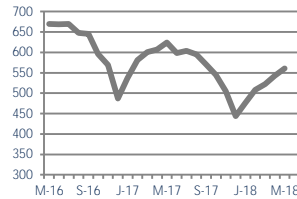
57



Down -27%
Vs. Year Ago

Active Inventory

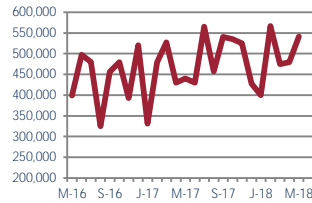
561



Down -10%
Vs. Year Ago

Median Sale Price

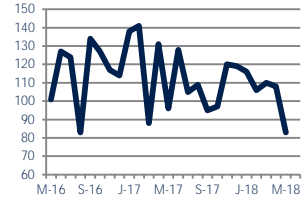
\$541,000



Up 23%
Vs. Year Ago

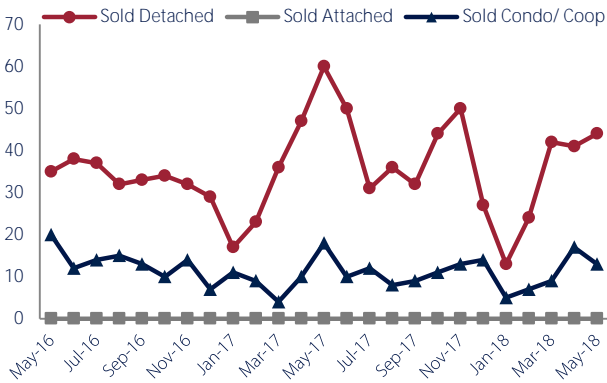
Days On Market

83



Down -14%
Vs. Year Ago

Units Sold*



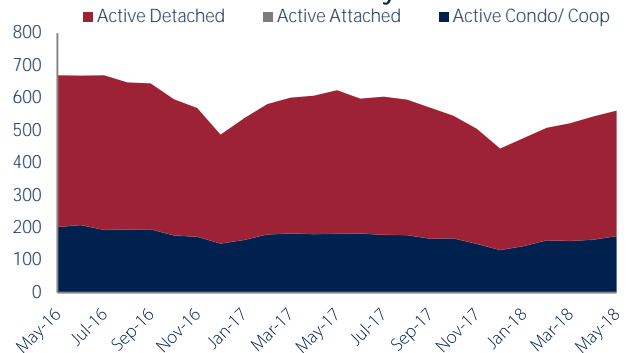
Units Sold

There was a decrease in total units sold in May, with 57 sold this month in Beach Haven, Surf City, Seaside Park and Matoloking versus 58 last month, a decrease of 2%. This month's total units sold was lower than at this time last year, a decrease of 27% versus May 2017.

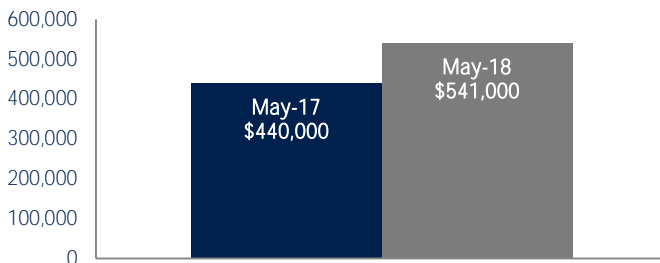
Active Inventory

Versus last year, the total number of homes available this month is lower by 63 units or 10%. The total number of active inventory this May was 561 compared to 624 in May 2017. This month's total of 561 is higher than the previous month's total supply of available inventory of 543, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Beach Haven, Surf City, Seaside Park and Matoloking Homes was \$440,000. This May, the median sale price was \$541,000, an increase of 23% or \$101,000 compared to last year. The current median sold price is 13% 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.



Beach Haven, Surf City, Seaside Park and Matoloking are defined as properties listed in zip code/s 08008, 08006, 08752, 08751, 08735, 08739 and 08738.

*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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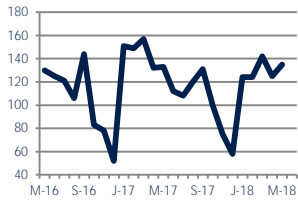
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New Listings

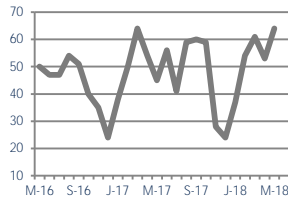
135



Up 2%
Vs. Year Ago

Current Contracts

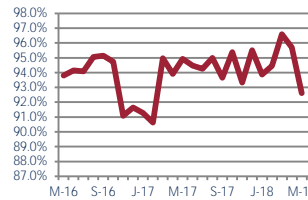
64



Up 42%
Vs. Year Ago

Sold Vs. List Price

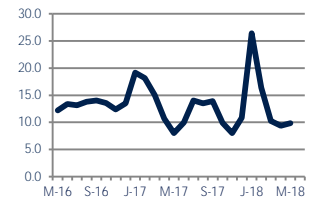
92.6%



Down -2.4%
Vs. Year Ago

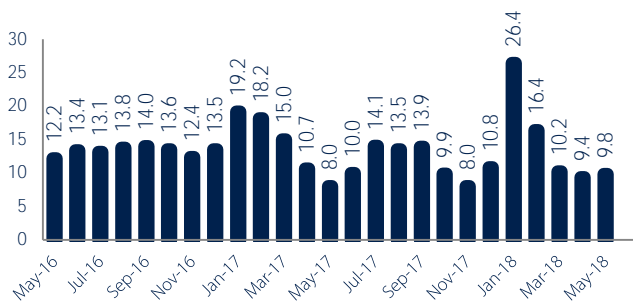
Months of Supply

9.8



Up 23%
Vs. Year Ago

Months Of Supply



Months of Supply

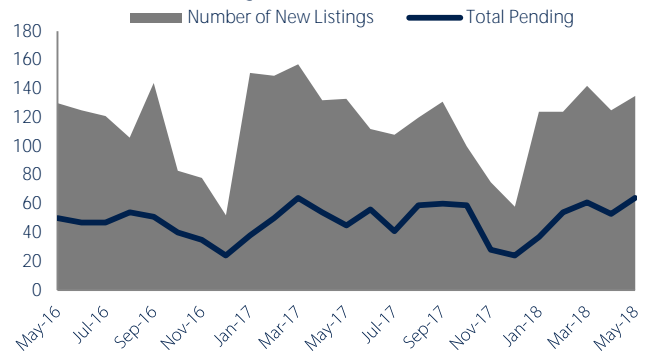
In May, there was 9.8 months of supply available in Beach Haven, Surf City, Seaside Park and Matoloking, compared to 8.0 in May 2017. That is an increase of 23% versus a year ago.

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.

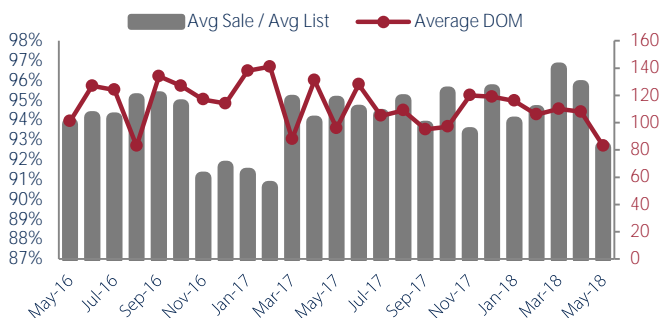
New Listings & Current Contracts

This month there were 135 homes newly listed for sale in Beach Haven, Surf City, Seaside Park and Matoloking compared to 133 in May 2017, an increase of 2%. There were 64 current contracts pending sale this May compared to 45 a year ago. The number of current contracts is 42% 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 Beach Haven, Surf City, Seaside Park and Matoloking was 92.6% of the average list price, which is 2.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 83, lower than the average last year, which was 96, a decrease of 14%.



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