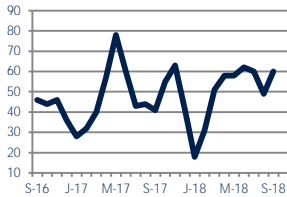
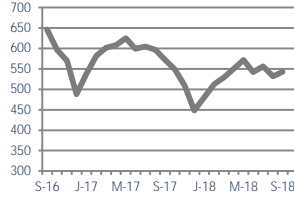


**Units Sold**  
60



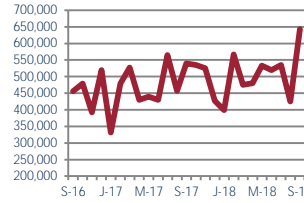
**Up**  
Vs. Year Ago

**Active Inventory**  
543



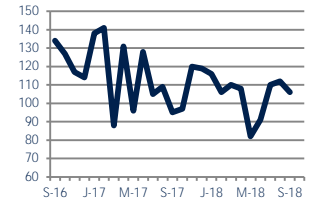
**Down -5%**  
Vs. Year Ago

**Median Sale Price**  
\$643,500



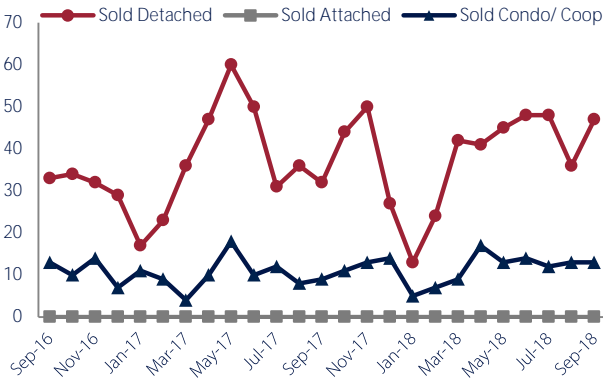
**Up 19%**  
Vs. Year Ago

**Days On Market**  
106



**Up 12%**  
Vs. Year Ago

**Units Sold\***



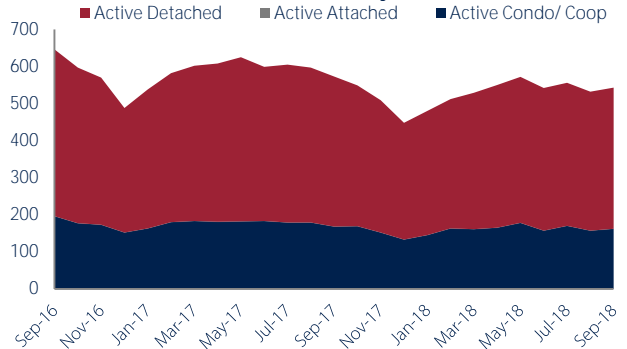
**Units Sold**

There was an increase in total units sold in September, with 60 sold this month in Beach Haven, Surf City, Seaside Park and Matoloking. This month's total units sold was higher than at this time last year.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 30 units or 5%. The total number of active inventory this September was 543 compared to 573 in September 2017. This month's total of 543 is higher than the previous month's total supply of available inventory of 532, an increase of 2%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last September, the median sale price for Beach Haven, Surf City, Seaside Park and Matoloking Homes was \$540,000. This September, the median sale price was \$643,500, an increase of \$103,500 compared to last year. The current median sold price is higher than in August.

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.





# The Long & Foster Market Minute™

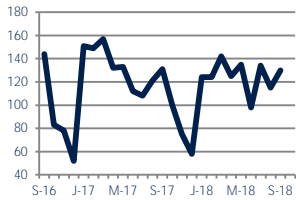
**Focus On:** Beach Haven, Surf City, Seaside Park and Matoloking Housing Market

September 2018

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

## New Listings

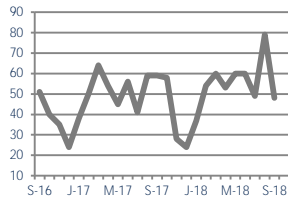
130



Down -1%  
Vs. Year Ago

## Current Contracts

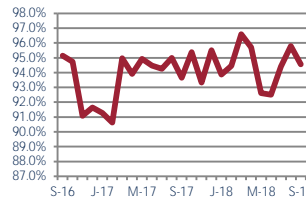
48



Down -19%  
Vs. Year Ago

## Sold Vs. List Price

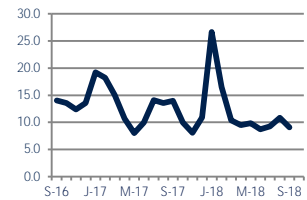
94.6%



Up 1%  
Vs. Year Ago

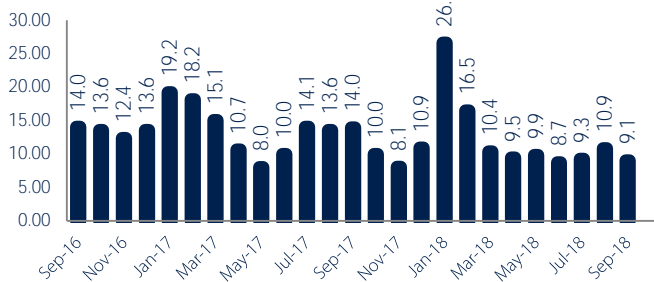
## Months of Supply

9.1



Down -35%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

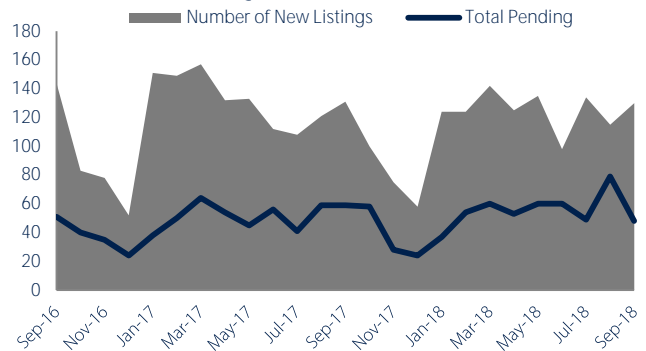
In September, there was 9.1 months of supply available in Beach Haven, Surf City, Seaside Park and Matoloking, compared to 14.0 in September 2017. That is a decrease of 35% versus a year ago.

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.

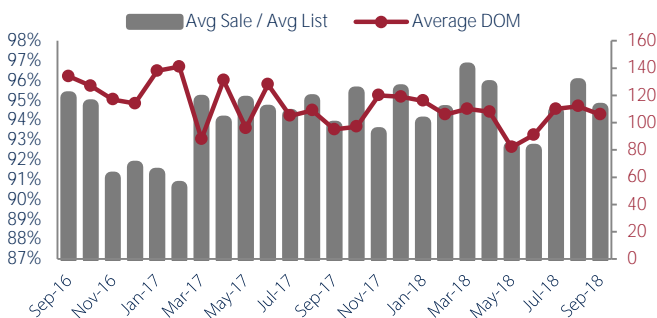
## New Listings & Current Contracts

This month there were 130 homes newly listed for sale in Beach Haven, Surf City, Seaside Park and Matoloking compared to 131 in September 2017, a decrease of 1%. There were 48 current contracts pending sale this September compared to 59 a year ago. The number of current contracts is 19% lower than last September.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In September, the average sale price in Beach Haven, Surf City, Seaside Park and Matoloking was 94.6% of the average list price, which is 0.9% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 106, higher than the average last year, which was 95, an increase of 12%.



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