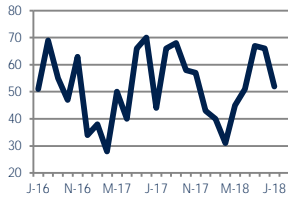


Zip Code(s): 07724, 07757, 07764, 07702 and 07703

### Units Sold

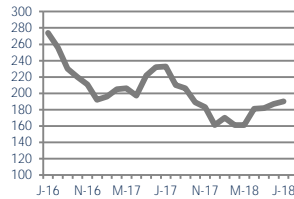
52



**Up 18%**  
Vs. Year Ago

### Active Inventory

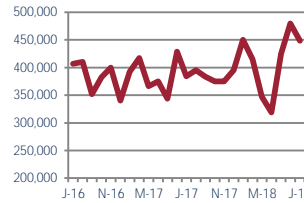
190



**Down -18%**  
Vs. Year Ago

### Median Sale Price

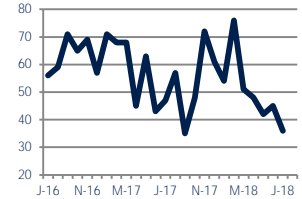
\$448,250



**Up 17%**  
Vs. Year Ago

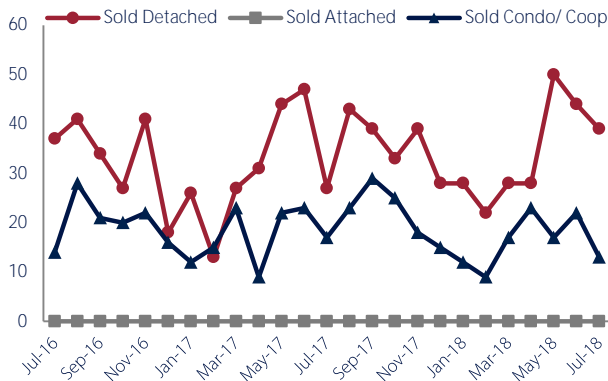
### Days On Market

36



**Down -23%**  
Vs. Year Ago

### Units Sold\*



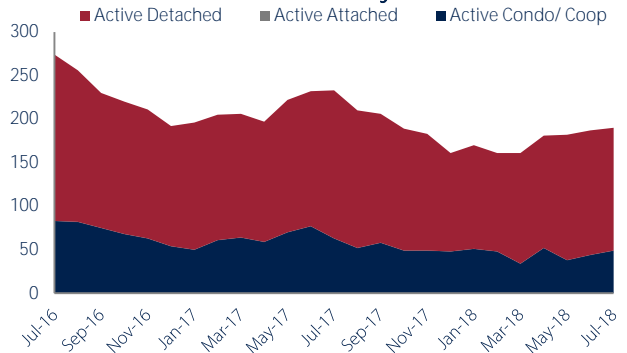
### Units Sold

There was a decrease in total units sold in July, with 52 sold this month in Eatontown, Oceanport, and West Long Branch versus 66 last month, a decrease of 21%. This month's total units sold was higher than at this time last year, an increase of 18% versus July 2017.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 43 units or 18%. The total number of active inventory this July was 190 compared to 233 in July 2017. This month's total of 190 is higher than the previous month's total supply of available inventory of 187, an increase of 2%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last July, the median sale price for Eatontown, Oceanport, and West Long Branch Homes was \$384,500. This July, the median sale price was \$448,250, an increase of 17% or \$63,750 compared to last year. The current median sold price is 7% lower than in June.

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

Eatontown, Oceanport, and West Long Branch are defined as properties listed in zip code/s 07724, 07757, 07764, 07702 and 07703.

\*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.



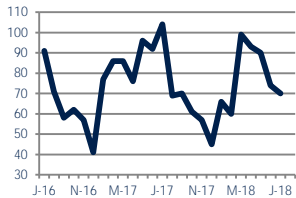
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



Zip Code(s): 07724, 07757, 07764, 07702 and 07703

### New Listings

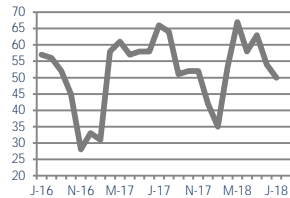
70



**Down -33%**  
Vs. Year Ago

### Current Contracts

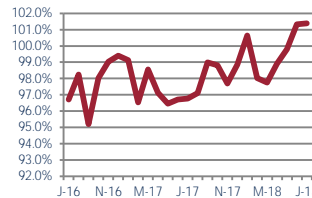
50



**Down -24%**  
Vs. Year Ago

### Sold Vs. List Price

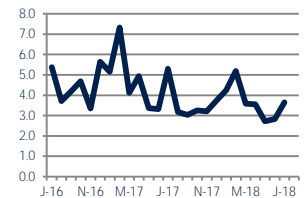
101.4%



**Up 4.8%**  
Vs. Year Ago

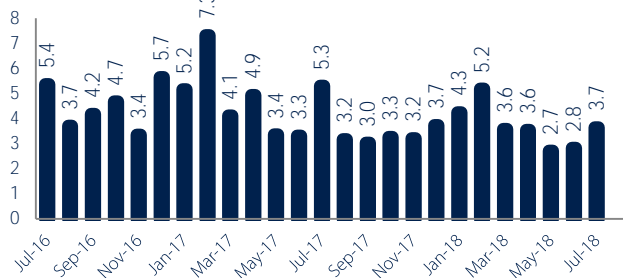
### Months of Supply

3.7



**Down -31%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

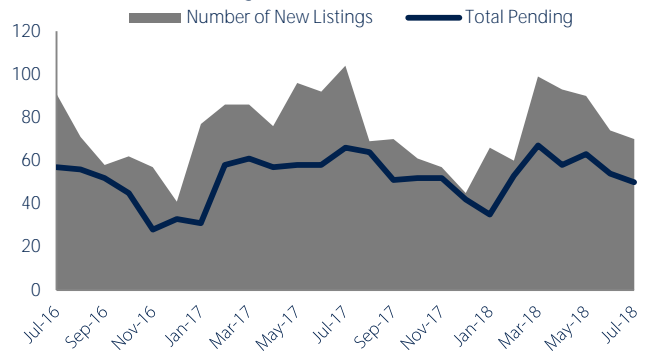
In July, there was 3.7 months of supply available in Eatontown, Oceanport, and West Long Branch, compared to 5.3 in July 2017. That is a decrease of 31% versus a year ago.

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.

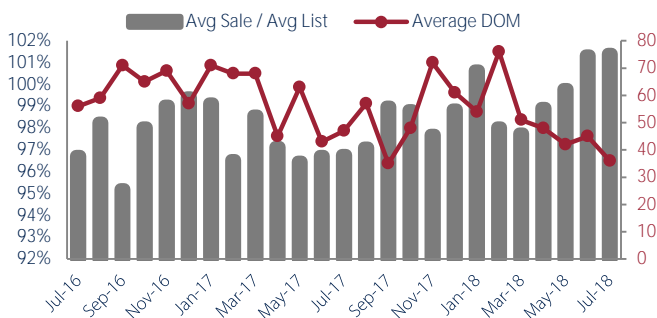
### New Listings & Current Contracts

This month there were 70 homes newly listed for sale in Eatontown, Oceanport, and West Long Branch compared to 104 in July 2017, a decrease of 33%. There were 50 current contracts pending sale this July compared to 66 a year ago. The number of current contracts is 24% lower than last July.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In July, the average sale price in Eatontown, Oceanport, and West Long Branch was 101.4% of the average list price, which is 4.6% 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 47, a decrease of 23%.



Eatontown, Oceanport, and West Long Branch are defined as properties listed in zip code/s 07724, 07757, 07764, 07702 and 07703.

\*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.

