



The Long & Foster Market Minute™

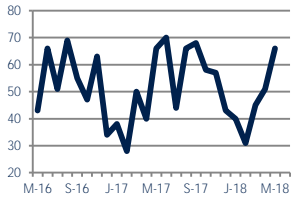
Focus On: Eatontown, Oceanport, and West Long Branch Housing Market

May 2018

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

Units Sold

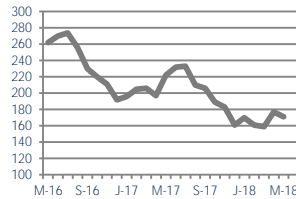
66



No Change
Vs. Year Ago

Active Inventory

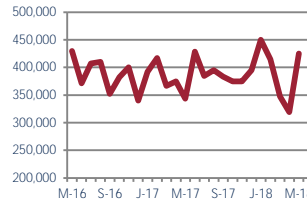
171



Down -23%
Vs. Year Ago

Median Sale Price

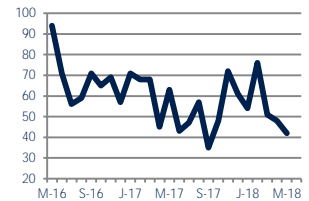
\$425,000



Up 24%
Vs. Year Ago

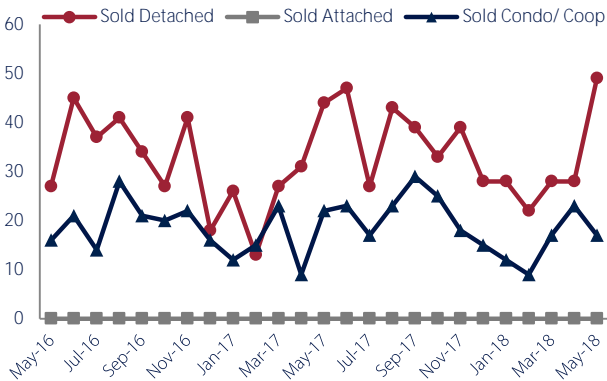
Days On Market

42



Down -33%
Vs. Year Ago

Units Sold*



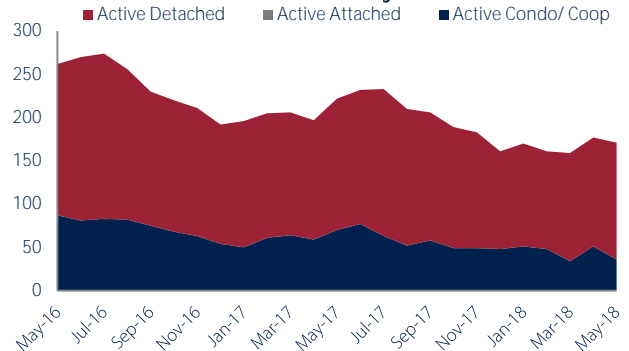
Units Sold

There was an increase in total units sold in May, with 66 sold this month in Eatontown, Oceanport, and West Long Branch, an increase of 29%. This month's total units sold is similar compared to a year ago.

Active Inventory

Versus last year, the total number of homes available this month is lower by 51 units or 23%. The total number of active inventory this May was 171 compared to 222 in May 2017. This month's total of 171 is lower than the previous month's total supply of available inventory of 177, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Eatontown, Oceanport, and West Long Branch Homes was \$343,750. This May, the median sale price was \$425,000, an increase of \$81,250 compared to last year. The current median sold price is 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.

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.



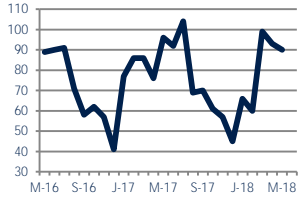
CHRISTIE'S
INTERNATIONAL REAL ESTATE



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

New Listings

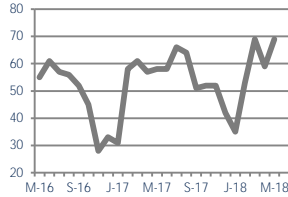
90



Down -6%
Vs. Year Ago

Current Contracts

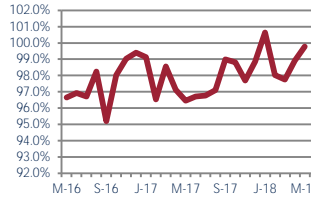
69



Up 19%
Vs. Year Ago

Sold Vs. List Price

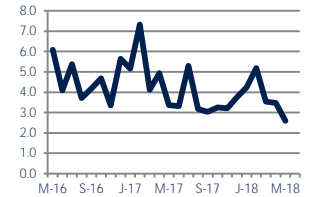
99.8%



Up 3.4%
Vs. Year Ago

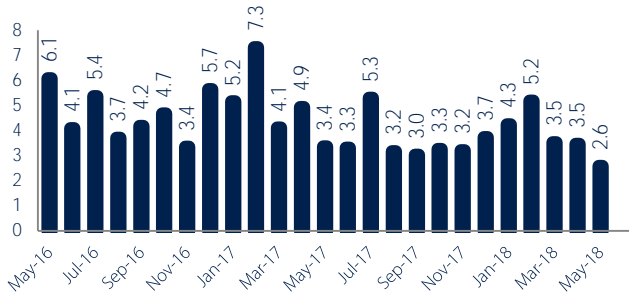
Months of Supply

2.6



Down -23%
Vs. Year Ago

Months Of Supply



Months of Supply

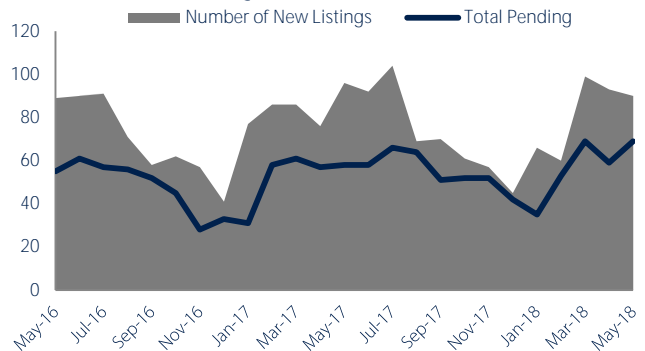
In May, there was 2.6 months of supply available in Eatontown, Oceanport, and West Long Branch, compared to 3.4 in May 2017. That is a decrease of 23% versus a year ago.

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.

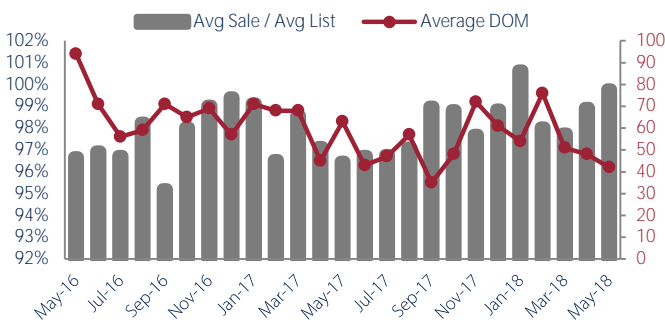
New Listings & Current Contracts

This month there were 90 homes newly listed for sale in Eatontown, Oceanport, and West Long Branch compared to 96 in May 2017, a decrease of 6%. There were 69 current contracts pending sale this May compared to 58 a year ago. The number of current contracts is 19% 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 Eatontown, Oceanport, and West Long Branch was 99.8% of the average list price, which is 3.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 42, lower than the average last year, which was 63, a decrease of 33%.



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.

