

THE LONG & FOSTER MARKET MINUTE™

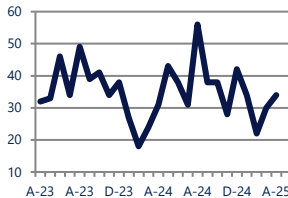
FOCUS ON: **EATONTOWN, OCEANPORT, AND WEST LONG BRANCH HOUSING MARKET**

APRIL 2025

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

Units Sold

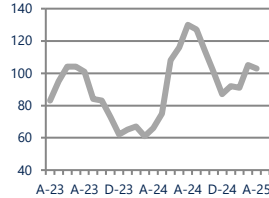
34



Up 10%
Vs. Year Ago

Active Inventory

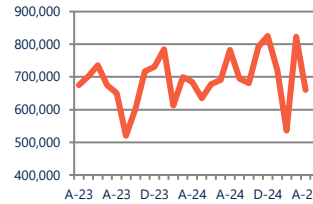
103



Up 56%
Vs. Year Ago

Median Sale Price

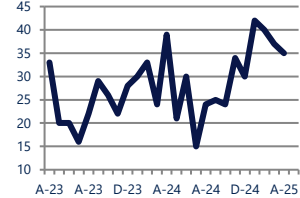
\$660,000



Down -4%
Vs. Year Ago

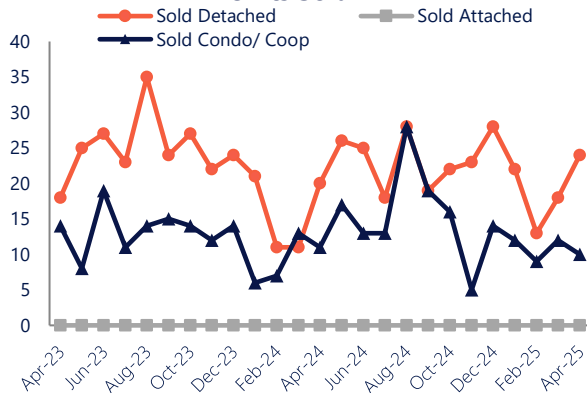
Days On Market

35



Down -10%
Vs. Year Ago

Units Sold*



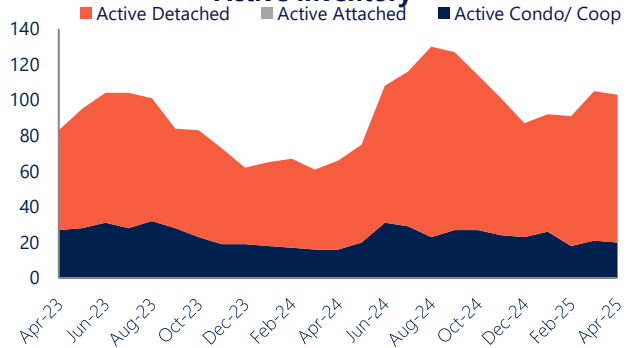
Units Sold

There was an increase in total units sold in April, with 34 sold this month in Eatontown, Oceanport, and West Long Branch versus 30 last month, an increase of 13%. This month's total units sold was higher than at this time last year, an increase of 10% versus April 2024.

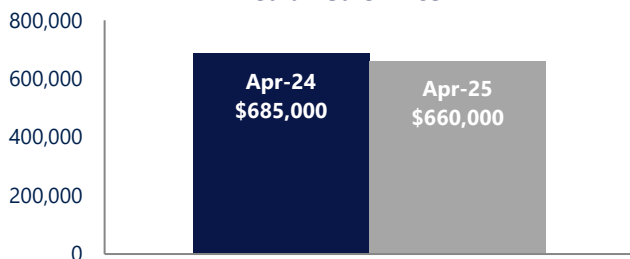
Active Inventory

Versus last year, the total number of homes available this month is higher by 37 units or 56%. The total number of active inventory this April was 103 compared to 66 in April 2024. This month's total of 103 is lower than the previous month's total supply of available inventory of 105, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Eatontown, Oceanport, and West Long Branch Homes was \$685,000. This April, the median sale price was \$660,000, a decrease of 4% or \$25,000 compared to last year. The current median sold price is 20% lower 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.

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.

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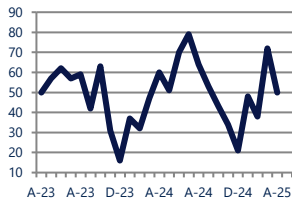
FOCUS ON: **EATONTOWN, OCEANPORT, AND WEST LONG BRANCH HOUSING MARKET**

APRIL 2025

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

New Listings

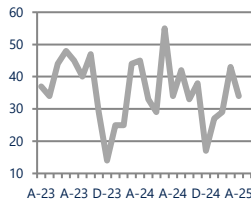
50



Down -17%
Vs. Year Ago

Current Contracts

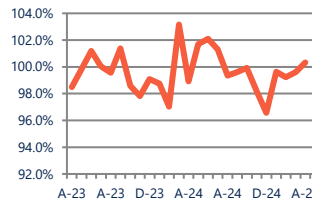
34



Down -24%
Vs. Year Ago

Sold Vs. List Price

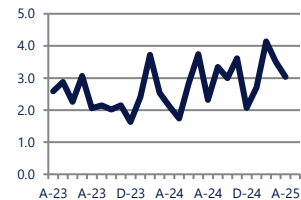
100.3%



Up 1.4%
Vs. Year Ago

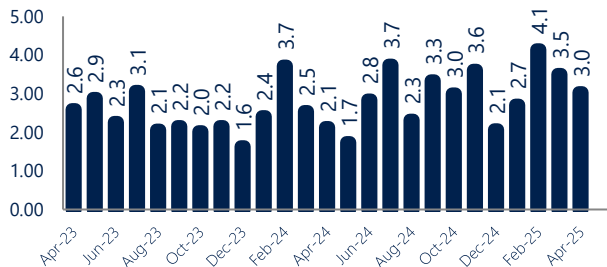
Months of Supply

3.0



Up 42%
Vs. Year Ago

Months Of Supply



Months of Supply

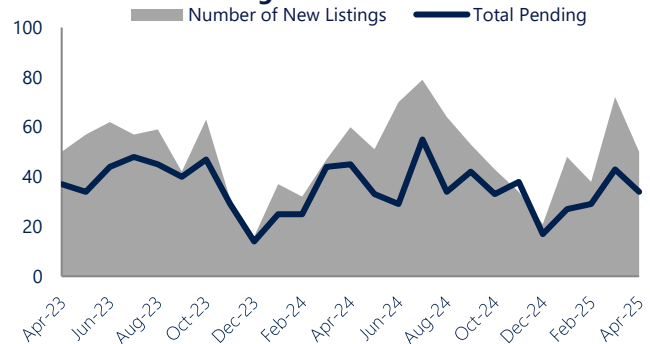
In April, there was 3.0 months of supply available in Eatontown, Oceanport, and West Long Branch, compared to 2.1 in April 2024. That is an increase of 42% versus a year ago.

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.

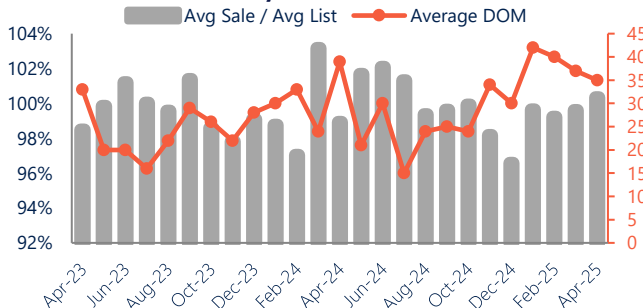
New Listings & Current Contracts

This month there were 50 homes newly listed for sale in Eatontown, Oceanport, and West Long Branch compared to 60 in April 2024, a decrease of 17%. There were 34 current contracts pending sale this April compared to 45 a year ago. The number of current contracts is 24% lower 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 Eatontown, Oceanport, and West Long Branch was 100.3% of the average list price, which is 1.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 35, lower than the average last year, which was 39, a decrease of 10%.

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