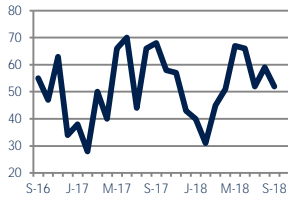


Zip Code(s): 07724, 07757, 07764, 07702 and 07703

### Units Sold

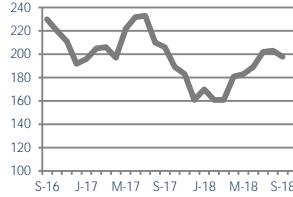
52



Down -24%  
Vs. Year Ago

### Active Inventory

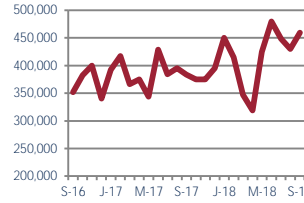
198



Down -4%  
Vs. Year Ago

### Median Sale Price

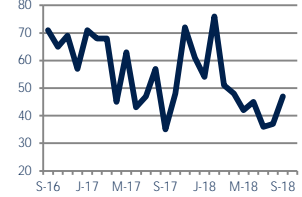
\$459,450



Up 20%  
Vs. Year Ago

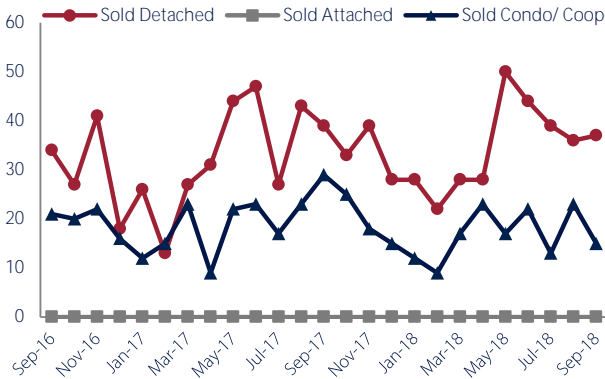
### Days On Market

47



Up 34%  
Vs. Year Ago

### Units Sold\*



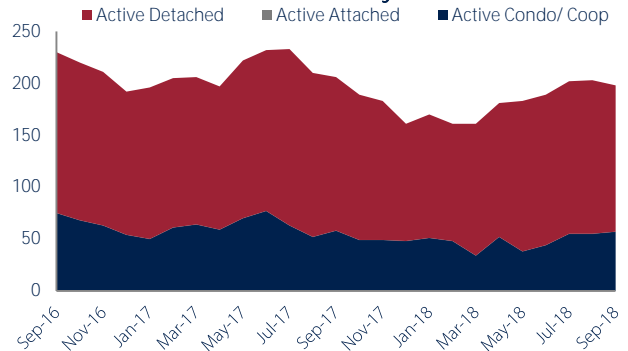
### Units Sold

There was a decrease in total units sold in September, with 52 sold this month in Eatontown, Oceanport, and West Long Branch versus 59 last month, a decrease of 12%. This month's total units sold was lower than at this time last year, a decrease of 24% versus September 2017.

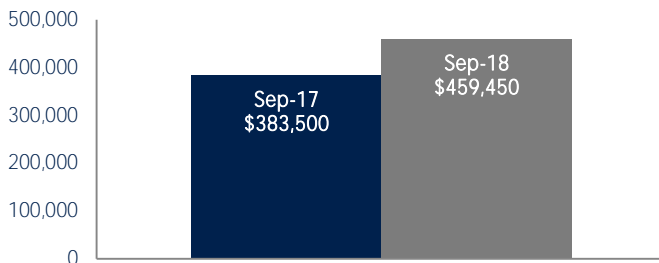
### Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 4%. The total number of active inventory this September was 198 compared to 206 in September 2017. This month's total of 198 is lower than the previous month's total supply of available inventory of 203, a decrease of 2%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last September, the median sale price for Eatontown, Oceanport, and West Long Branch Homes was \$383,500. This September, the median sale price was \$459,450, an increase of 20% or \$75,950 compared to last year. The current median sold price is 7% 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.



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.

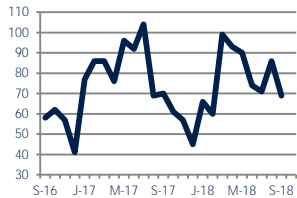
Information included in this report is based on data supplied by MOMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MOMLS or Long & Foster Real Estate, Inc.



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

### New Listings

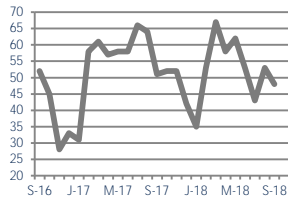
69



**Down -1%**  
Vs. Year Ago

### Current Contracts

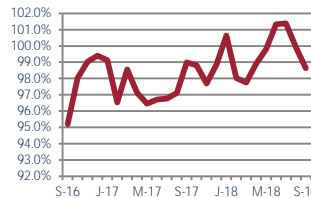
48



**Down -6%**  
Vs. Year Ago

### Sold Vs. List Price

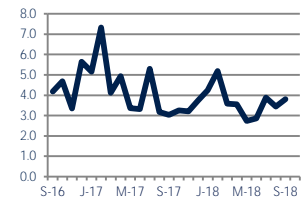
98.6%



**No Change**  
Vs. Year Ago

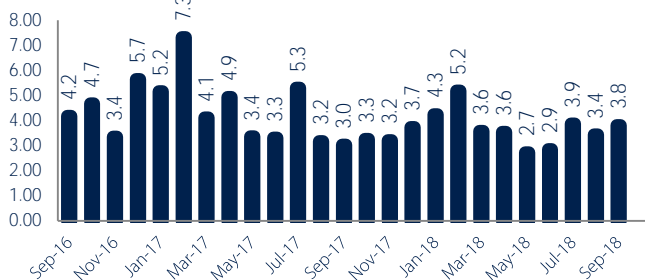
### Months of Supply

3.8



**Up 26%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

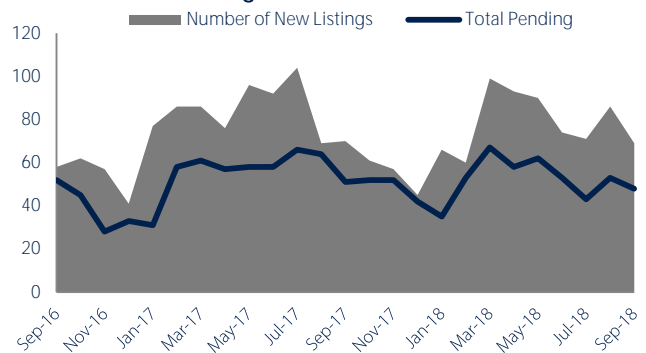
In September, there was 3.8 months of supply available in Eatontown, Oceanport, and West Long Branch, compared to 3.0 in September 2017. That is an increase of 26% versus a year ago.

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.

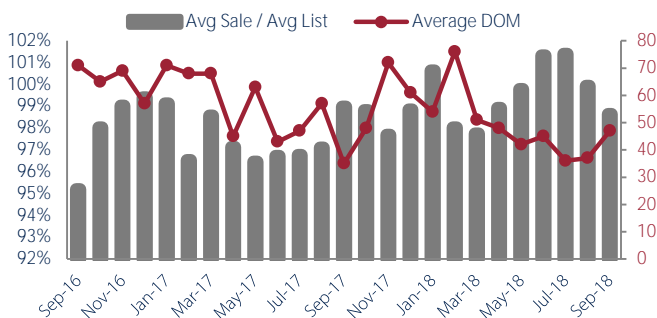
### New Listings & Current Contracts

This month there were 69 homes newly listed for sale in Eatontown, Oceanport, and West Long Branch compared to 70 in September 2017, a decrease of 1%. There were 48 current contracts pending sale this September compared to 51 a year ago. The number of current contracts is 6% 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 Eatontown, Oceanport, and West Long Branch was 98.6% of the average list price, which is similar compared to a year ago.

### Days On Market

This month, the average number of days on market was 47, higher than the average last year, which was 35, an increase of 34%.



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