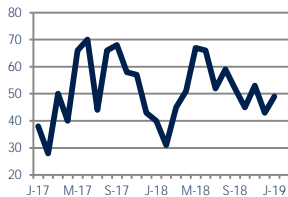


### Units Sold

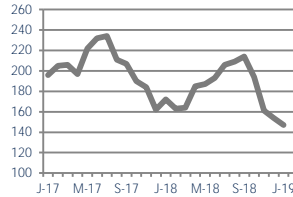
49



**Up 23%**  
Vs. Year Ago

### Active Inventory

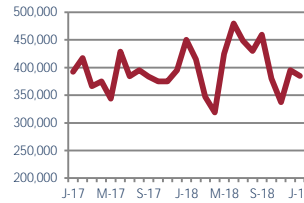
147



**Down -15%**  
Vs. Year Ago

### Median Sale Price

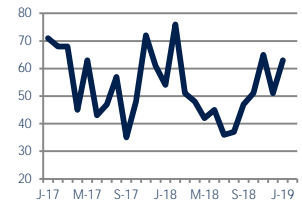
\$385,000



**Down -14%**  
Vs. Year Ago

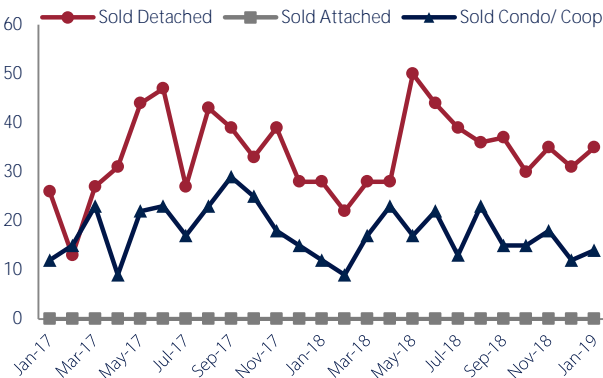
### Days On Market

63



**Up 17%**  
Vs. Year Ago

### Units Sold\*



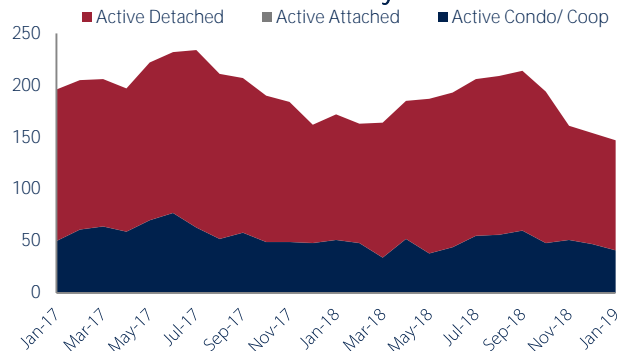
### Units Sold

There was an increase in total units sold in January, with 49 sold this month in Eatontown, Oceanport, and West Long Branch versus 43 last month, an increase of 14%. This month's total units sold was higher than at this time last year, an increase of 23% versus January 2018.

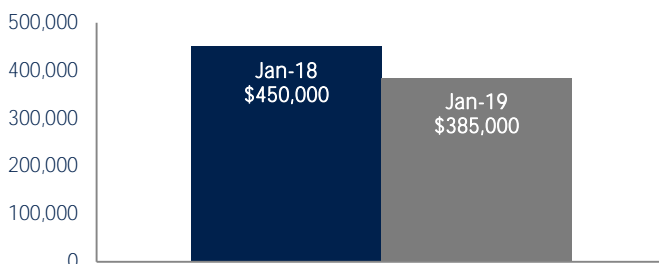
### Active Inventory

Versus last year, the total number of homes available this month is lower by 25 units or 15%. The total number of active inventory this January was 147 compared to 172 in January 2018. This month's total of 147 is lower than the previous month's total supply of available inventory of 154, a decrease of 5%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for Eatontown, Oceanport, and West Long Branch Homes was \$450,000. This January, the median sale price was \$385,000, a decrease of 14% or \$65,000 compared to last year. The current median sold price is 3% lower than in December.

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.

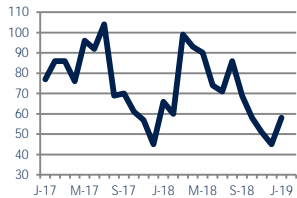
Information included in this report is based on data supplied by MOMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently 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

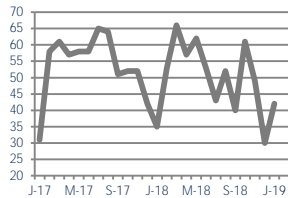
58



**Down -12%**  
Vs. Year Ago

### Current Contracts

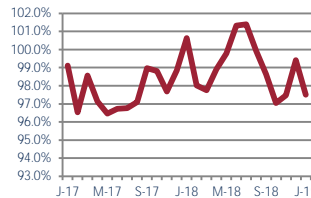
42



**Up 20%**  
Vs. Year Ago

### Sold Vs. List Price

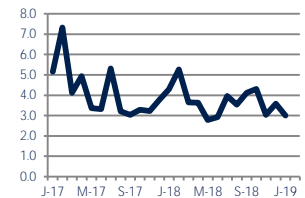
97.5%



**Down -3.1%**  
Vs. Year Ago

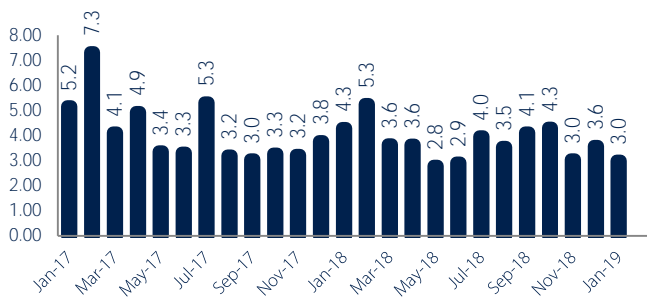
### Months of Supply

3.0



**Down -30%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

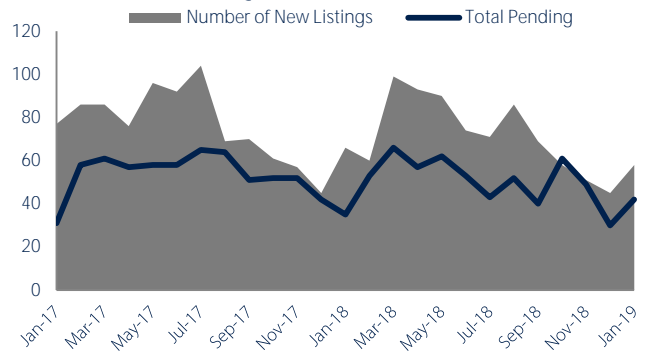
In January, there was 3.0 months of supply available in Eatontown, Oceanport, and West Long Branch, compared to 4.3 in January 2018. That is a decrease of 30% versus a year ago.

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.

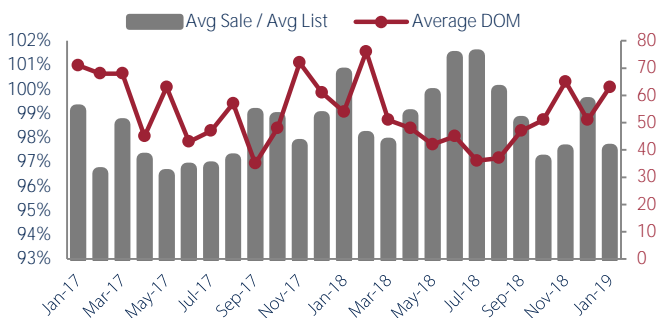
### New Listings & Current Contracts

This month there were 58 homes newly listed for sale in Eatontown, Oceanport, and West Long Branch compared to 66 in January 2018, a decrease of 12%. There were 42 current contracts pending sale this January compared to 35 a year ago. The number of current contracts is 20% higher than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Eatontown, Oceanport, and West Long Branch was 97.5% of the average list price, which is 3.1% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 63, higher than the average last year, which was 54, an increase of 17%.



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