

THE LONG & FOSTER MARKET MINUTE™

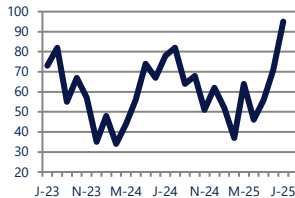
FOCUS ON: ENGLISHTOWN, MILLSTONE TOWNSHIP, AND WESTERN MONMOUTH COUNTY HOUSING MARKET

JULY 2025

Zip Code(s): 07726, 08535, 08510, 08501, 08514 and 08555

Units Sold

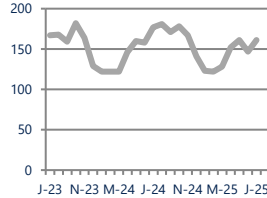
95



Up 22%
Vs. Year Ago

Active Inventory

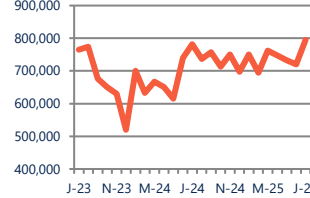
161



Down -9%
Vs. Year Ago

Median Sale Price

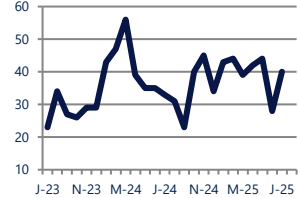
\$795,000



Up 2%
Vs. Year Ago

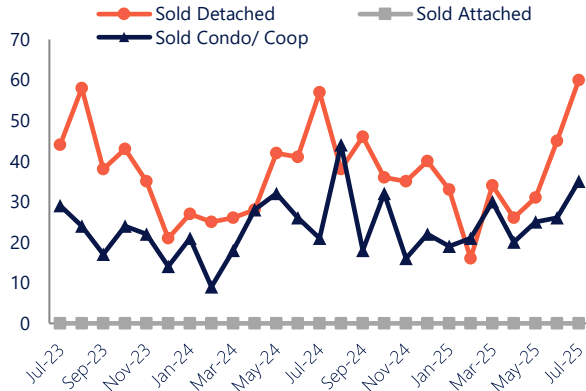
Days On Market

40



Up 21%
Vs. Year Ago

Units Sold*



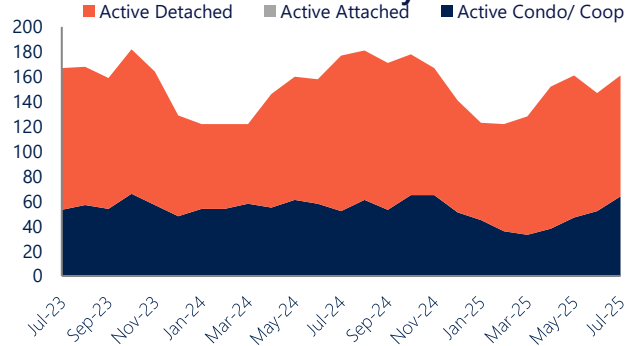
Units Sold

There was an increase in total units sold in July, with 95 sold this month in Englishtown, Millstone Township, and Western Monmouth County versus 71 last month, an increase of 34%. This month's total units sold was higher than at this time last year, an increase of 22% versus July 2024.

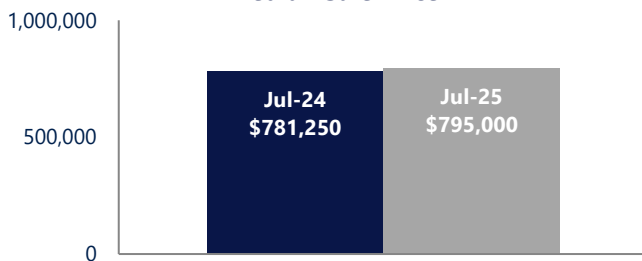
Active Inventory

Versus last year, the total number of homes available this month is lower by 16 units or 9%. The total number of active inventory this July was 161 compared to 177 in July 2024. This month's total of 161 is higher than the previous month's total supply of available inventory of 147, an increase of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Englishtown, Millstone Township, and Western Monmouth County Homes was \$781,250. This July, the median sale price was \$795,000, an increase of 2% or \$13,750 compared to last year. The current median sold price is 10% higher 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.

Englishtown, Millstone Township, and Western Monmouth County are defined as properties listed in zip code/s 07726, 08535, 08510, 08501, 08514 and 08555.

*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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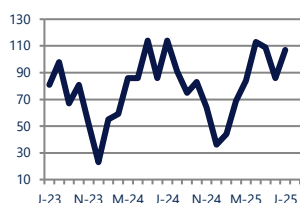
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New Listings

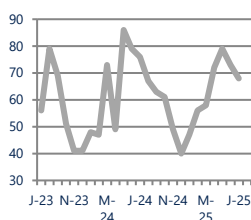
107



Down -6%
Vs. Year Ago

Current Contracts

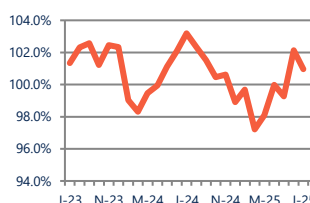
68



Down -11%
Vs. Year Ago

Sold Vs. List Price

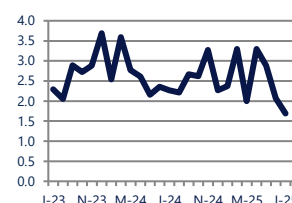
101.0%



Down -2.2%
Vs. Year Ago

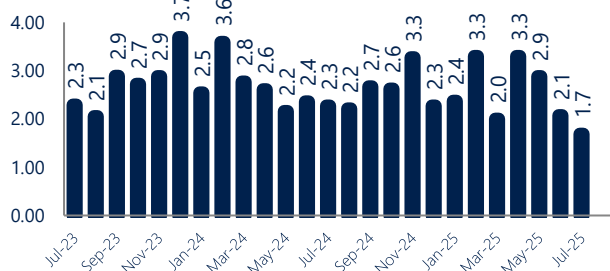
Months of Supply

1.7



Down -26%
Vs. Year Ago

Months Of Supply



Months of Supply

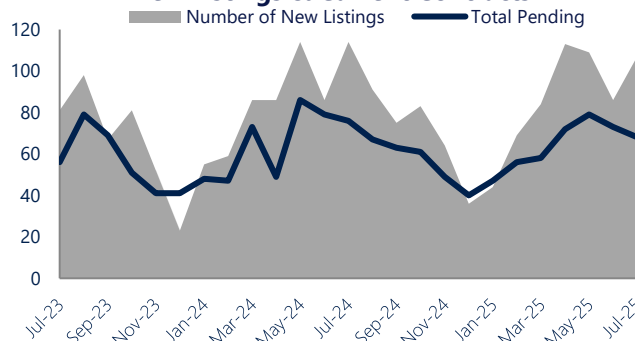
In July, there was 1.7 months of supply available in Englishtown, Millstone Township, and Western Monmouth County, compared to 2.3 in July 2024. That is a decrease of 25% versus a year ago.

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.

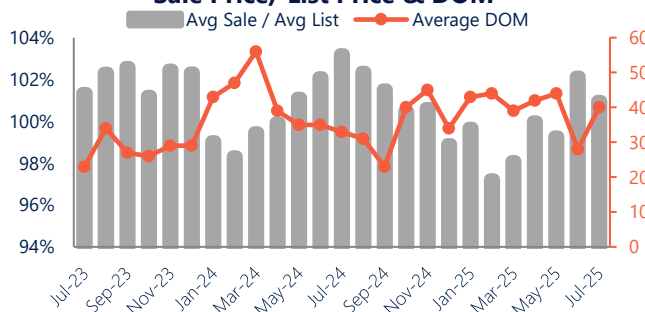
New Listings & Current Contracts

This month there were 107 homes newly listed for sale in Englishtown, Millstone Township, and Western Monmouth County compared to 114 in July 2024, a decrease of 6%. There were 68 current contracts pending sale this July compared to 76 a year ago. The number of current contracts is 11% 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 Englishtown, Millstone Township, and Western Monmouth County was 101.0% of the average list price, which is 2.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 40, higher than the average last year, which was 33, an increase of 21%.

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