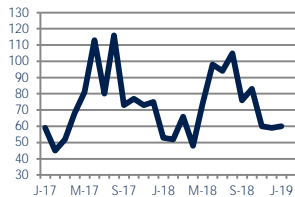


Zip Code(s): 07726, 08535, 08510, 08501, 08514 and 08555

Units Sold

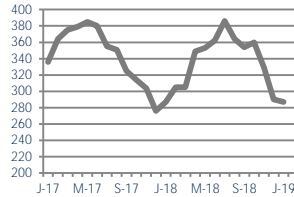
60



Up 13%
Vs. Year Ago

Active Inventory

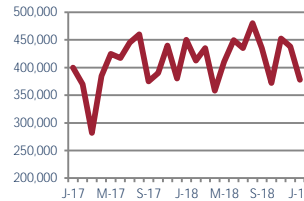
287



No Change
Vs. Year Ago

Median Sale Price

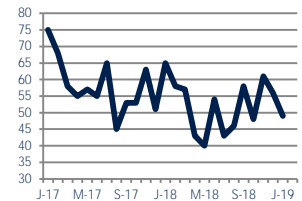
\$378,000



Down -16%
Vs. Year Ago

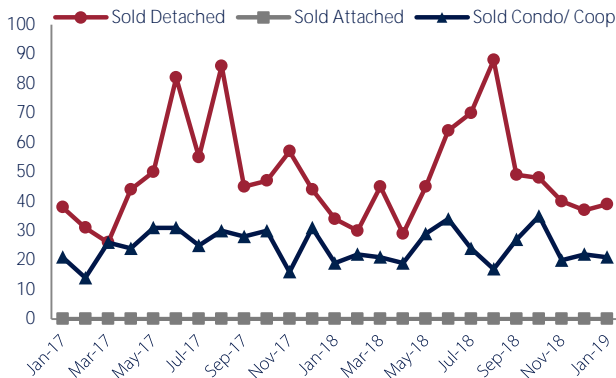
Days On Market

49



Down -25%
Vs. Year Ago

Units Sold*



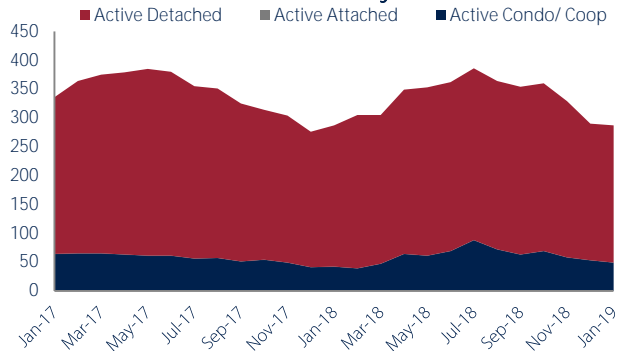
Units Sold

There was an increase in total units sold in January, with 60 sold this month in Englishtown, Millstone Township, and Western Monmouth County versus 59 last month, an increase of 2%. This month's total units sold was higher than at this time last year, an increase of 13% versus January 2018.

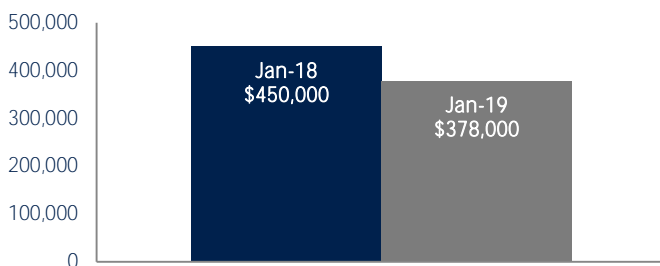
Active Inventory

The total number of homes available this month is 287 units, which is similar compared to a year ago. This month's total of 287 is lower than the previous month's total supply of available inventory of 290, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Englishtown, Millstone Township, and Western Monmouth County Homes was \$450,000. This January, the median sale price was \$378,000, a decrease of 16% or \$72,000 compared to last year. The current median sold price is 14% 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.

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.

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The Long & Foster Market Minute™

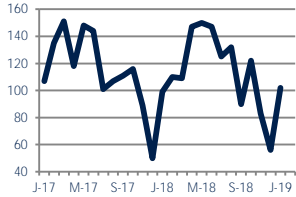
Focus On: Englishtown, Millstone Township, and Western Monmouth County Housing Market

January 2019

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

New Listings

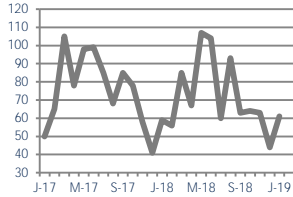
102



Up 3%
Vs. Year Ago

Current Contracts

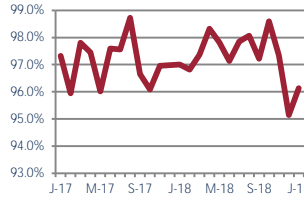
61



Up 3%
Vs. Year Ago

Sold Vs. List Price

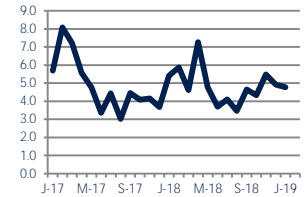
96.1%



Down -0.9%
Vs. Year Ago

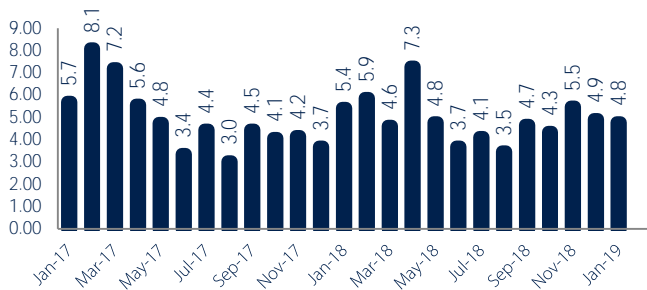
Months of Supply

4.8



Down -12%
Vs. Year Ago

Months Of Supply



Months of Supply

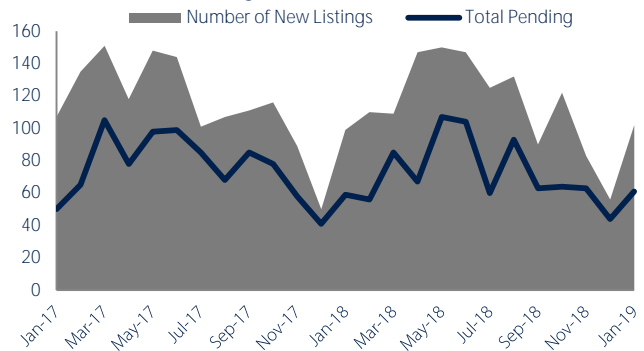
In January, there was 4.8 months of supply available in Englishtown, Millstone Township, and Western Monmouth County, compared to 5.4 in January 2018. That is a decrease of 12% versus a year ago.

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.

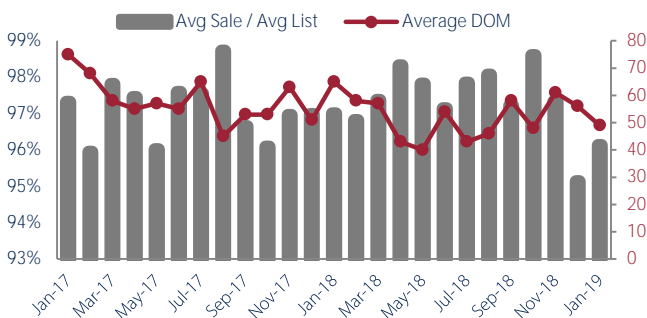
New Listings & Current Contracts

This month there were 102 homes newly listed for sale in Englishtown, Millstone Township, and Western Monmouth County compared to 99 in January 2018, an increase of 3%. There were 61 current contracts pending sale this January compared to 59 a year ago. The number of current contracts is 3% 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 Englishtown, Millstone Township, and Western Monmouth County was 96.1% of the average list price, which is 0.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 49, lower than the average last year, which was 65, a decrease of 25%.



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