



# The Long & Foster Market Minute™

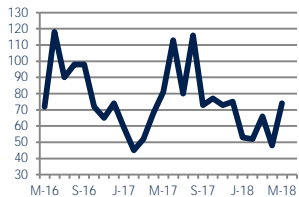
**Focus On:** Englishtown, Millstone Township, and Western Monmouth County Housing Market

May 2018

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

## Units Sold

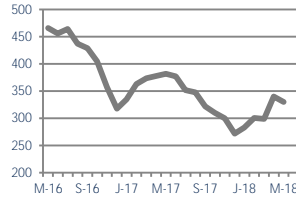
74



Down -9%  
Vs. Year Ago

## Active Inventory

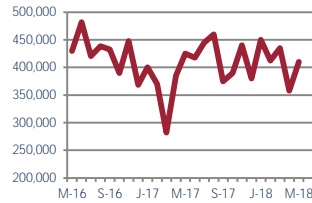
330



Down -14%  
Vs. Year Ago

## Median Sale Price

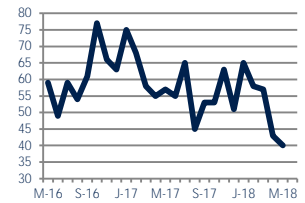
\$410,000



Down -4%  
Vs. Year Ago

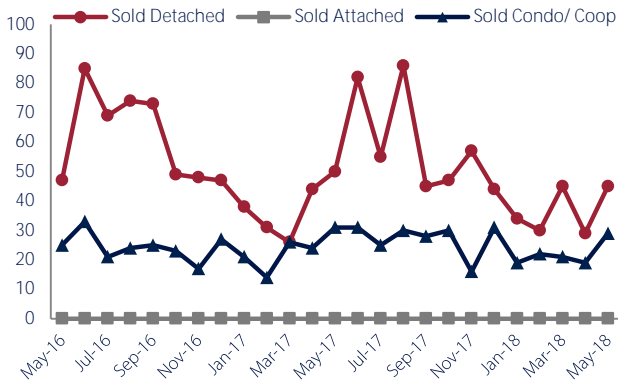
## Days On Market

40



Down -30%  
Vs. Year Ago

### Units Sold\*



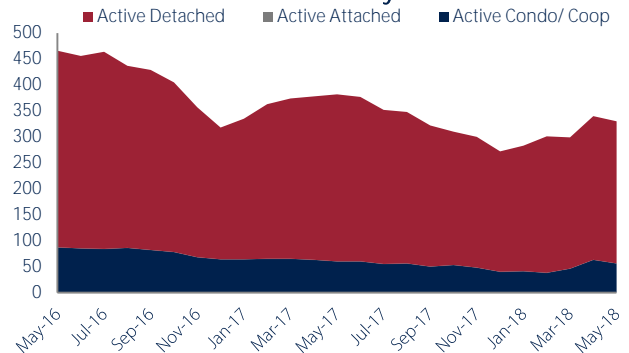
## Units Sold

There was an increase in total units sold in May, with 74 sold this month in Englishtown, Millstone Township, and Western Monmouth County. This month's total units sold was lower than at this time last year.

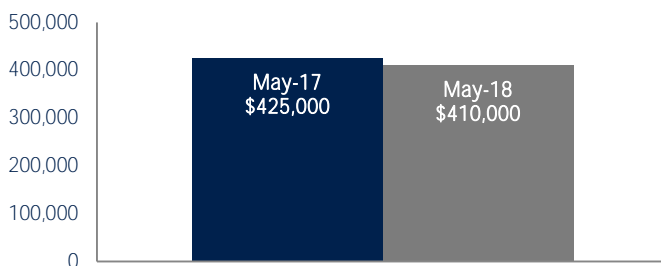
## Active Inventory

Versus last year, the total number of homes available this month is lower by 52 units or 14%. The total number of active inventory this May was 330 compared to 382 in May 2017. This month's total of 330 is lower than the previous month's total supply of available inventory of 340, a decrease of 3%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for Englishtown, Millstone Township, and Western Monmouth County Homes was \$425,000. This May, the median sale price was \$410,000, a decrease of 4% or \$15,000 compared to last year. The current median sold price is 14% higher than in April.

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.



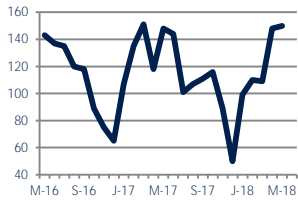
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



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

### New Listings

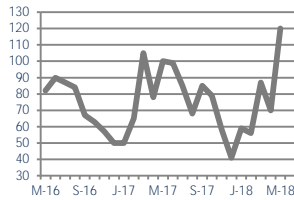
150



**Up 1%**  
Vs. Year Ago

### Current Contracts

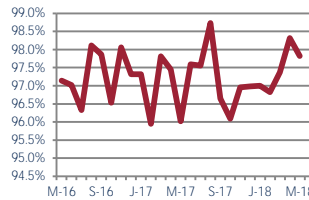
120



**Up 20%**  
Vs. Year Ago

### Sold Vs. List Price

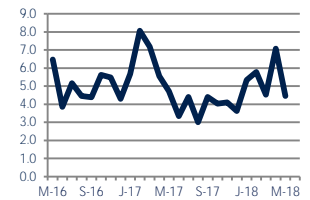
97.8%



**Up 1.9%**  
Vs. Year Ago

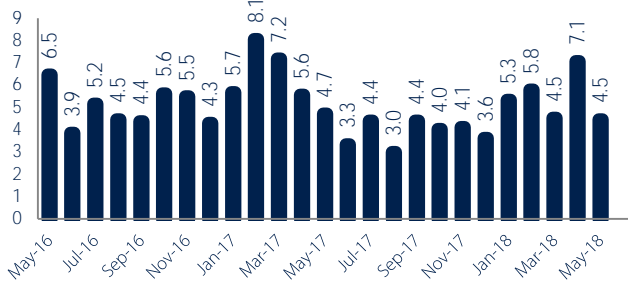
### Months of Supply

4.5



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

### Months Of Supply



### Months of Supply

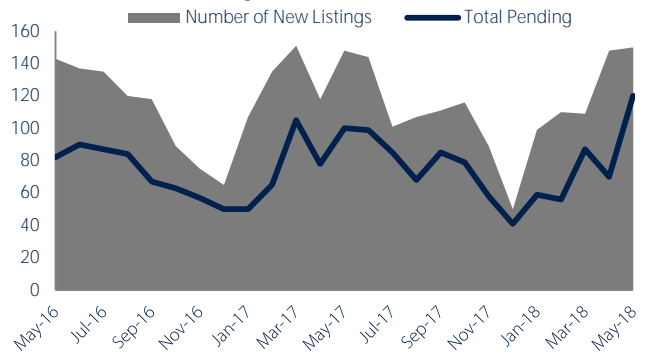
In May, there was 4.5 months of supply available in Englishtown, Millstone Township, and Western Monmouth County, compared to 4.7 in May 2017. That is a decrease of 5% versus a year ago.

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.

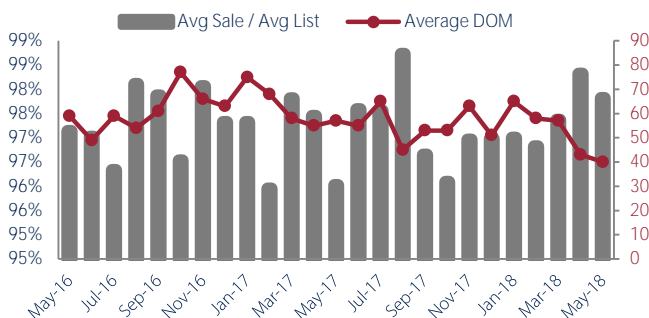
### New Listings & Current Contracts

This month there were 150 homes newly listed for sale in Englishtown, Millstone Township, and Western Monmouth County compared to 148 in May 2017, an increase of 1%. There were 120 current contracts pending sale this May compared to 100 a year ago. The number of current contracts is 20% higher than last May.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In May, the average sale price in Englishtown, Millstone Township, and Western Monmouth County was 97.8% of the average list price, which is 1.8% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 40, lower than the average last year, which was 57, a decrease of 30%.



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.

