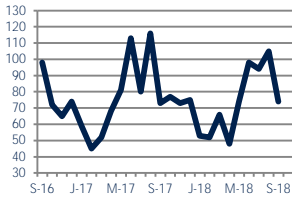


Zip Code(s): 07726, 08535, 08510, 08501, 08514 and 08555

Units Sold

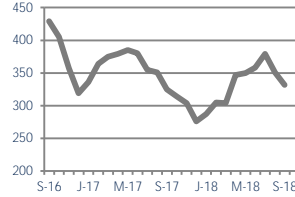
74



Up 1%
Vs. Year Ago

Active Inventory

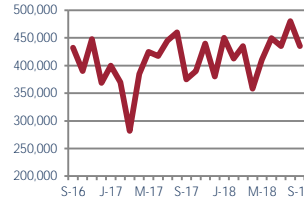
332



Up 2%
Vs. Year Ago

Median Sale Price

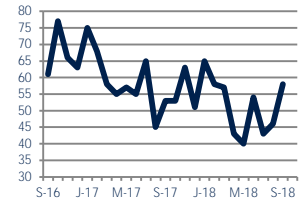
\$435,000



Up 16%
Vs. Year Ago

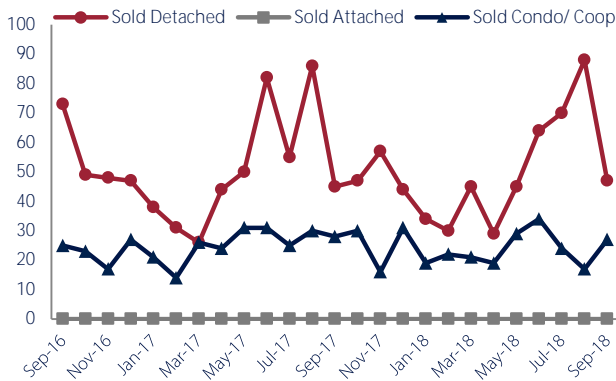
Days On Market

58



Up 9%
Vs. Year Ago

Units Sold*



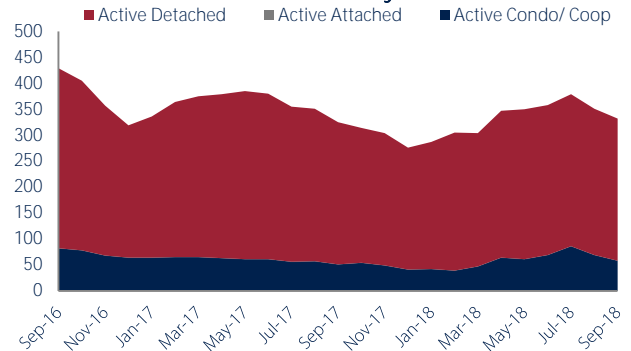
Units Sold

There was a decrease in total units sold in September, with 74 sold this month in Englishtown, Millstone Township, and Western Monmouth County versus 105 last month, a decrease of 30%. This month's total units sold was higher than at this time last year, an increase of 1% versus September 2017.

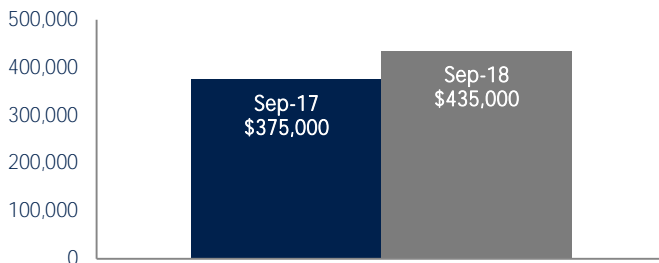
Active Inventory

Versus last year, the total number of homes available this month is higher by 7 units or 2%. The total number of active inventory this September was 332 compared to 325 in September 2017. This month's total of 332 is lower than the previous month's total supply of available inventory of 351, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Englishtown, Millstone Township, and Western Monmouth County Homes was \$375,000. This September, the median sale price was \$435,000, an increase of 16% or \$60,000 compared to last year. The current median sold price is 9% lower 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.

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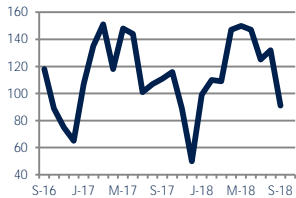
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MOMLS and 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): 07726, 08535, 08510, 08501, 08514 and 08555

New Listings

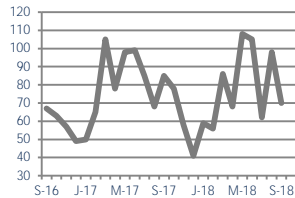
91



Down -18%
Vs. Year Ago

Current Contracts

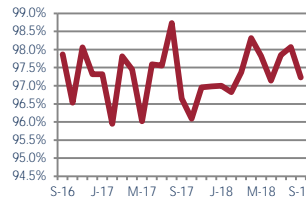
70



Down -18%
Vs. Year Ago

Sold Vs. List Price

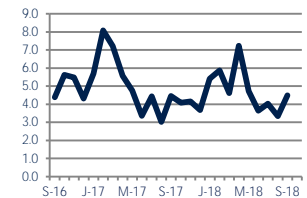
97.2%



Up 0.6%
Vs. Year Ago

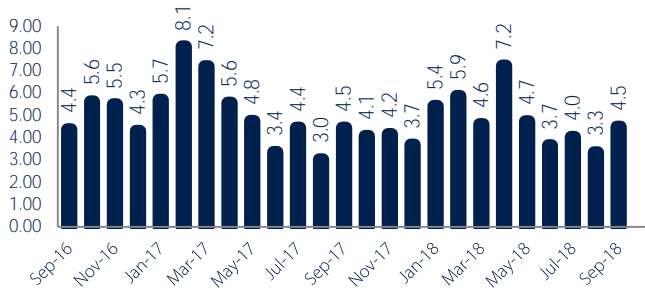
Months of Supply

4.5



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

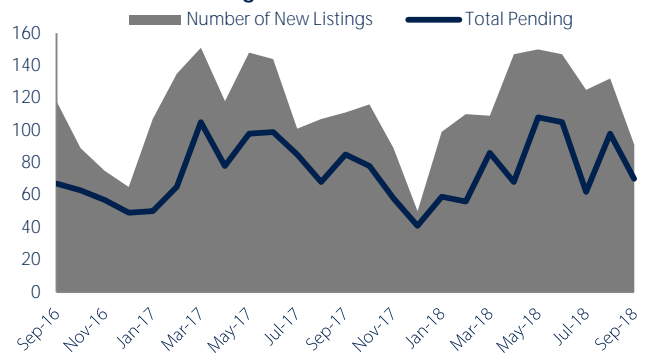
In September, there was 4.5 months of supply available in Englishtown, Millstone Township, and Western Monmouth County. The amount of supply is similar compared to a year ago.

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.

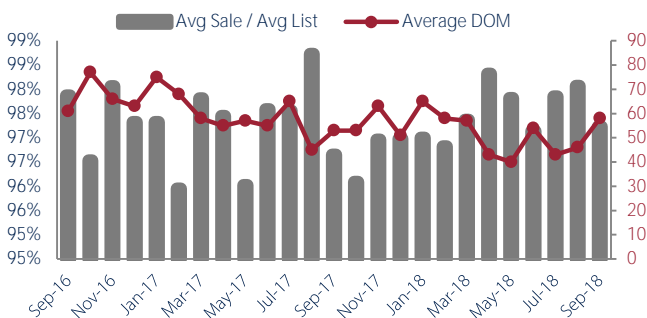
New Listings & Current Contracts

This month there were 91 homes newly listed for sale in Englishtown, Millstone Township, and Western Monmouth County compared to 111 in September 2017, a decrease of 18%. There were 70 current contracts pending sale this September compared to 85 a year ago. The number of current contracts is 18% 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 Englishtown, Millstone Township, and Western Monmouth County was 97.2% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 58, higher than the average last year, which was 53, an increase of 9%.



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