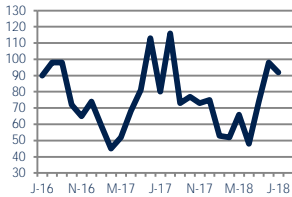


Zip Code(s): 07726, 08535, 08510, 08501, 08514 and 08555

Units Sold

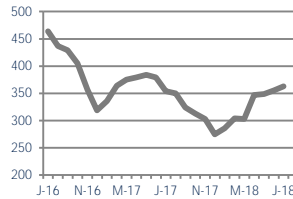
92



Up 15%
Vs. Year Ago

Active Inventory

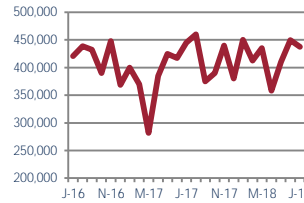
363



Up 3%
Vs. Year Ago

Median Sale Price

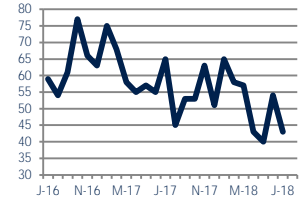
\$437,546



Down -2%
Vs. Year Ago

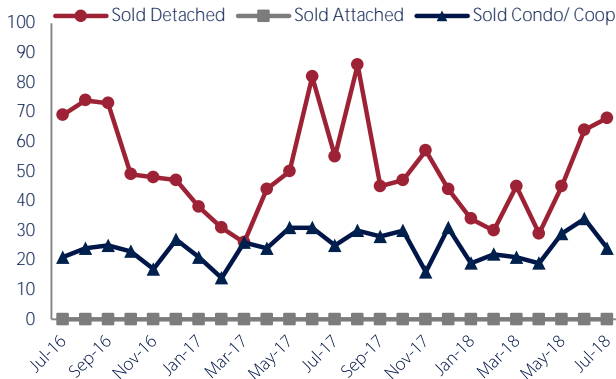
Days On Market

43



Down -34%
Vs. Year Ago

Units Sold*



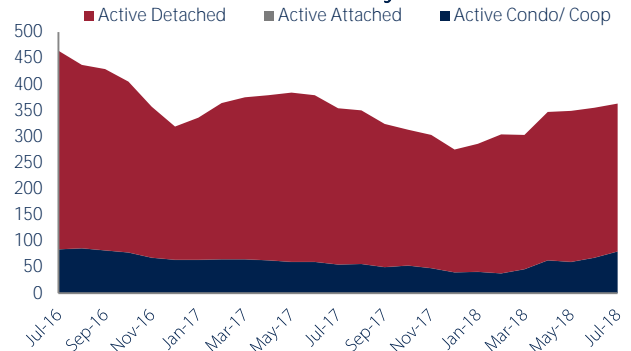
Units Sold

There was a decrease in total units sold in July, with 92 sold this month in Englishtown, Millstone Township, and Western Monmouth County versus 98 last month, a decrease of 6%. This month's total units sold was higher than at this time last year, an increase of 15% versus July 2017.

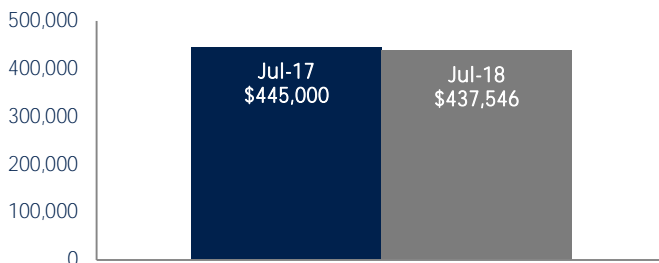
Active Inventory

Versus last year, the total number of homes available this month is higher by 9 units or 3%. The total number of active inventory this July was 363 compared to 354 in July 2017. This month's total of 363 is higher than the previous month's total supply of available inventory of 355, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Englishtown, Millstone Township, and Western Monmouth County Homes was \$445,000. This July, the median sale price was \$437,546, a decrease of 2% or \$7,454 compared to last year. The current median sold price is 3% lower 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.

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The Long & Foster Market Minute™

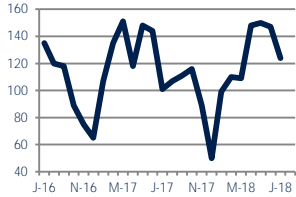
Focus On: Englishtown, Millstone Township, and Western Monmouth County Housing Market

July 2018

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

New Listings

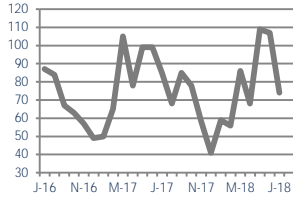
124



Up 23%
Vs. Year Ago

Current Contracts

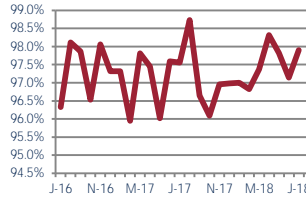
74



Down -13%
Vs. Year Ago

Sold Vs. List Price

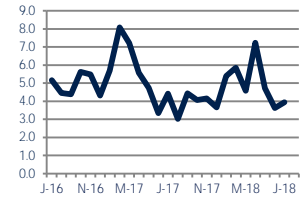
97.9%



No Change
Vs. Year Ago

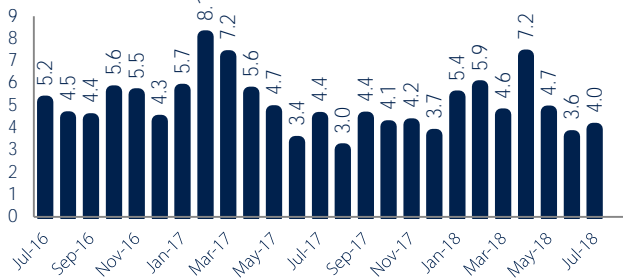
Months of Supply

4.0



Down -11%
Vs. Year Ago

Months Of Supply



Months of Supply

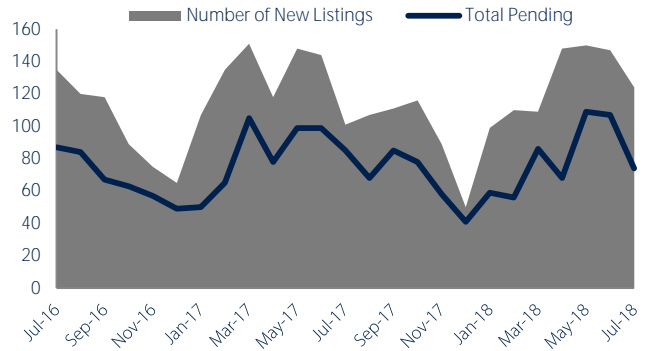
In July, there was 3.9 months of supply available in Englishtown, Millstone Township, and Western Monmouth County, compared to 4.4 in July 2017. That is a decrease of 11% versus a year ago.

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.

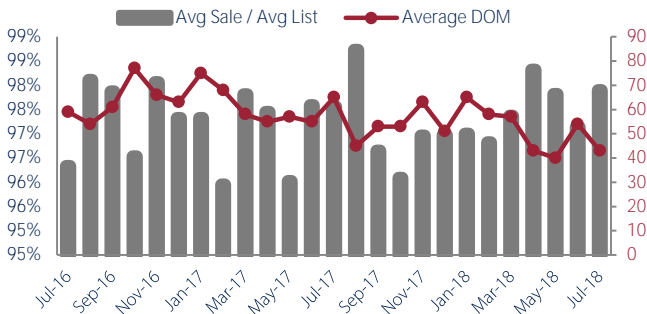
New Listings & Current Contracts

This month there were 124 homes newly listed for sale in Englishtown, Millstone Township, and Western Monmouth County compared to 101 in July 2017, an increase of 23%. There were 74 current contracts pending sale this July compared to 85 a year ago. The number of current contracts is 13% 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 97.9% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 43, lower than the average last year, which was 65, a decrease of 34%.



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