

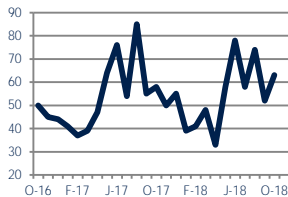
Focus On: Englishtown Housing Market

October 2018

Zip Code(s): 07726

Units Sold

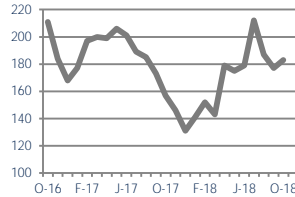
63



Up 9%
Vs. Year Ago

Active Inventory

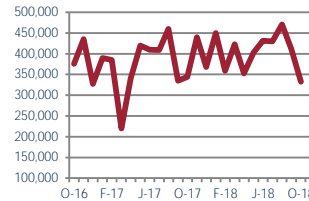
183



Up 17%
Vs. Year Ago

Median Sale Price

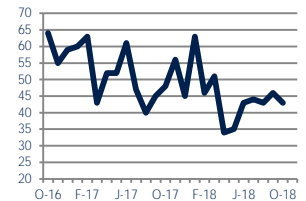
\$332,500



Down -3%
Vs. Year Ago

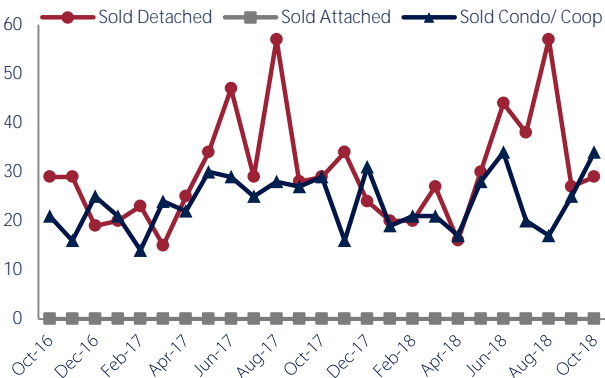
Days On Market

43



Down -10%
Vs. Year Ago

Units Sold*



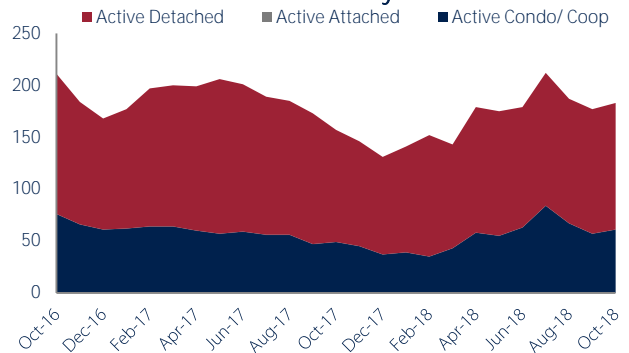
Units Sold

There was an increase in total units sold in October, with 63 sold this month in Englishtown versus 52 last month, an increase of 21%. This month's total units sold was higher than at this time last year, an increase of 9% versus October 2017.

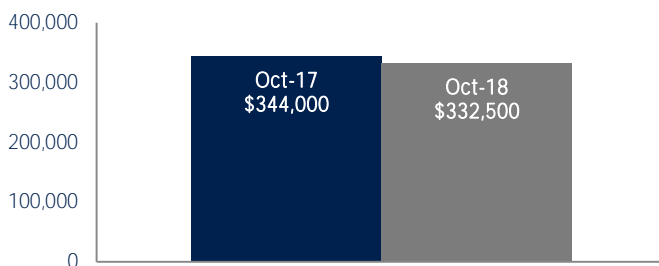
Active Inventory

Versus last year, the total number of homes available this month is higher by 26 units or 17%. The total number of active inventory this October was 183 compared to 157 in October 2017. This month's total of 183 is higher than the previous month's total supply of available inventory of 177, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Englishtown Homes was \$344,000. This October, the median sale price was \$332,500, a decrease of 3% or \$11,500 compared to last year. The current median sold price is 19% lower than in September.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Englishtown are defined as properties listed in zip code/s 07726.

*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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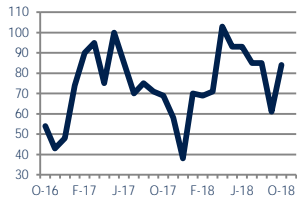
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New Listings

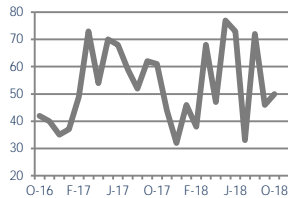
84



Up 22%
Vs. Year Ago

Current Contracts

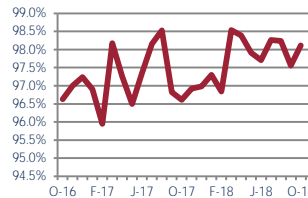
50



Down -18%
Vs. Year Ago

Sold Vs. List Price

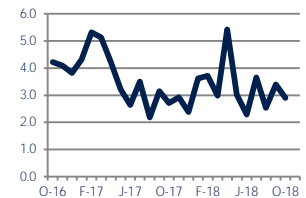
98.1%



Up 1.6%
Vs. Year Ago

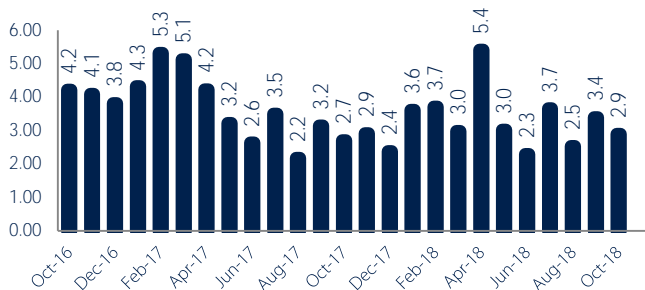
Months of Supply

2.9



Up 7%
Vs. Year Ago

Months Of Supply



Months of Supply

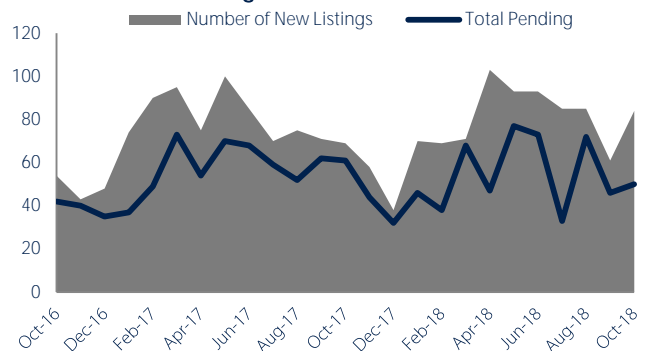
In October, there was 2.9 months of supply available in Englishtown, compared to 2.7 in October 2017. That is an increase of 7% versus a year ago.

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.

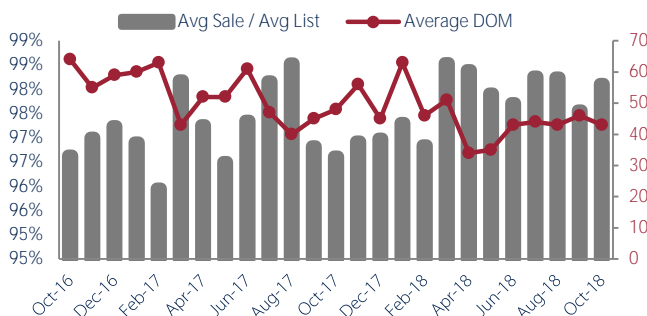
New Listings & Current Contracts

This month there were 84 homes newly listed for sale in Englishtown compared to 69 in October 2017, an increase of 22%. There were 50 current contracts pending sale this October compared to 61 a year ago. The number of current contracts is 18% lower than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Englishtown was 98.1% of the average list price, which is 1.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 43, lower than the average last year, which was 48, a decrease of 10%.



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