

THE LONG & FOSTER MARKET MINUTE™

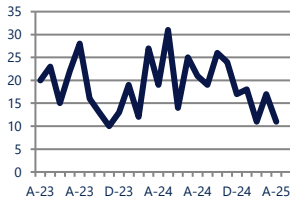
FOCUS ON: **MANASQUAN AND BRIELLE HOUSING MARKET**

APRIL 2025

Zip Code(s): 08736, 08730 and 08720

Units Sold

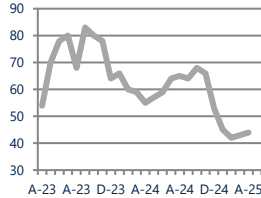
11



Down
Vs. Year Ago

Active Inventory

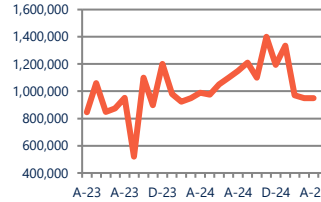
44



Down -20%
Vs. Year Ago

Median Sale Price

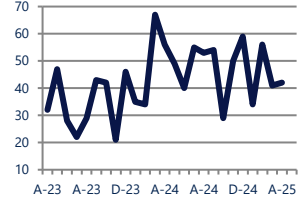
\$950,000



Down -4%
Vs. Year Ago

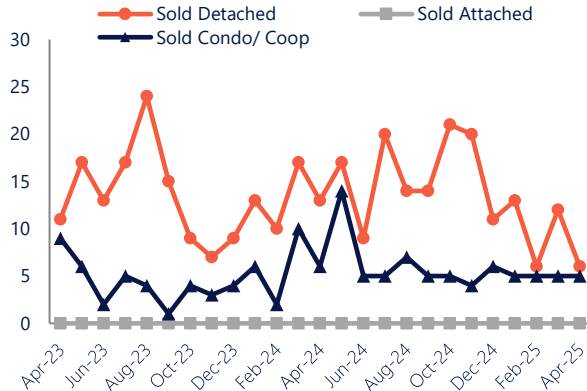
Days On Market

42



Down -25%
Vs. Year Ago

Units Sold*



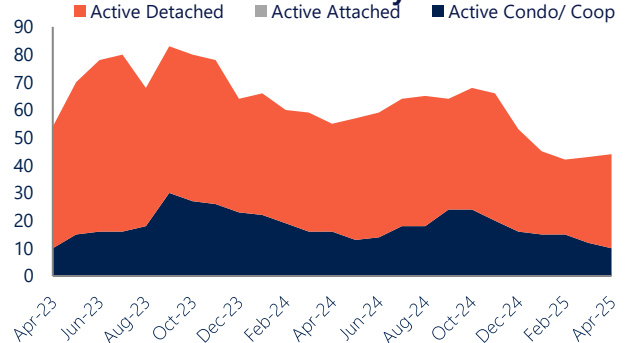
Units Sold

With relatively few transactions, there was a decrease in total units sold in April, with 11 sold this month in Manasquan and Brielle. This month's total units sold was lower than at this time last year, a decrease from April 2024.

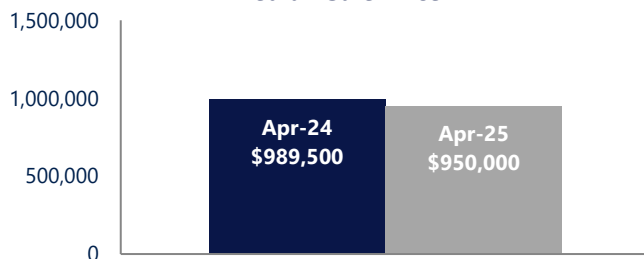
Active Inventory

Versus last year, the total number of homes available this month is lower by 11 units or 20%. The total number of active inventory this April was 44 compared to 55 in April 2024. This month's total of 44 is higher than the previous month's total supply of available inventory of 43, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Manasquan and Brielle Homes was \$989,500. This April, the median sale price was \$950,000, a decrease of 4% or \$39,500 compared to last year. The current median sold price is approximately the same as the median price in March.

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

Manasquan and Brielle are defined as properties listed in zip code/s 08736, 08730 and 08720.

*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.

THE LONG & FOSTER MARKET MINUTE™

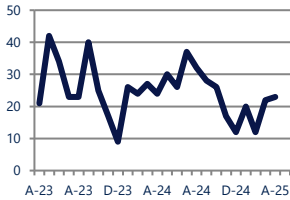
FOCUS ON: **MANASQUAN AND BRIELLE HOUSING MARKET**

APRIL 2025

Zip Code(s): 08736, 08730 and 08720

New Listings

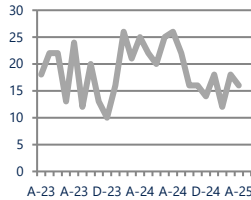
23



Down -4%
Vs. Year Ago

Current Contracts

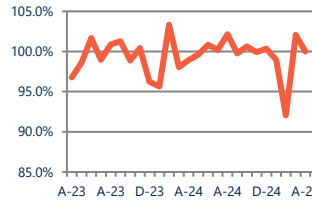
16



Down -36%
Vs. Year Ago

Sold Vs. List Price

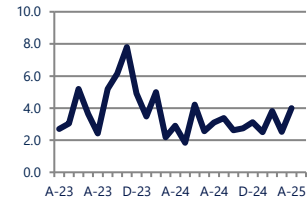
100.0%



Up 1.1%
Vs. Year Ago

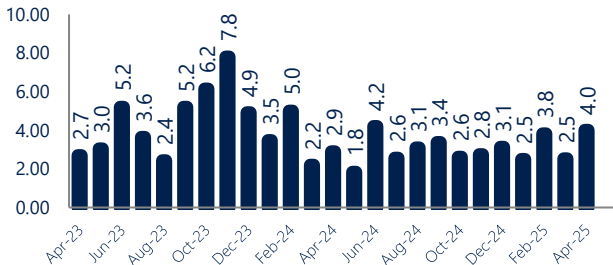
Months of Supply

4.0



Up 38%
Vs. Year Ago

Months Of Supply



Months of Supply

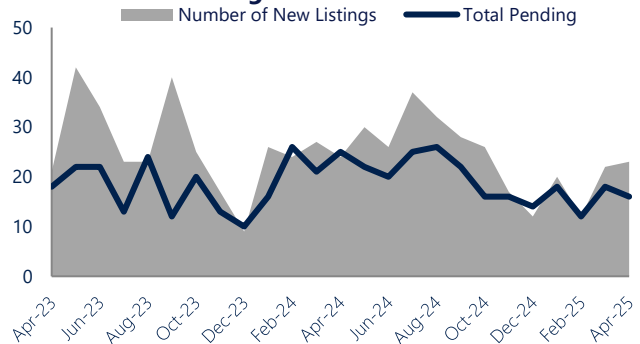
In April, there was 4.0 months of supply available in Manasquan and Brielle, compared to 2.9 in April 2024. That is an increase of 38% versus a year ago.

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.

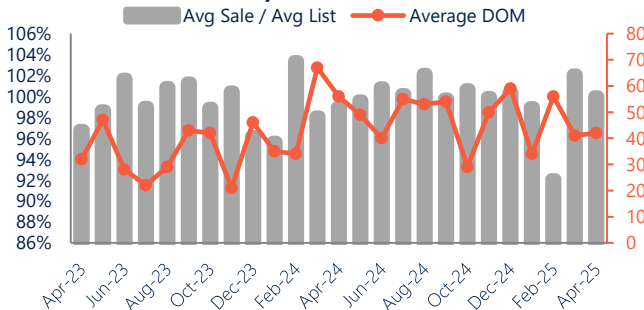
New Listings & Current Contracts

This month there were 23 homes newly listed for sale in Manasquan and Brielle compared to 24 in April 2024, a decrease of 4%. There were 16 current contracts pending sale this April compared to 25 a year ago. The number of current contracts is 36% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Manasquan and Brielle was 100.0% of the average list price, which is 1.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 42, lower than the average last year, which was 56, a decrease of 25%.

Manasquan and Brielle are defined as properties listed in zip code/s 08736, 08730 and 08720.

*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.