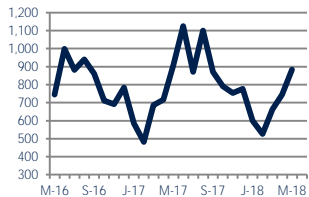




Units Sold

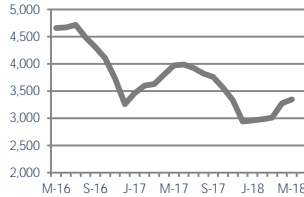
884



Down -3%
Vs. Year Ago

Active Inventory

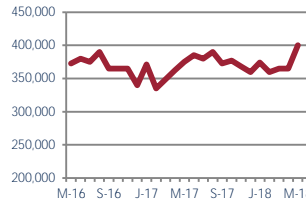
3,348



Down -16%
Vs. Year Ago

Median Sale Price

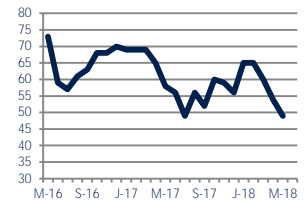
\$400,000



Up 7%
Vs. Year Ago

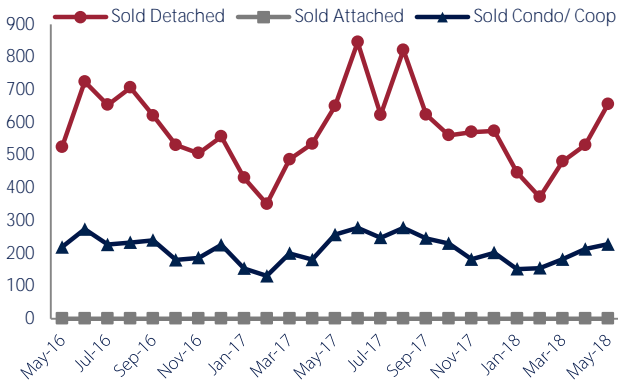
Days On Market

49



Down -16%
Vs. Year Ago

Units Sold*



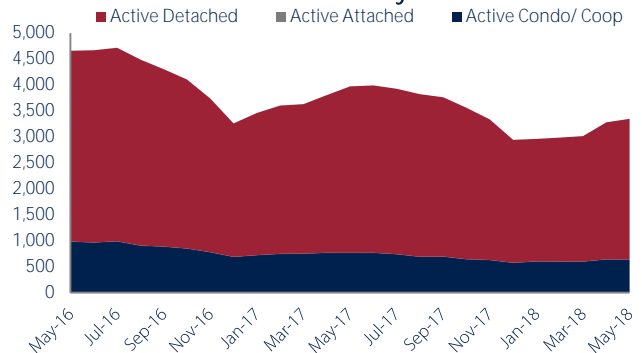
Units Sold

There was an increase in total units sold in May, with 884 sold this month in Monmouth County versus 744 last month, an increase of 19%. This month's total units sold was lower than at this time last year, a decrease of 3% versus May 2017.

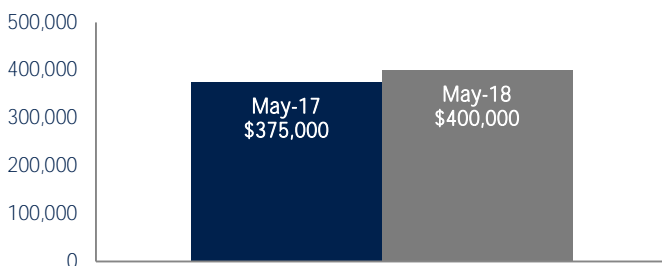
Active Inventory

Versus last year, the total number of homes available this month is lower by 625 units or 16%. The total number of active inventory this May was 3,348 compared to 3,973 in May 2017. This month's total of 3,348 is higher than the previous month's total supply of available inventory of 3,280, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Monmouth County Homes was \$375,000. This May, the median sale price was \$400,000, an increase of 7% or \$25,000 compared to last year. The current median sold price is 10% 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.



Monmouth County are defined as properties listed in zip code/s .

*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.

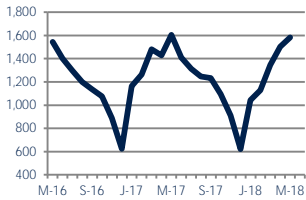
Information included in this report is based on data supplied by MOMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MOMLS or Long & Foster Real Estate, Inc.





New Listings

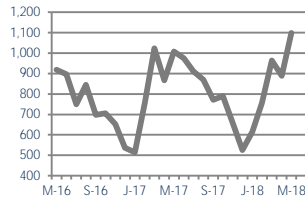
1,582



Down -1%
Vs. Year Ago

Current Contracts

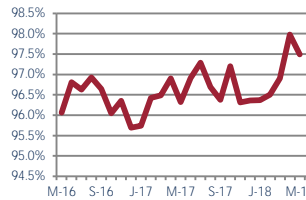
1,099



Up 9%
Vs. Year Ago

Sold Vs. List Price

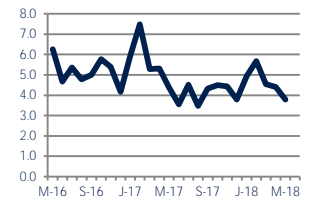
97.5%



Up 1.2%
Vs. Year Ago

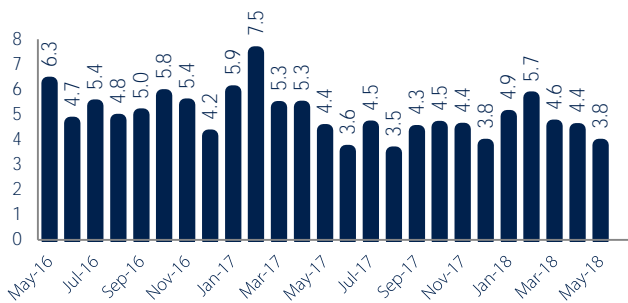
Months of Supply

3.8



Down -13%
Vs. Year Ago

Months Of Supply



Months of Supply

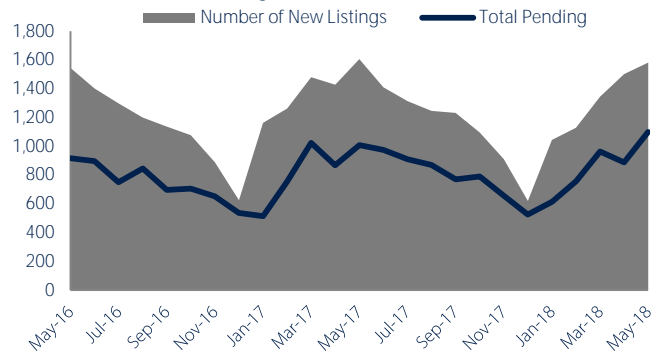
In May, there was 3.8 months of supply available in Monmouth County, compared to 4.4 in May 2017. That is a decrease of 14% versus a year ago.

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.

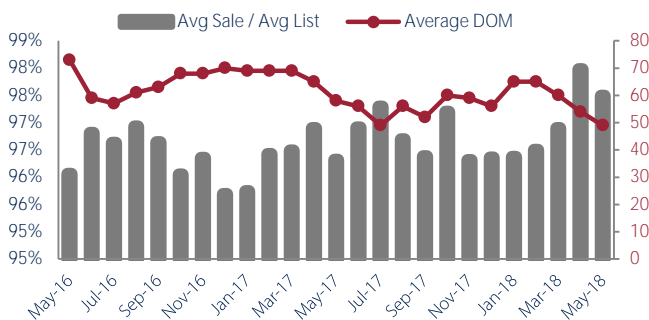
New Listings & Current Contracts

This month there were 1,582 homes newly listed for sale in Monmouth County compared to 1,606 in May 2017, a decrease of 1%. There were 1,099 current contracts pending sale this May compared to 1,008 a year ago. The number of current contracts is 9% 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 Monmouth County was 97.5% of the average list price, which is 1.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 49, lower than the average last year, which was 58, a decrease of 16%.



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