

# THE LONG & FOSTER MARKET MINUTE™

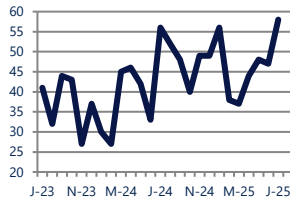
FOCUS ON: NEPTUNE, OCEAN GROVE, AND BRADLEY BEACH HOUSING MARKET

JULY 2025

Zip Code(s): 07753, 07756, 07720 and 07711

## Units Sold

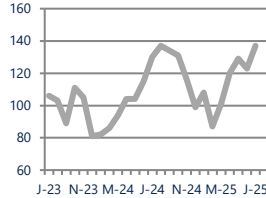
58



Up 4%  
Vs. Year Ago

## Active Inventory

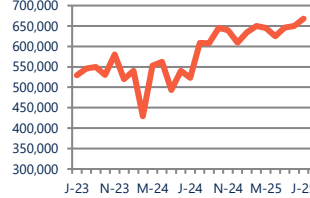
137



Up 5%  
Vs. Year Ago

## Median Sale Price

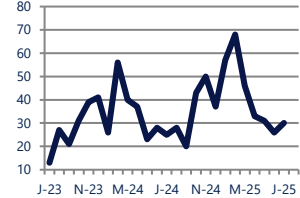
\$667,995



Up 28%  
Vs. Year Ago

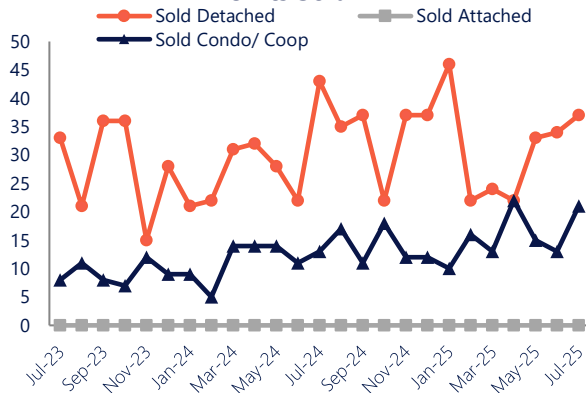
## Days On Market

30



Up 20%  
Vs. Year Ago

## Units Sold\*



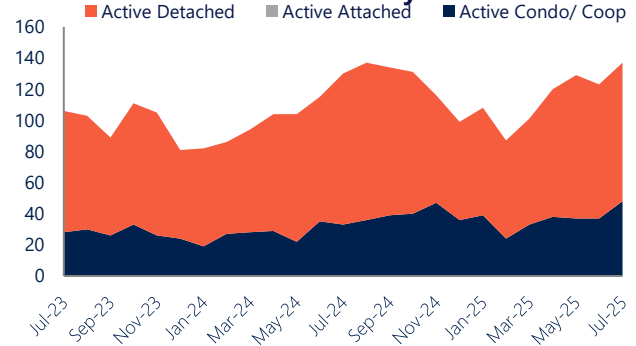
## Units Sold

There was an increase in total units sold in July, with 58 sold this month in Neptune, Ocean Grove, and Bradley Beach versus 47 last month, an increase of 23%. This month's total units sold was higher than at this time last year, an increase of 4% versus July 2024.

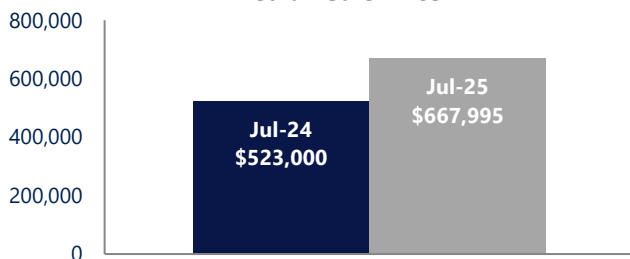
## Active Inventory

Versus last year, the total number of homes available this month is higher by 7 units or 5%. The total number of active inventory this July was 137 compared to 130 in July 2024. This month's total of 137 is higher than the previous month's total supply of available inventory of 123, an increase of 11%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last July, the median sale price for Neptune, Ocean Grove, and Bradley Beach Homes was \$523,000. This July, the median sale price was \$667,995, an increase of \$144,995 compared to last year. The current median sold price is higher 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.

Neptune, Ocean Grove, and Bradley Beach are defined as properties listed in zip code/s 07753, 07756, 07720 and 07711.

\*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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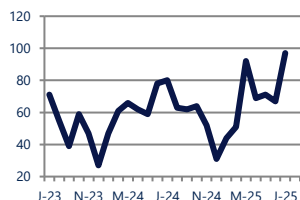
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JULY 2025

Zip Code(s): 07753, 07756, 07720 and 07711

## New Listings

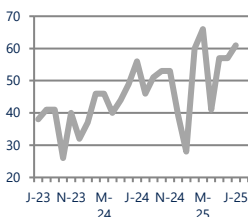
97



Up 21%  
Vs. Year Ago

## Current Contracts

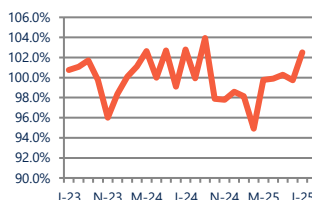
61



Up 9%  
Vs. Year Ago

## Sold Vs. List Price

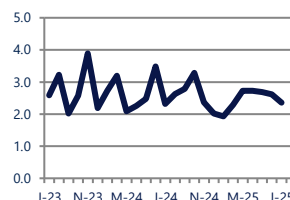
102.5%



No Change  
Vs. Year Ago

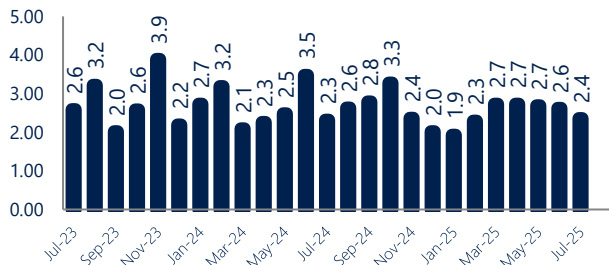
## Months of Supply

2.4



No Change  
Vs. Year Ago

## Months Of Supply



## Months of Supply

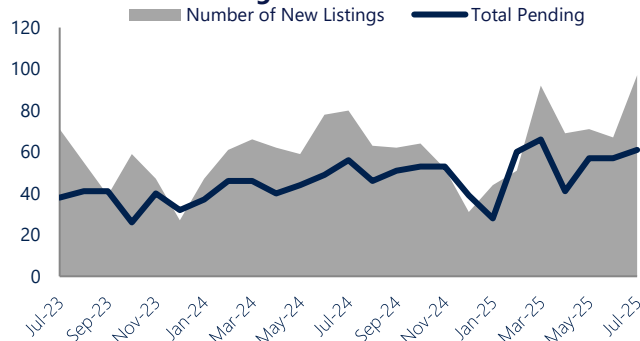
In July, there was 2.4 months of supply available in Neptune, Ocean Grove, and Bradley Beach. The amount of supply is similar compared to a year ago.

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.

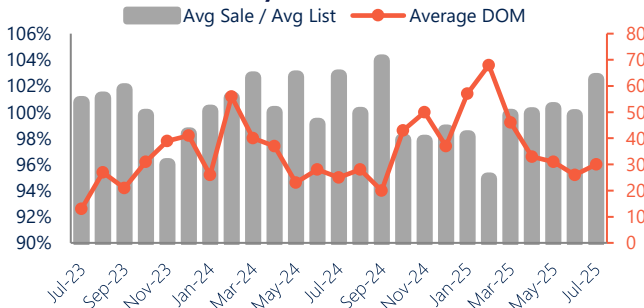
## New Listings & Current Contracts

This month there were 97 homes newly listed for sale in Neptune, Ocean Grove, and Bradley Beach compared to 80 in July 2024, an increase of 21%. There were 61 current contracts pending sale this July compared to 56 a year ago. The number of current contracts is 9% higher 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 Neptune, Ocean Grove, and Bradley Beach was 102.5% 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 30, higher than the average last year, which was 25, an increase of 20%.

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