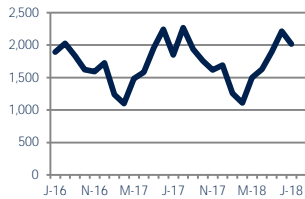
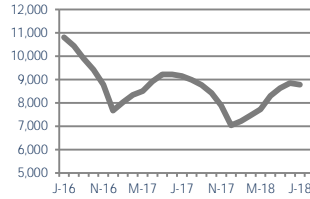


Units Sold
2,015



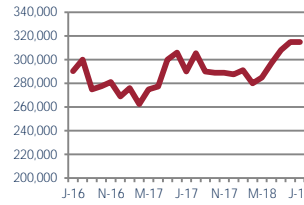
Up 9%
Vs. Year Ago

Active Inventory
8,782



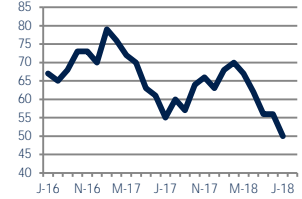
Down -4%
Vs. Year Ago

Median Sale Price
\$315,000



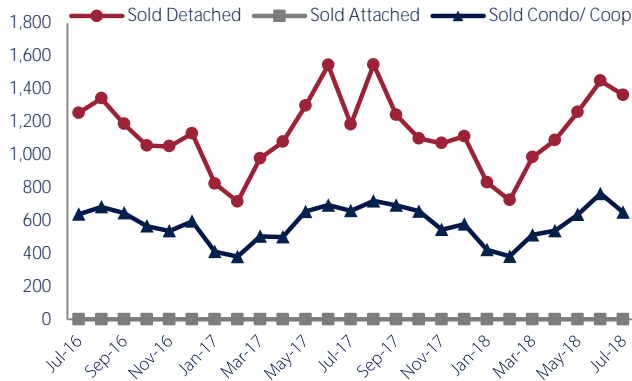
Up 9%
Vs. Year Ago

Days On Market
50



Down -9%
Vs. Year Ago

Units Sold*



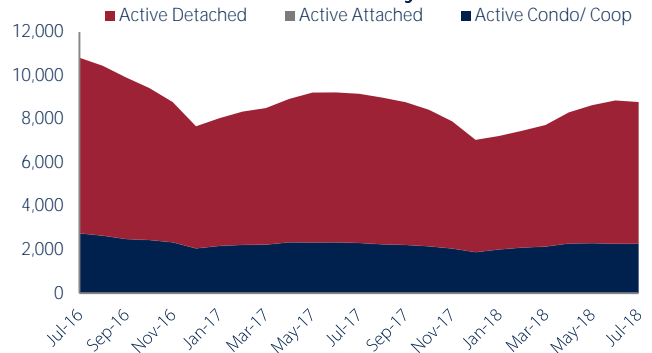
Units Sold

There was a decrease in total units sold in July, with 2,015 sold this month in North Jersey Shore versus 2,215 last month, a decrease of 9%. This month's total units sold was higher than at this time last year, an increase of 9% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 380 units or 4%. The total number of active inventory this July was 8,782 compared to 9,162 in July 2017. This month's total of 8,782 is lower than the previous month's total supply of available inventory of 8,855, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for North Jersey Shore Homes was \$290,000. This July, the median sale price was \$315,000, an increase of 9% or \$25,000 compared to last year. The current median sold price is approximately the same as the median price in June.

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



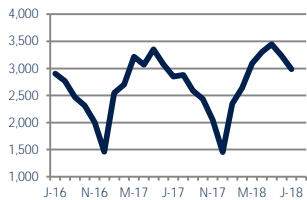
*Defined as: the counties of Monmouth and Ocean in NJ.

*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

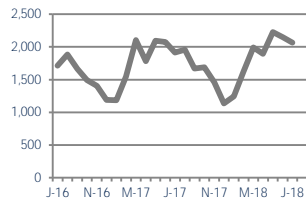
2,986



Up 5%
Vs. Year Ago

Current Contracts

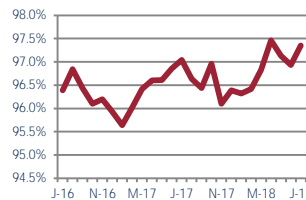
2,065



Up 8%
Vs. Year Ago

Sold Vs. List Price

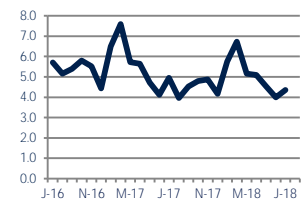
97.4%



No Change
Vs. Year Ago

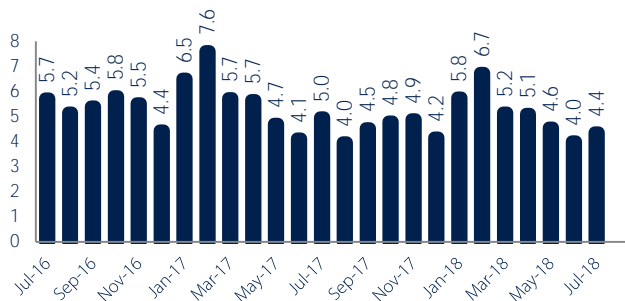
Months of Supply

4.4



Down -12%
Vs. Year Ago

Months Of Supply



Months of Supply

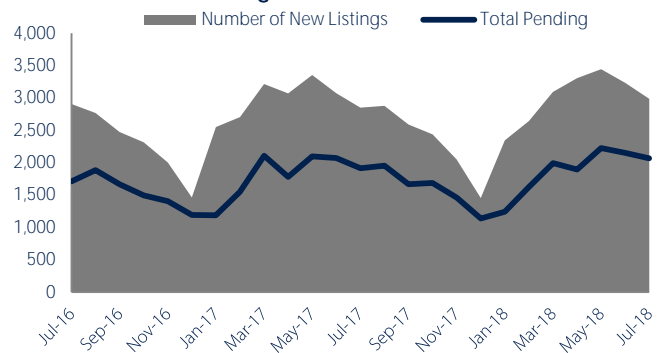
In July, there was 4.4 months of supply available in North Jersey Shore, compared to 5.0 in July 2017. That is a decrease of 12% versus a year ago.

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.

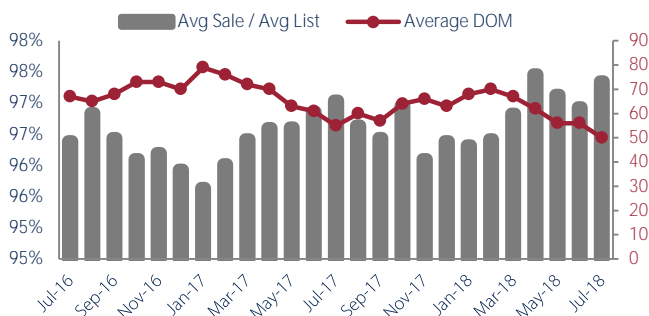
New Listings & Current Contracts

This month there were 2,986 homes newly listed for sale in North Jersey Shore compared to 2,850 in July 2017, an increase of 5%. There were 2,065 current contracts pending sale this July compared to 1,913 a year ago. The number of current contracts is 8% 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 North Jersey Shore was 97.4% 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 50, lower than the average last year, which was 55, a decrease of 9%.



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