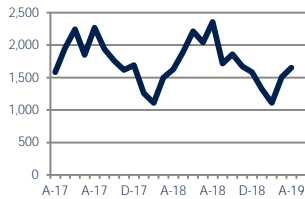
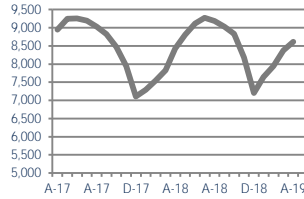


Units Sold 1,652



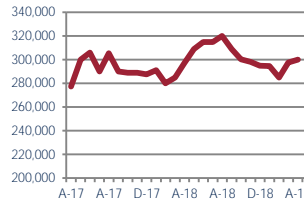
Up 1%
Vs. Year Ago

Active Inventory 8,615



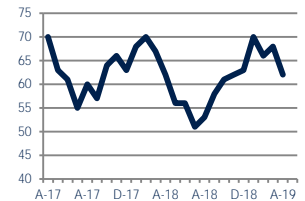
Up 2%
Vs. Year Ago

Median Sale Price \$300,000



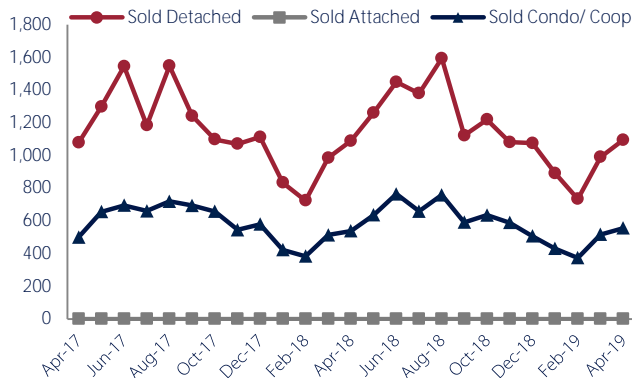
Up 1%
Vs. Year Ago

Days On Market 62



No Change
Vs. Year Ago

Units Sold*



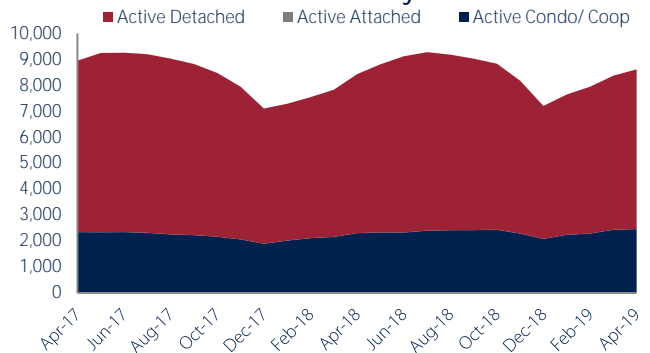
Units Sold

There was an increase in total units sold in April, with 1,652 sold this month in North Jersey Shore versus 1,508 last month, an increase of 10%. This month's total units sold was higher than at this time last year, an increase of 1% versus April 2018.

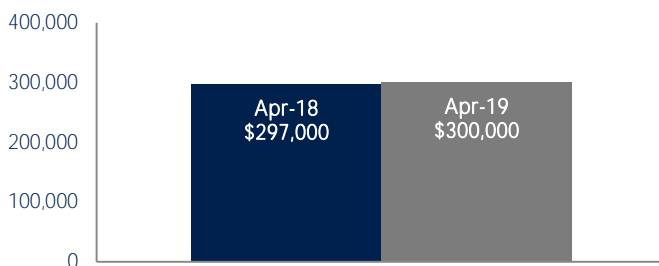
Active Inventory

Versus last year, the total number of homes available this month is higher by 184 units or 2%. The total number of active inventory this April was 8,615 compared to 8,431 in April 2018. This month's total of 8,615 is higher than the previous month's total supply of available inventory of 8,372, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for North Jersey Shore Homes was \$297,000. This April, the median sale price was \$300,000, an increase of 1% or \$3,000 compared to last year. The current median sold price is 1% higher than in March.

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.

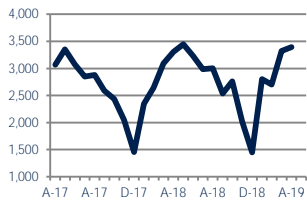
Information included in this report is based on data supplied by MOMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently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





New Listings

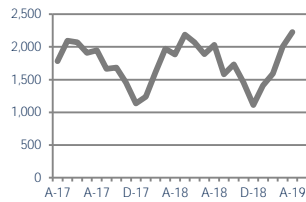
3,395



Up 3%
Vs. Year Ago

Current Contracts

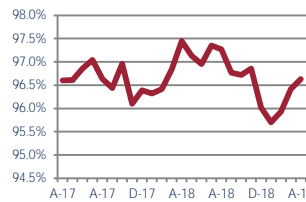
2,227



Up 18%
Vs. Year Ago

Sold Vs. List Price

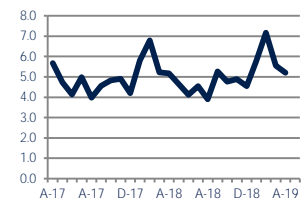
96.6%



Down -0.8%
Vs. Year Ago

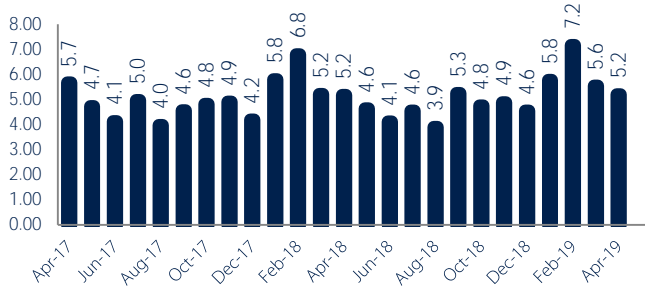
Months of Supply

5.2



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

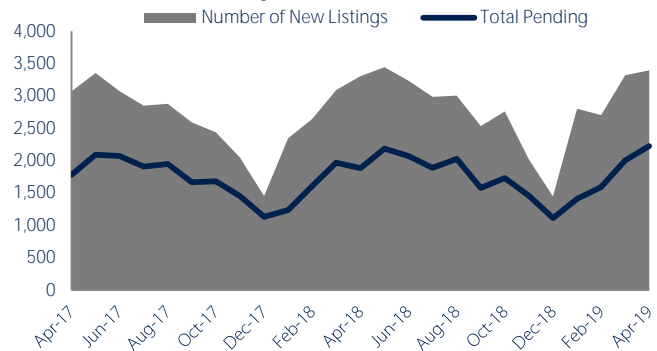
In April, there was 5.2 months of supply available in North Jersey Shore. The amount of supply is similar compared to a year ago.

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.

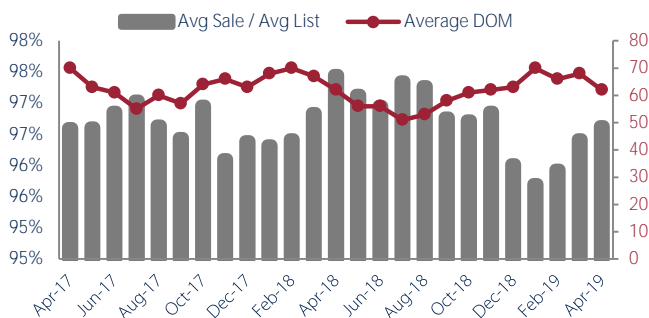
New Listings & Current Contracts

This month there were 3,395 homes newly listed for sale in North Jersey Shore compared to 3,305 in April 2018, an increase of 3%. There were 2,227 current contracts pending sale this April compared to 1,882 a year ago. The number of current contracts is 18% higher 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 North Jersey Shore was 96.6% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 62, which is similar compared to a year ago.



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