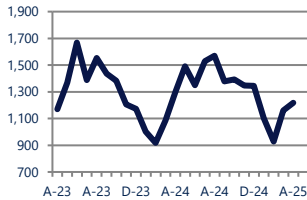


# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **NORTH JERSEY SHORE HOUSING MARKET**

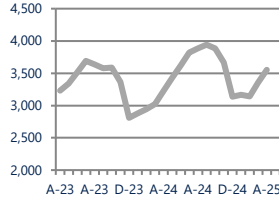
APRIL 2025

**Units Sold**  
1,218



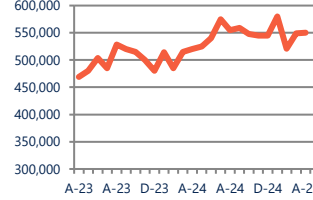
**Down -6%**  
Vs. Year Ago

**Active Inventory**  
3,552



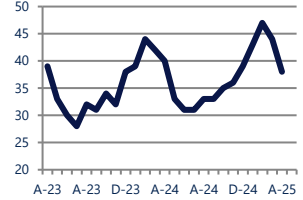
**Up 10%**  
Vs. Year Ago

**Median Sale Price**  
\$550,000



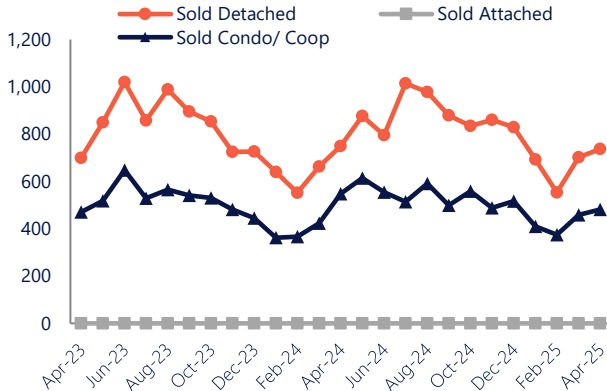
**Up 6%**  
Vs. Year Ago

**Days On Market**  
38



**Down -5%**  
Vs. Year Ago

## Units Sold\*



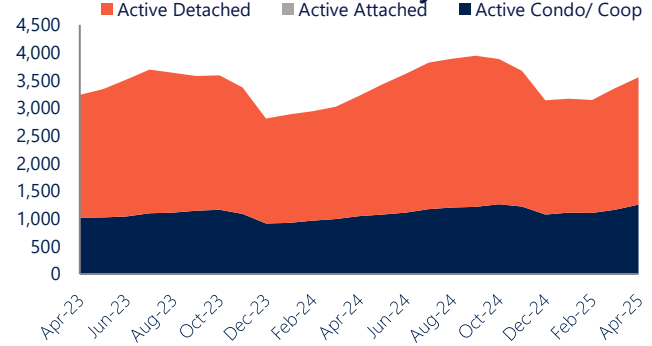
## Units Sold

There was an increase in total units sold in April, with 1,218 sold this month in North Jersey Shore versus 1,161 last month, an increase of 5%. This month's total units sold was lower than at this time last year, a decrease of 6% versus April 2024.

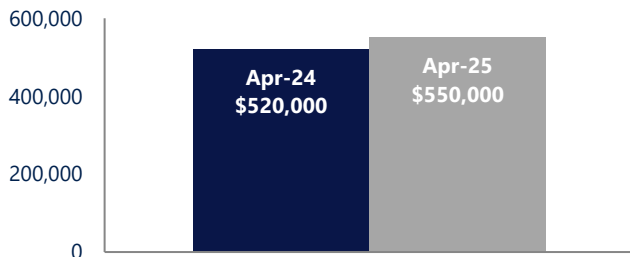
## Active Inventory

Versus last year, the total number of homes available this month is higher by 331 units or 10%. The total number of active inventory this April was 3,552 compared to 3,221 in April 2024. This month's total of 3,552 is higher than the previous month's total supply of available inventory of 3,356, an increase of 6%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for North Jersey Shore Homes was \$520,000. This April, the median sale price was \$550,000, an increase of 6% or \$30,000 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.

\*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.

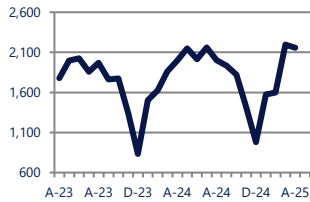
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **NORTH JERSEY SHORE HOUSING MARKET**

APRIL 2025

## New Listings

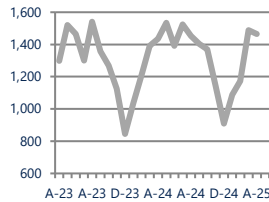
2,155



**Up 8%**  
Vs. Year Ago

## Current Contracts

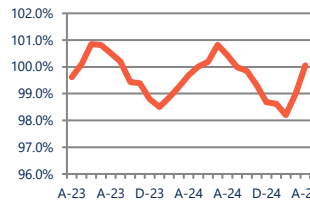
1,465



**Up 2%**  
Vs. Year Ago

## Sold Vs. List Price

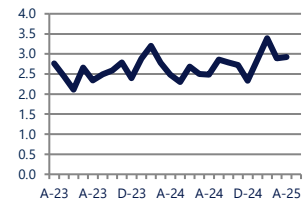
100.1%



**No Change**  
Vs. Year Ago

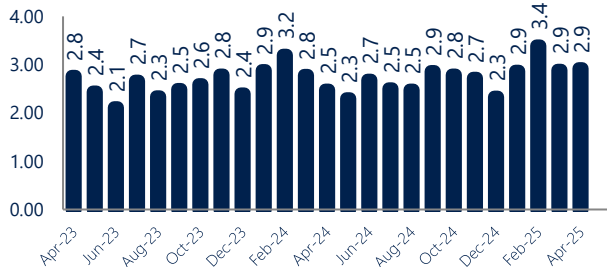
## Months of Supply

2.9



**Up 18%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

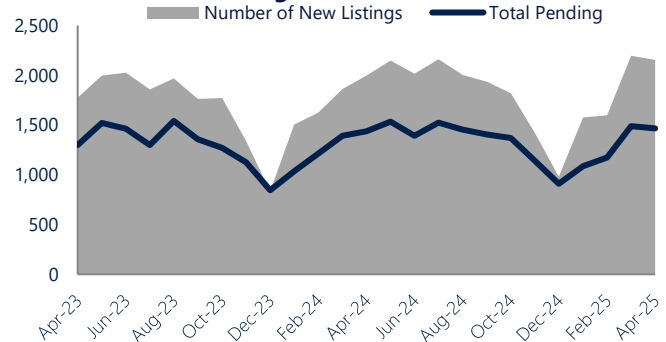
In April, there was 2.9 months of supply available in North Jersey Shore, compared to 2.5 in April 2024. That is an increase of 18% versus a year ago.

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.

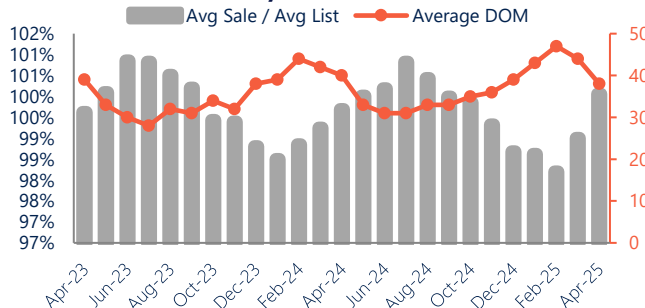
## New Listings & Current Contracts

This month there were 2,155 homes newly listed for sale in North Jersey Shore compared to 1,998 in April 2024, an increase of 8%. There were 1,465 current contracts pending sale this April compared to 1,436 a year ago. The number of current contracts is 2% 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 100.1% 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 38, lower than the average last year, which was 40, a decrease of 5%.

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