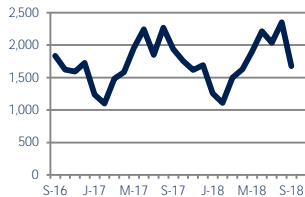
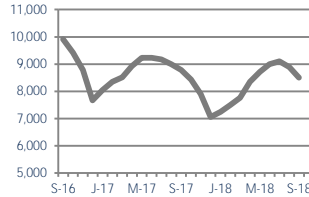


Units Sold 1,674



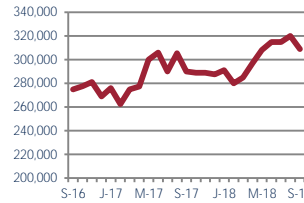
Down -14%
Vs. Year Ago

Active Inventory 8,508



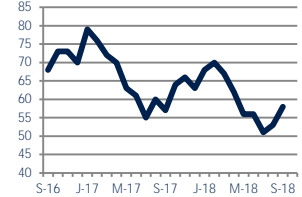
Down -3%
Vs. Year Ago

Median Sale Price \$309,000



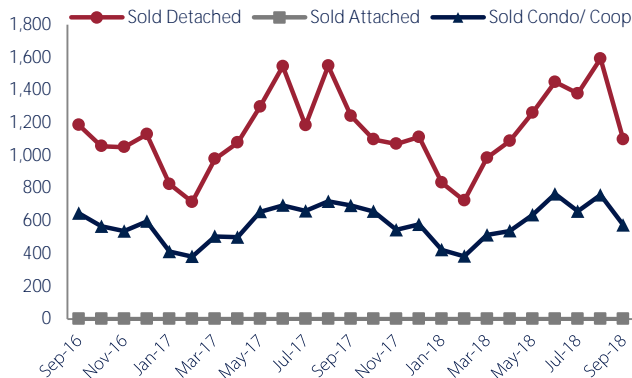
Up 7%
Vs. Year Ago

Days On Market 58



Up 2%
Vs. Year Ago

Units Sold*



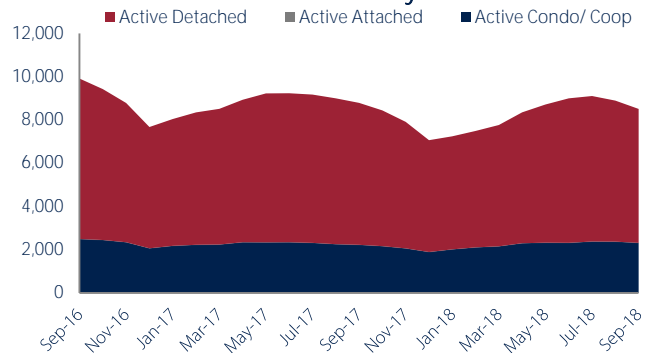
Units Sold

There was a decrease in total units sold in September, with 1,674 sold this month in North Jersey Shore versus 2,352 last month, a decrease of 29%. This month's total units sold was lower than at this time last year, a decrease of 14% versus September 2017.

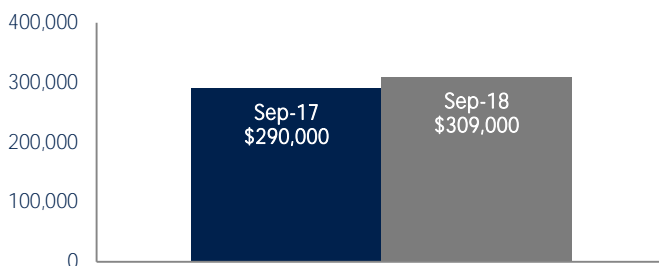
Active Inventory

Versus last year, the total number of homes available this month is lower by 280 units or 3%. The total number of active inventory this September was 8,508 compared to 8,788 in September 2017. This month's total of 8,508 is lower than the previous month's total supply of available inventory of 8,892, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for North Jersey Shore Homes was \$290,000. This September, the median sale price was \$309,000, an increase of 7% or \$19,000 compared to last year. The current median sold price is 3% lower than in August.

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.

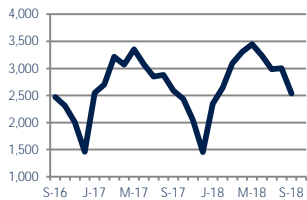
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

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New Listings

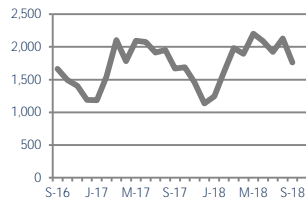
2,536



Down -2%
Vs. Year Ago

Current Contracts

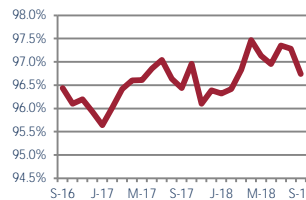
1,762



Up 6%
Vs. Year Ago

Sold Vs. List Price

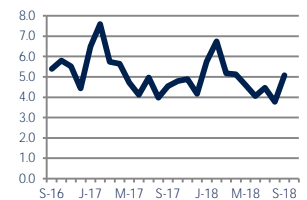
96.7%



No Change
Vs. Year Ago

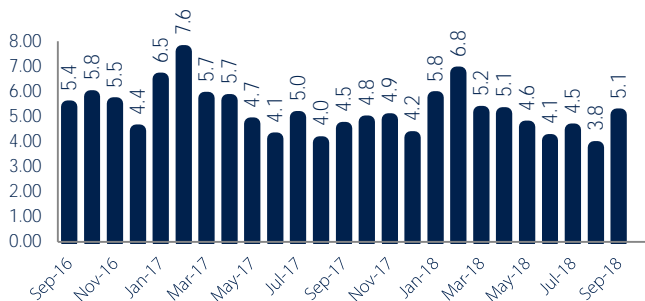
Months of Supply

5.1



Up 12%
Vs. Year Ago

Months Of Supply



Months of Supply

In September, there was 5.1 months of supply available in North Jersey Shore, compared to 4.5 in September 2017. That is an increase of 12% versus a year ago.

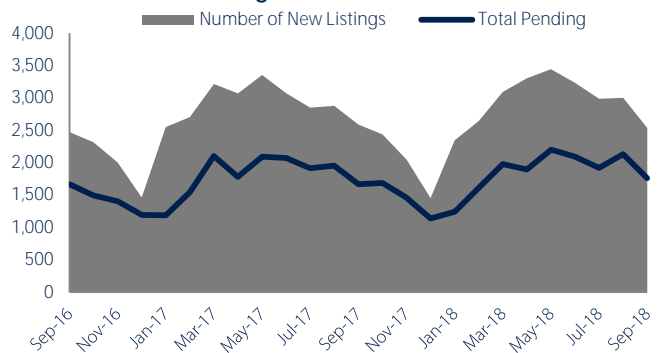
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

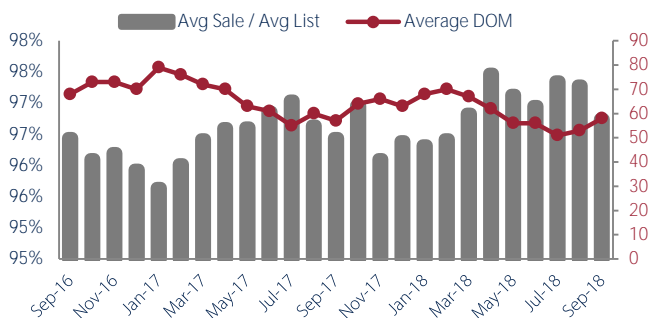
This month there were 2,536 homes newly listed for sale in North Jersey Shore compared to 2,589 in September 2017, a decrease of 2%.

There were 1,762 current contracts pending sale this September compared to 1,667 a year ago. The number of current contracts is 6% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in North Jersey Shore was 96.7% 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 58, higher than the average last year, which was 57, an increase of 2%.



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