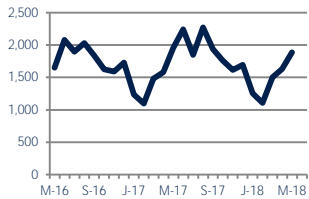


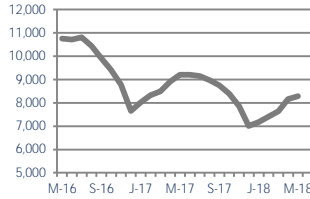


Units Sold
1,885



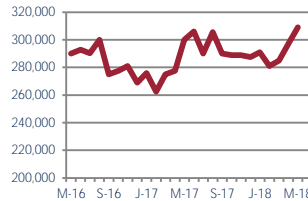
Down -4%
Vs. Year Ago

Active Inventory
8,290



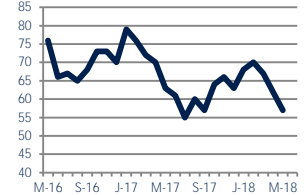
Down -10%
Vs. Year Ago

Median Sale Price
\$309,000



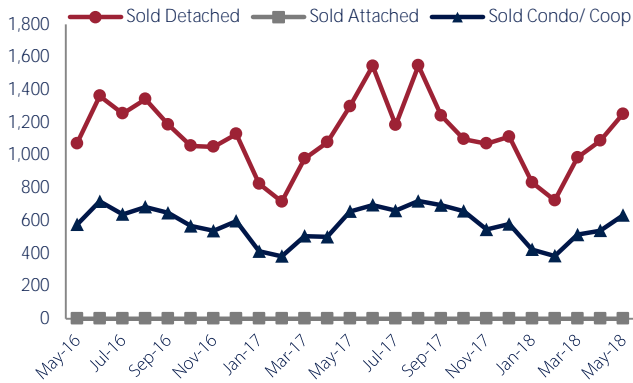
Up 3%
Vs. Year Ago

Days On Market
57



Down -10%
Vs. Year Ago

Units Sold*



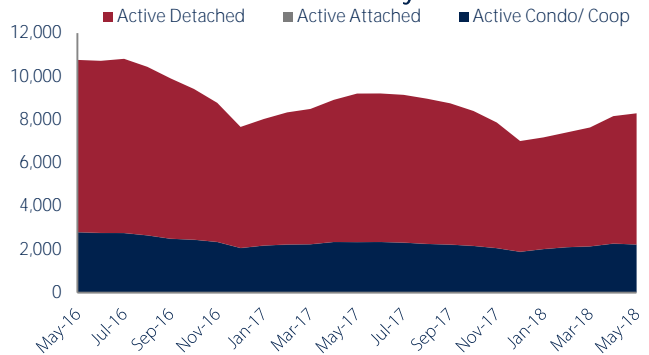
Units Sold

There was an increase in total units sold in May, with 1,885 sold this month in North Jersey Shore versus 1,628 last month, an increase of 16%. This month's total units sold was lower than at this time last year, a decrease of 4% versus May 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 913 units or 10%. The total number of active inventory this May was 8,290 compared to 9,203 in May 2017. This month's total of 8,290 is higher than the previous month's total supply of available inventory of 8,159, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for North Jersey Shore Homes was \$300,000. This May, the median sale price was \$309,000, an increase of 3% or \$9,000 compared to last year. The current median sold price is 4% higher than in April.

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.

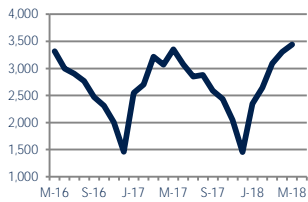
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

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New Listings

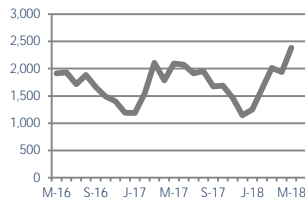
3,443



Up 3%
Vs. Year Ago

Current Contracts

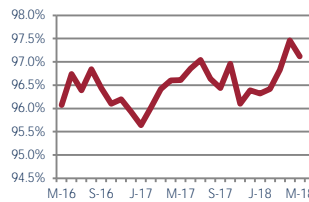
2,386



Up 14%
Vs. Year Ago

Sold Vs. List Price

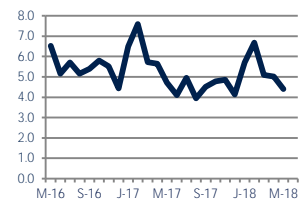
97.1%



Up 0.5%
Vs. Year Ago

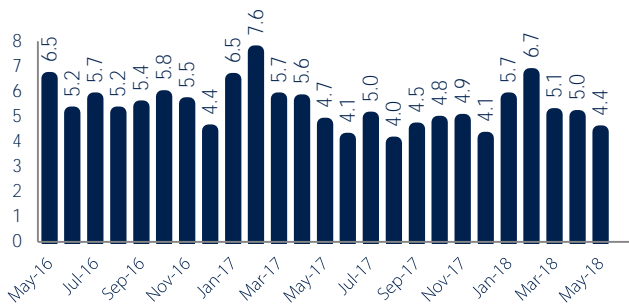
Months of Supply

4.4



Down -7%
Vs. Year Ago

Months Of Supply



Months of Supply

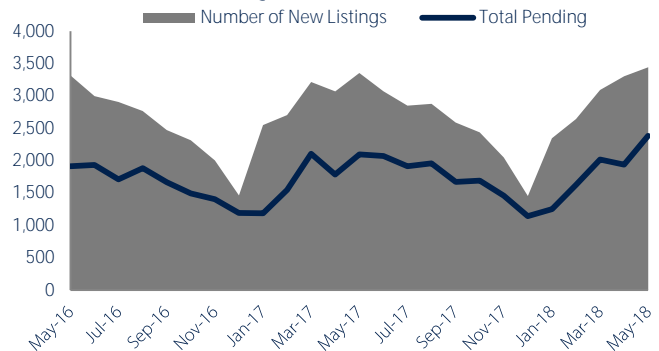
In May, there was 4.4 months of supply available in North Jersey Shore, compared to 4.7 in May 2017. That is a decrease of 7% versus a year ago.

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.

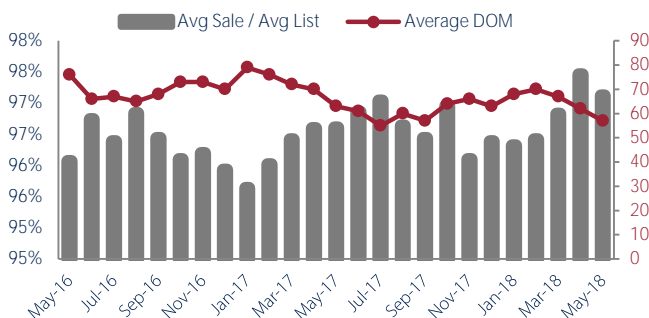
New Listings & Current Contracts

This month there were 3,443 homes newly listed for sale in North Jersey Shore compared to 3,354 in May 2017, an increase of 3%. There were 2,386 current contracts pending sale this May compared to 2,097 a year ago. The number of current contracts is 14% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in North Jersey Shore was 97.1% of the average list price, which is 0.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 57, lower than the average last year, which was 63, a decrease of 10%.



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