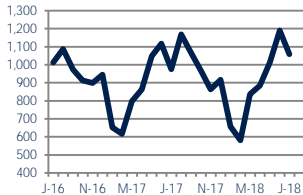
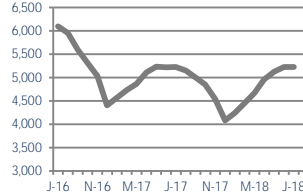


### Units Sold 1,058



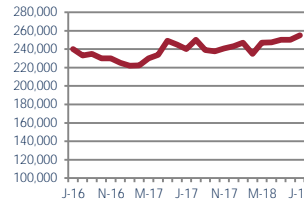
Up 9%  
Vs. Year Ago

### Active Inventory 5,229



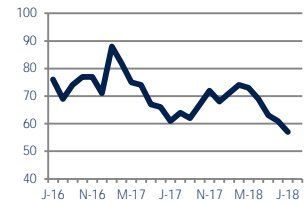
No Change  
Vs. Year Ago

### Median Sale Price \$255,000



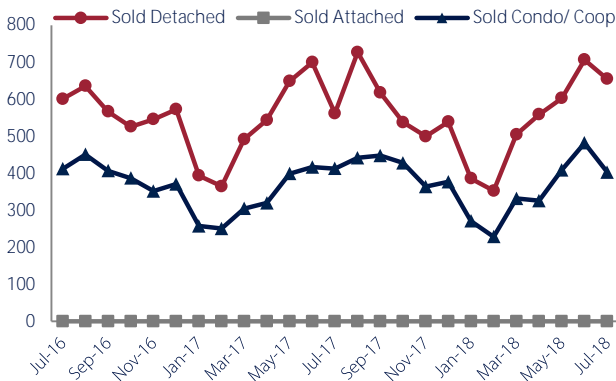
Up 6%  
Vs. Year Ago

### Days On Market 57



Down -7%  
Vs. Year Ago

### Units Sold\*



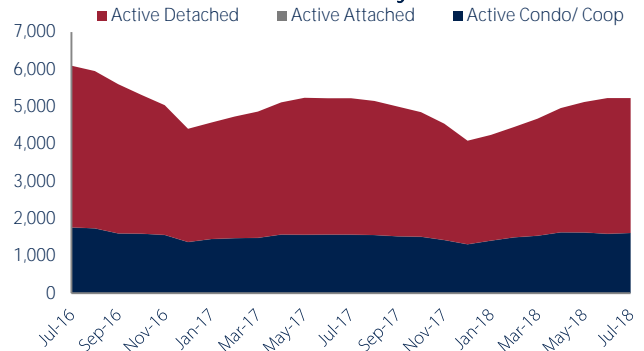
### Units Sold

There was a decrease in total units sold in July, with 1,058 sold this month in Ocean County versus 1,189 last month, a decrease of 11%. This month's total units sold was higher than at this time last year, an increase of 9% versus July 2017.

### Active Inventory

The total number of homes available this month is 5,229 units, which is similar compared to a year ago. This month's supply of available homes remained stable as compared to the previous month's supply.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last July, the median sale price for Ocean County Homes was \$240,000. This July, the median sale price was \$255,000, an increase of 6% or \$15,000 compared to last year. The current median sold price is 2% higher than in June.

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

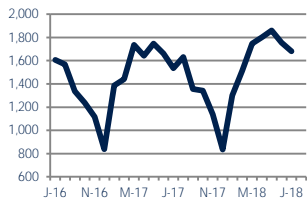


\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MOMLS and 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

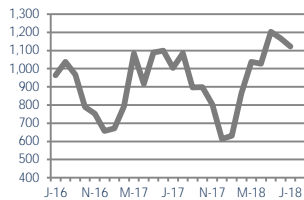
1,680



Up 9%  
Vs. Year Ago

### Current Contracts

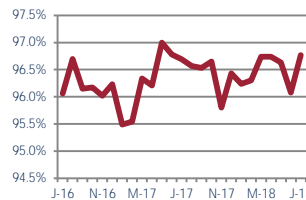
1,123



Up 12%  
Vs. Year Ago

### Sold Vs. List Price

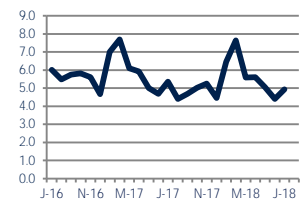
96.8%



No Change  
Vs. Year Ago

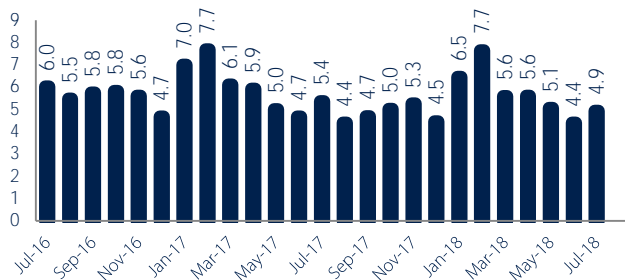
### Months of Supply

4.9



Down -8%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

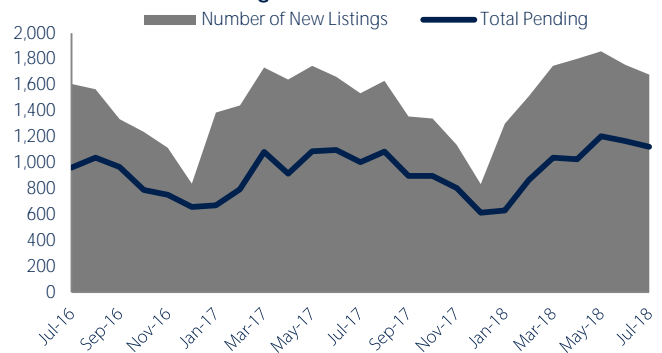
In July, there was 4.9 months of supply available in Ocean County, compared to 5.4 in July 2017. That is a decrease of 8% versus a year ago.

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.

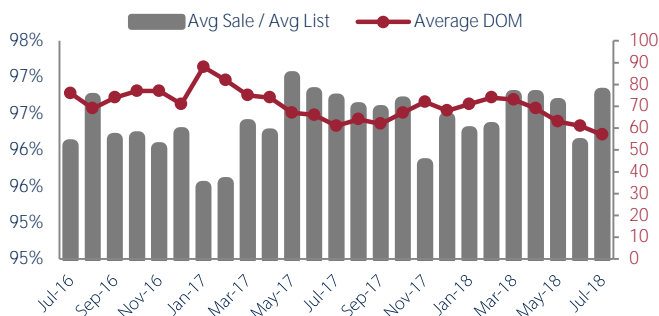
### New Listings & Current Contracts

This month there were 1,680 homes newly listed for sale in Ocean County compared to 1,536 in July 2017, an increase of 9%. There were 1,123 current contracts pending sale this July compared to 1,005 a year ago. The number of current contracts is 12% 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 Ocean County was 96.8% 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 57, lower than the average last year, which was 61, a decrease of 7%.



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