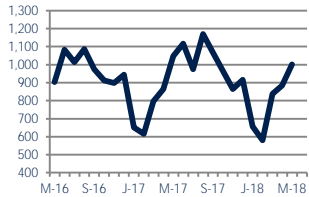


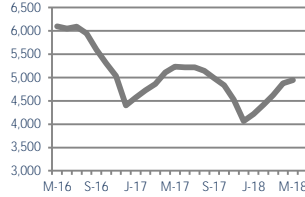


Units Sold 1,001



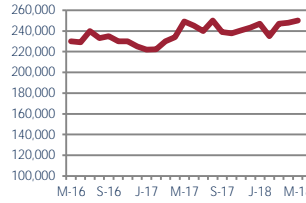
Down -4%
Vs. Year Ago

Active Inventory 4,942



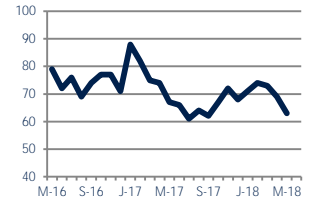
Down -6%
Vs. Year Ago

Median Sale Price \$249,900



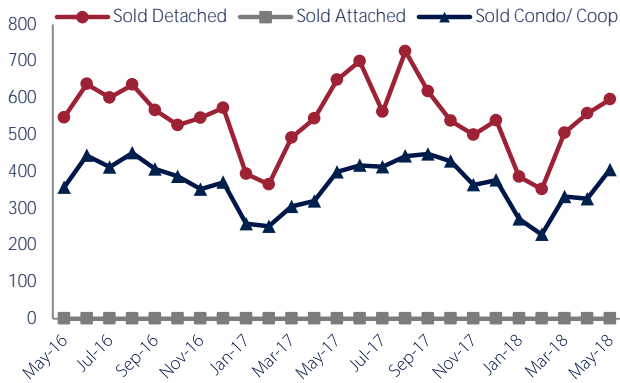
No Change
Vs. Year Ago

Days On Market 63



Down -6%
Vs. Year Ago

Units Sold*



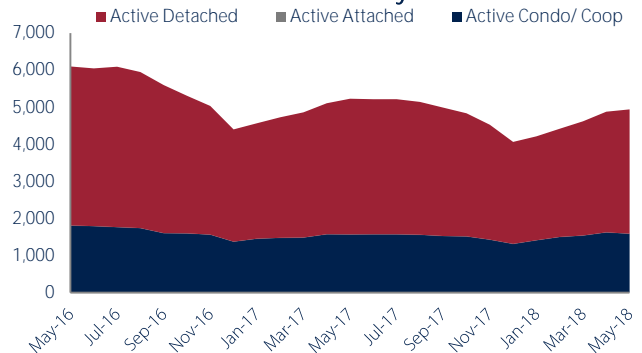
Units Sold

There was an increase in total units sold in May, with 1,001 sold this month in Ocean County versus 884 last month, an increase of 13%. 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 288 units or 6%. The total number of active inventory this May was 4,942 compared to 5,230 in May 2017. This month's total of 4,942 is higher than the previous month's total supply of available inventory of 4,879, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Ocean County Homes was \$249,000. This May, the median sale price was \$249,900, which is similar compared to a year ago. The current median sold price is 1% 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.



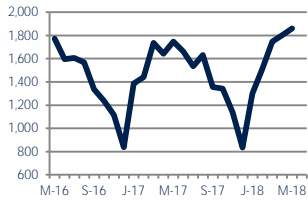
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MOMLS and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

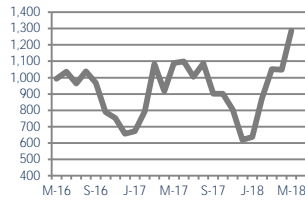
1,861



Up 6%
Vs. Year Ago

Current Contracts

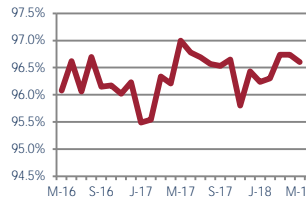
1,287



Up 18%
Vs. Year Ago

Sold Vs. List Price

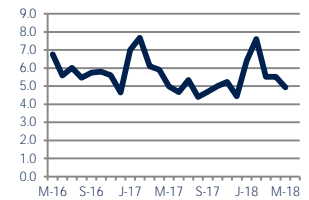
96.6%



No Change
Vs. Year Ago

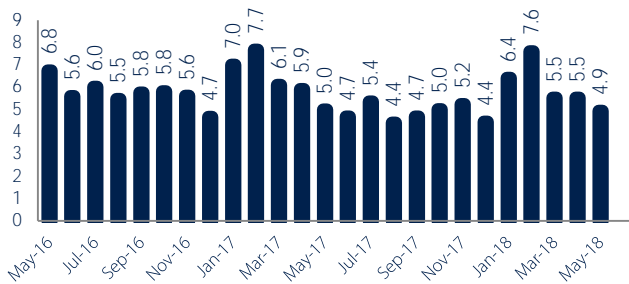
Months of Supply

4.9



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

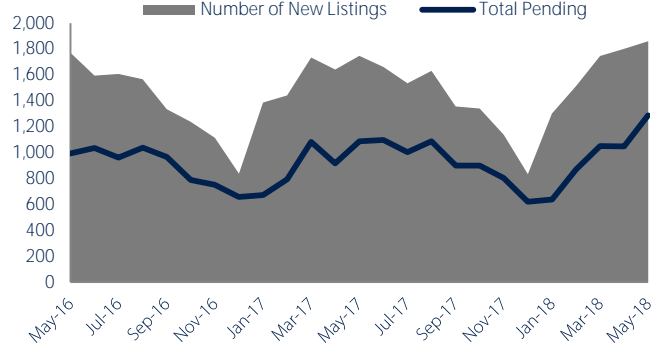
In May, there was 4.9 months of supply available in Ocean County. The amount of supply is similar compared to a year ago.

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.

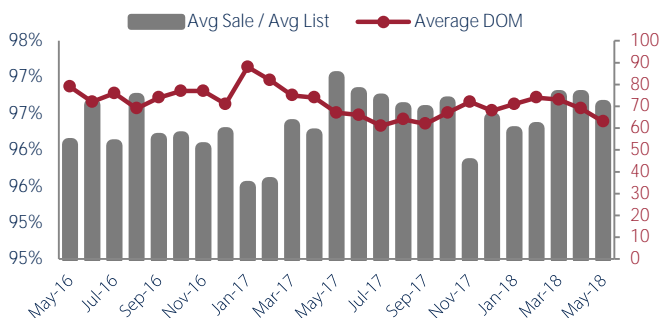
New Listings & Current Contracts

This month there were 1,861 homes newly listed for sale in Ocean County compared to 1,748 in May 2017, an increase of 6%. There were 1,287 current contracts pending sale this May compared to 1,089 a year ago. The number of current contracts is 18% 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 Ocean County was 96.6% 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 63, lower than the average last year, which was 67, a decrease of 6%.



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