

THE LONG & FOSTER MARKET MINUTE™

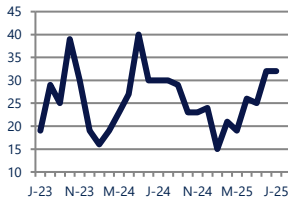
FOCUS ON: **POINT PLEASANT, POINT PLEASANT BEACH AND BAY HEAD HOUSING MARKET**

JULY 2025

Zip Code(s): 08742

Units Sold

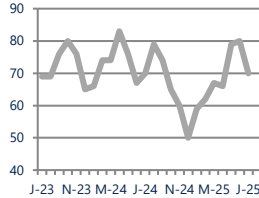
32



Up 7%
Vs. Year Ago

Active Inventory

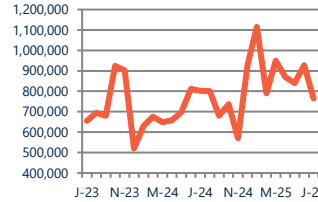
70



No Change
Vs. Year Ago

Median Sale Price

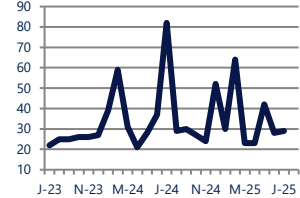
\$765,500



Down -5%
Vs. Year Ago

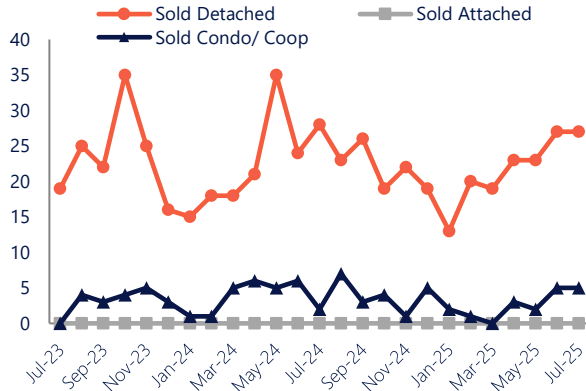
Days On Market

29



Down
Vs. Year Ago

Units Sold*



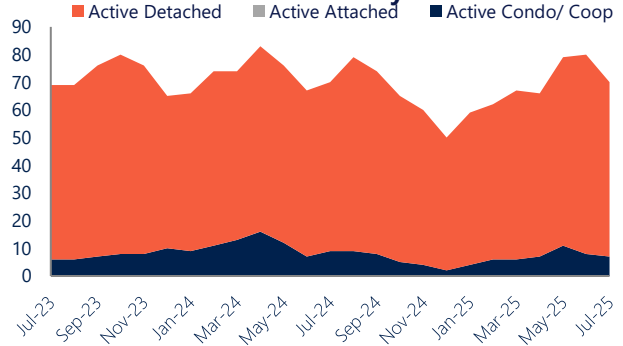
Units Sold

The number of units sold remained stable in July, with 32 sold this month in Point Pleasant, Point Pleasant Beach and Bay Head. This month's total units sold was higher than at this time last year, an increase of 7% versus July 2024.

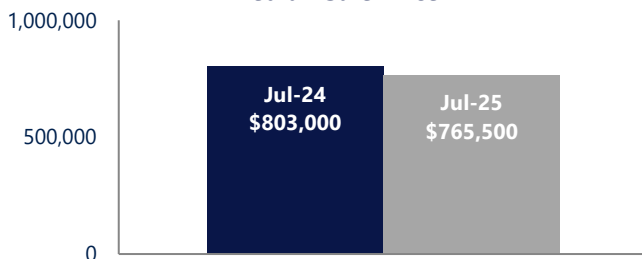
Active Inventory

The total number of homes available this month is 70 units, which is similar compared to a year ago. This month's total of 70 is lower than the previous month's total supply of available inventory of 80, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Point Pleasant, Point Pleasant Beach and Bay Head Homes was \$803,000. This July, the median sale price was \$765,500, a decrease of 5% or \$37,500 compared to last year. The current median sold price is 17% lower 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.

Point Pleasant, Point Pleasant Beach and Bay Head are defined as properties listed in zip code/s 08742.

*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.

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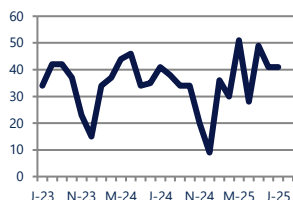
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JULY 2025

Zip Code(s): 08742

New Listings

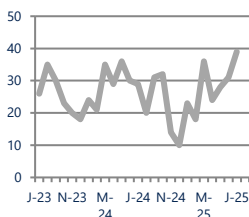
41



No Change
Vs. Year Ago

Current Contracts

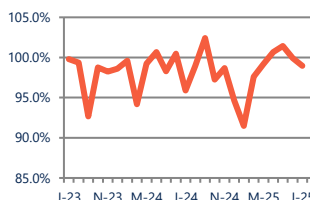
39



Up 34%
Vs. Year Ago

Sold Vs. List Price

99.0%



Up 3.2%
Vs. Year Ago

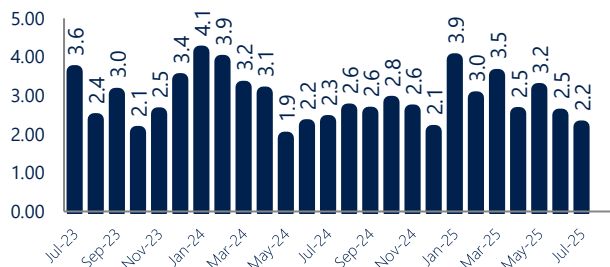
Months of Supply

2.2



Down -6%
Vs. Year Ago

Months Of Supply



Months of Supply

In July, there was 2.2 months of supply available in Point Pleasant, Point Pleasant Beach and Bay Head, compared to 2.3 in July 2024. That is a decrease of 6% versus a year ago.

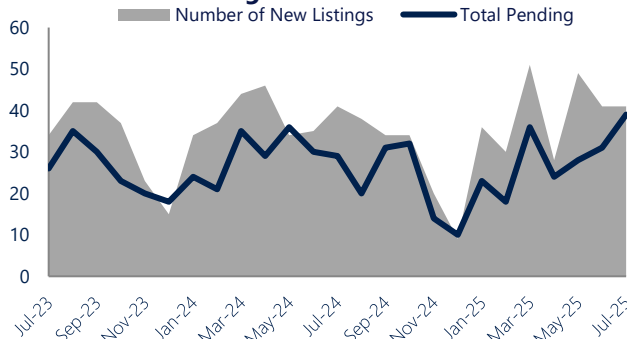
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

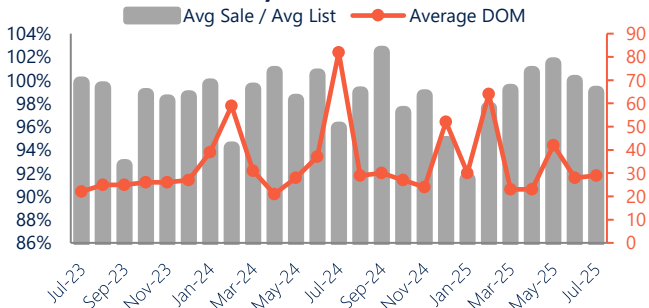
This month there were 41 homes newly listed for sale in Point Pleasant, Point Pleasant Beach and Bay Head, which is similar to the amount in July 2024. There were 39 current contracts pending sale this July compared to 29 a year ago.

The number of current contracts is 34% 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 Point Pleasant, Point Pleasant Beach and Bay Head was 99.0% of the average list price, which is 3.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 29, lower than the average last year, which was 82. This decrease was impacted by the limited number of sales.

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