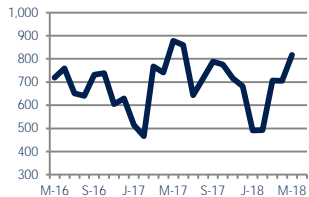




Units Sold

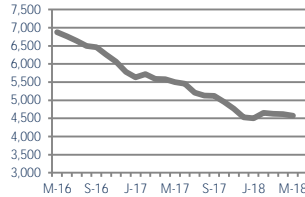
817



Down -7%
Vs. Year Ago

Active Inventory

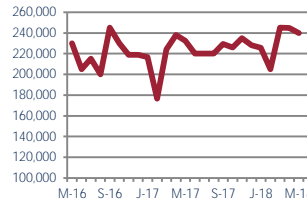
4,574



Down -17%
Vs. Year Ago

Median Sale Price

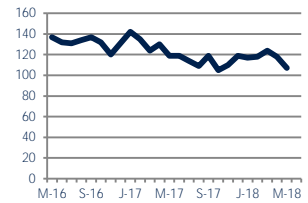
\$240,000



Up 3%
Vs. Year Ago

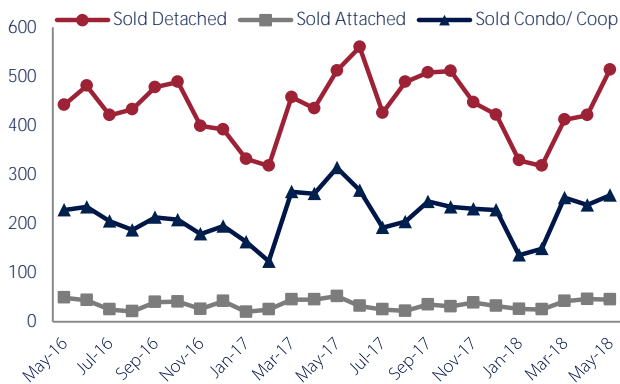
Days On Market

107



Down -10%
Vs. Year Ago

Units Sold*



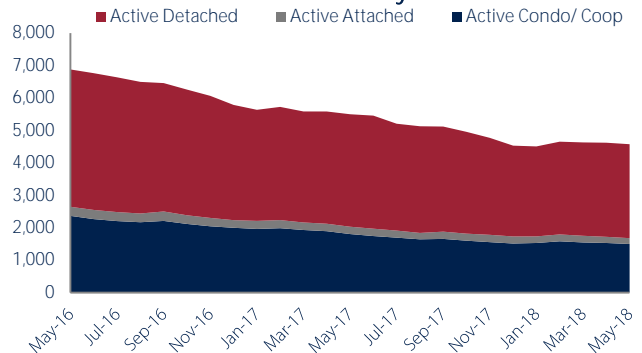
Units Sold

There was an increase in total units sold in May, with 817 sold this month in South Jersey Shore versus 705 last month, an increase of 16%. This month's total units sold was lower than at this time last year, a decrease of 7% versus May 2017.

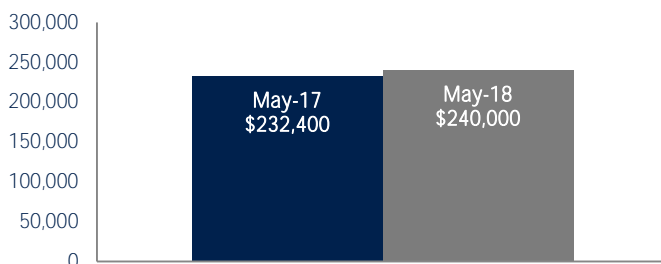
Active Inventory

Versus last year, the total number of homes available this month is lower by 924 units or 17%. The total number of active inventory this May was 4,574 compared to 5,498 in May 2017. This month's total of 4,574 is lower than the previous month's total supply of available inventory of 4,620, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for South Jersey Shore Homes was \$232,400. This May, the median sale price was \$240,000, an increase of 3% or \$7,600 compared to last year. The current median sold price is 2% lower 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 Atlantic and Cape May in NJ.

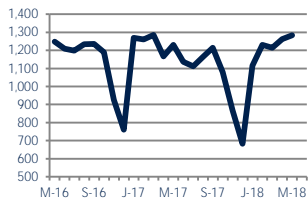
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

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New Listings

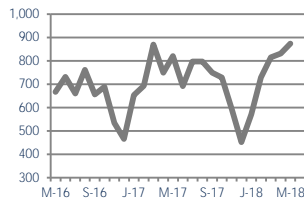
1,284



Up 4%
Vs. Year Ago

Current Contracts

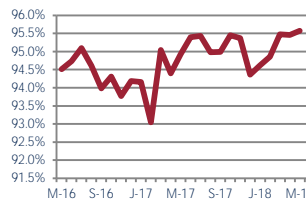
874



Up 7%
Vs. Year Ago

Sold Vs. List Price

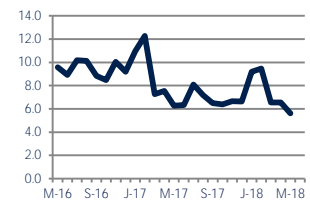
95.6%



Up 0.7%
Vs. Year Ago

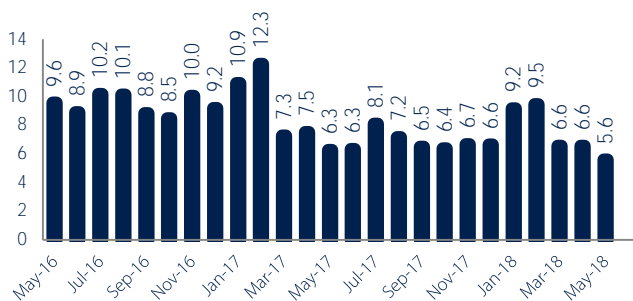
Months of Supply

5.6



Down -11%
Vs. Year Ago

Months Of Supply



Months of Supply

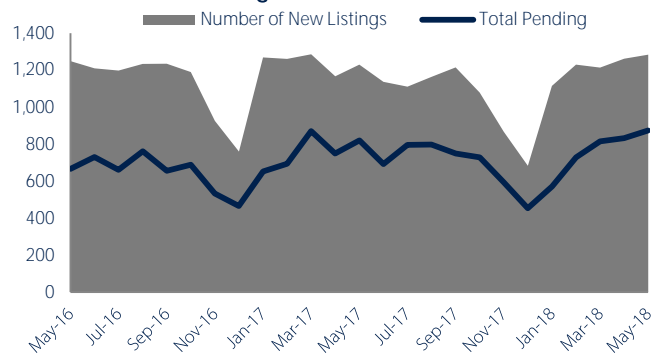
In May, there was 5.6 months of supply available in South Jersey Shore, compared to 6.3 in May 2017. That is a decrease of 11% versus a year ago.

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.

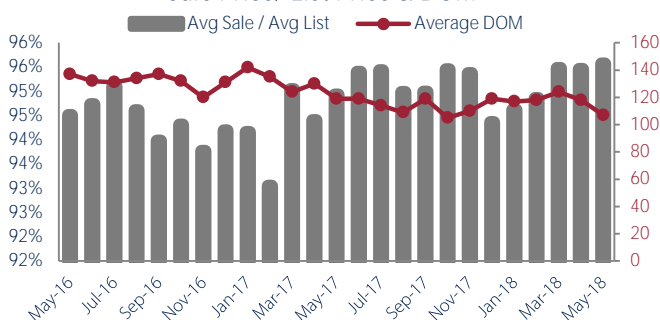
New Listings & Current Contracts

This month there were 1,284 homes newly listed for sale in South Jersey Shore compared to 1,230 in May 2017, an increase of 4%. There were 874 current contracts pending sale this May compared to 820 a year ago. The number of current contracts is 7% 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 South Jersey Shore was 95.6% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 107, lower than the average last year, which was 119, a decrease of 10%.



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