



The Long & Foster Market Minute™

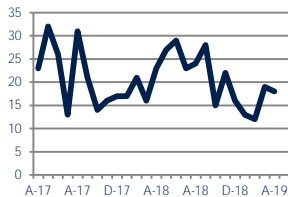
Focus On: Spring Lake and Sea Girt Housing Market

April 2019

Zip Code(s): 07762 and 08750

Units Sold

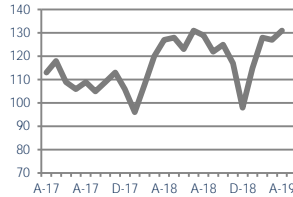
18



Down -22%
Vs. Year Ago

Active Inventory

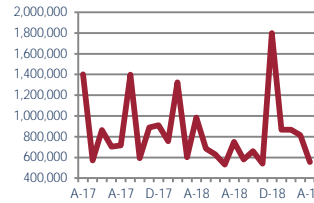
131



Up 3%
Vs. Year Ago

Median Sale Price

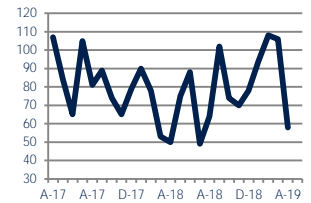
\$555,000



Down
Vs. Year Ago

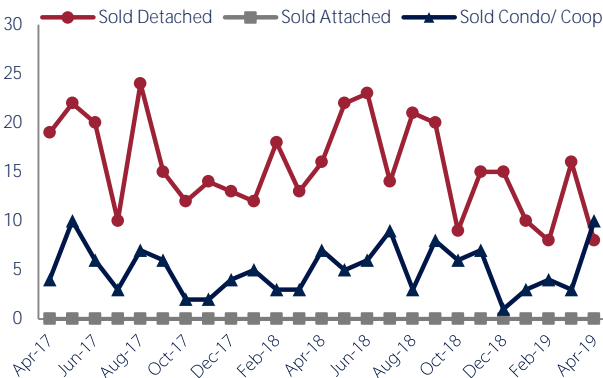
Days On Market

58



Up 16%
Vs. Year Ago

Units Sold*



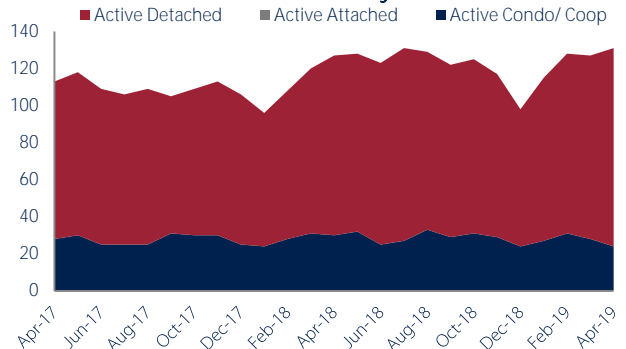
Units Sold

There was a decrease in total units sold in April, with 18 sold this month in Spring Lake and Sea Girt versus 19 last month, a decrease of 5%. This month's total units sold was lower than at this time last year, a decrease of 22% versus April 2018.

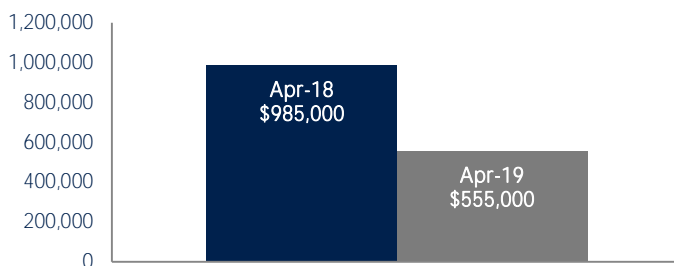
Active Inventory

Versus last year, the total number of homes available this month is higher by 4 units or 3%. The total number of active inventory this April was 131 compared to 127 in April 2018. This month's total of 131 is higher than the previous month's total supply of available inventory of 127, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last April, the median sale price for Spring Lake and Sea Girt Homes was \$985,000. This April, the median sale price was \$555,000, a decrease of \$430,000 compared to last year. The current median sold price is lower than in March.

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

Spring Lake and Sea Girt are defined as properties listed in zip code/s 07762 and 08750.

*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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



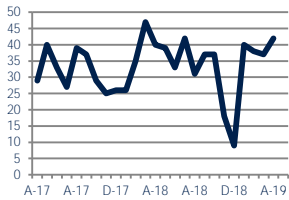
Focus On: Spring Lake and Sea Girt Housing Market

April 2019

Zip Code(s): 07762 and 08750

New Listings

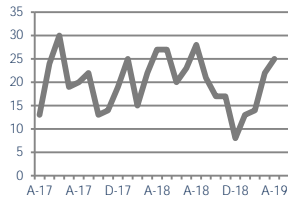
42



Up 5%
Vs. Year Ago

Current Contracts

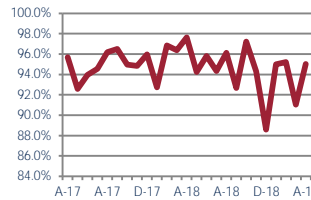
25



Down -7%
Vs. Year Ago

Sold Vs. List Price

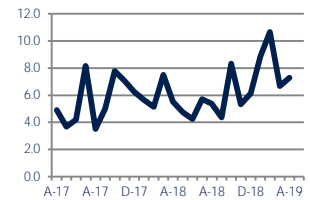
95.0%



Down -2.7%
Vs. Year Ago

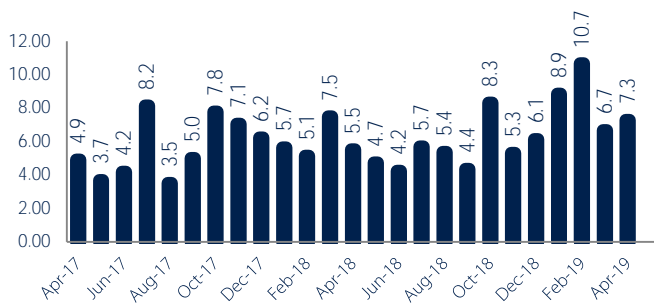
Months of Supply

7.3



Up 32%
Vs. Year Ago

Months Of Supply



Months of Supply

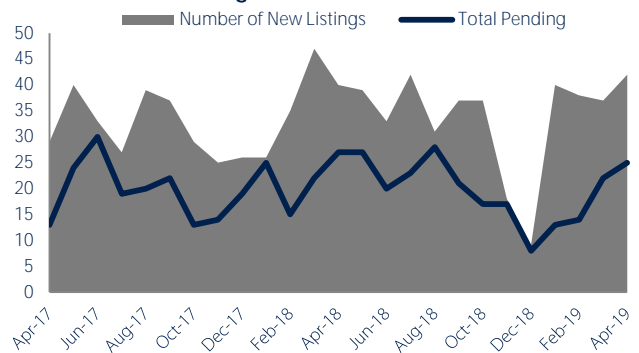
In April, there was 7.3 months of supply available in Spring Lake and Sea Girt, compared to 5.5 in April 2018. That is an increase of 32% versus a year ago.

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.

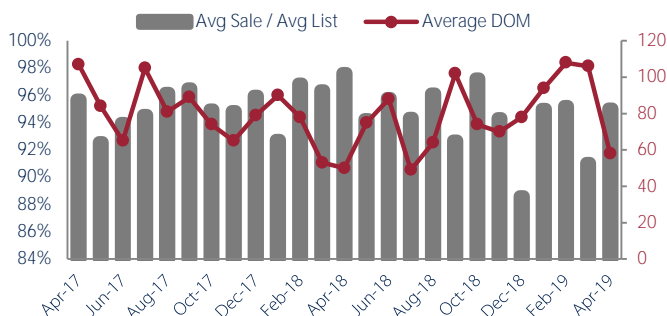
New Listings & Current Contracts

This month there were 42 homes newly listed for sale in Spring Lake and Sea Girt compared to 40 in April 2018, an increase of 5%. There were 25 current contracts pending sale this April compared to 27 a year ago. The number of current contracts is 7% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Spring Lake and Sea Girt was 95.0% of the average list price, which is 2.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 58, higher than the average last year, which was 50, an increase of 16%.

Spring Lake and Sea Girt are defined as properties listed in zip code/s 07762 and 08750.

*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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE

