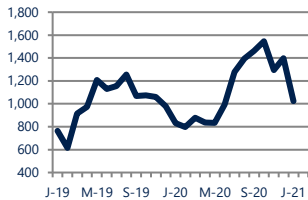


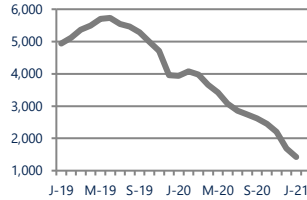


Units Sold
1,023



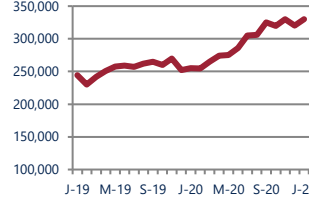
Up 23%
Vs. Year Ago

Active Inventory
1,423



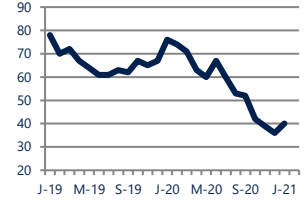
Down -64%
Vs. Year Ago

Median Sale Price
\$329,950



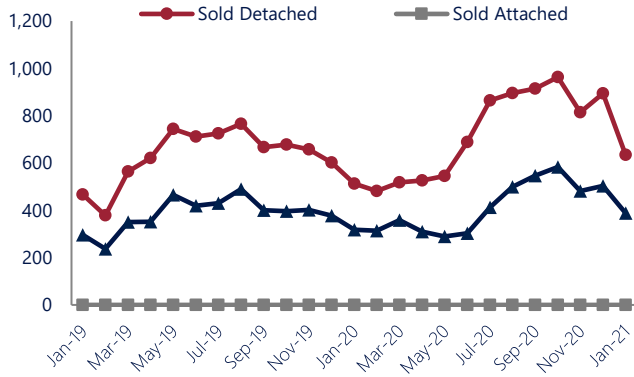
Up 29%
Vs. Year Ago

Days On Market
40



Down -47%
Vs. Year Ago

Units Sold*



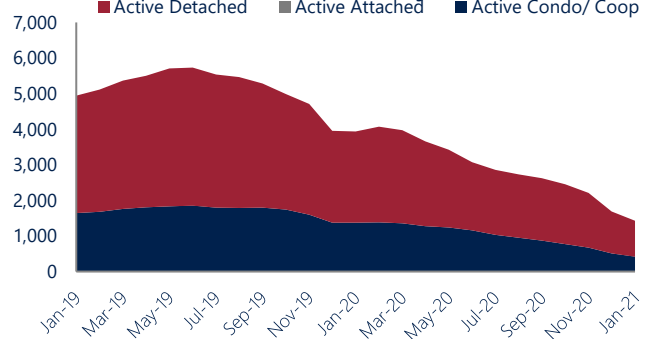
Units Sold

There was a decrease in total units sold in January, with 1,023 sold this month in Ocean County versus 1,397 last month, a decrease of 27%. This month's total units sold was higher than at this time last year, an increase of 23% versus January 2020.

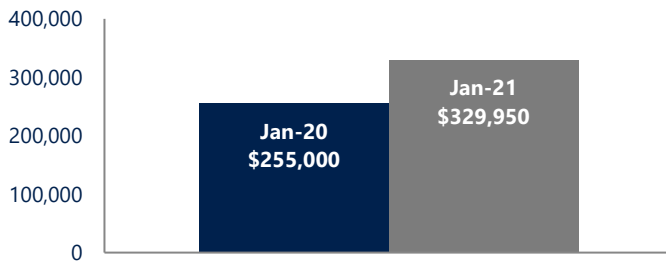
Active Inventory

Versus last year, the total number of homes available this month is lower by 2,513 units or 64%. The total number of active inventory this January was 1,423 compared to 3,936 in January 2020. This month's total of 1,423 is lower than the previous month's total supply of available inventory of 1,687, a decrease of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Ocean County Homes was \$255,000. This January, the median sale price was \$329,950, an increase of \$74,950 compared to last year. The current median sold price is higher than in December.

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



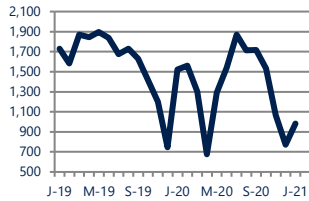
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MOMLS and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

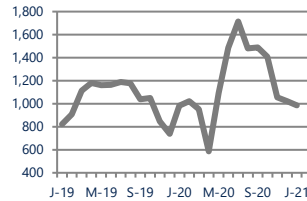
981



Down -36%
Vs. Year Ago

Current Contracts

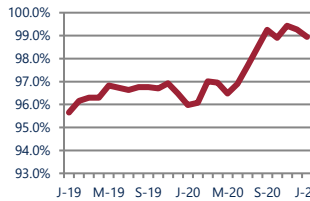
986



No Change
Vs. Year Ago

Sold Vs. List Price

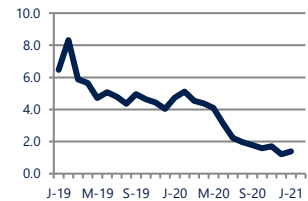
98.9%



Up 3.1%
Vs. Year Ago

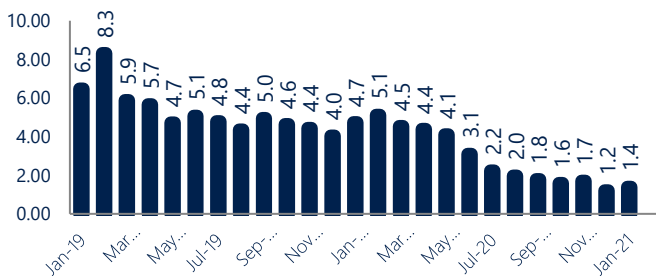
Months of Supply

1.4



Down -71%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

This month there were 981 homes newly listed for sale in Ocean County compared to 1,522 in January 2020, a decrease of 36%.

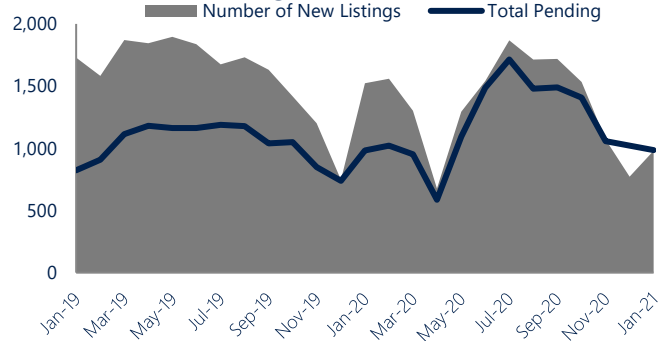
There were 986 current contracts pending sale this January, consistent with the volume a year ago. The number of current contracts is 4% lower than last month.

Months of Supply

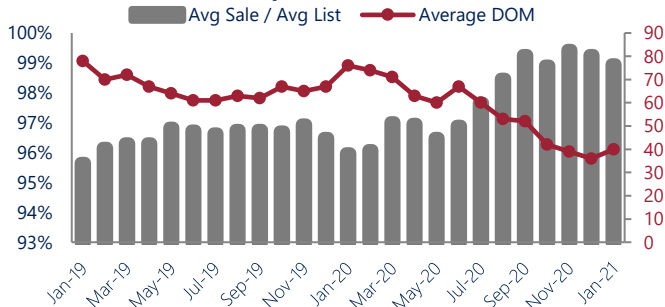
In January, there was 1.4 months of supply available in Ocean County, compared to 4.7 in January 2020. That is a decrease of 71% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Ocean County was 98.9% of the average list price, which is 3.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 40, lower than the average last year, which was 76, a decrease of 47%.



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