



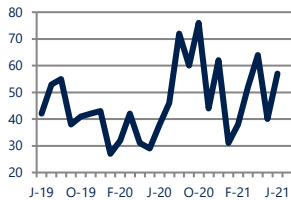
## Focus On: Asbury Park Housing Market

June 2021

Zip Code(s): 07712

### Units Sold

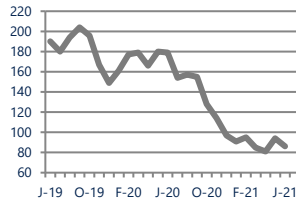
57



Up  
Vs. Year Ago

### Active Inventory

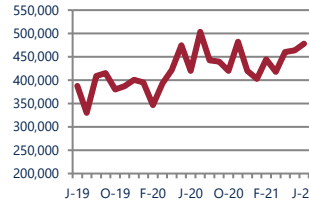
86



Down -52%  
Vs. Year Ago

### Median Sale Price

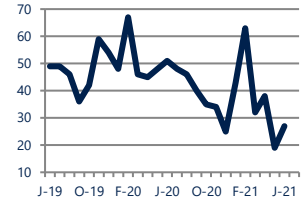
\$478,000



Up 14%  
Vs. Year Ago

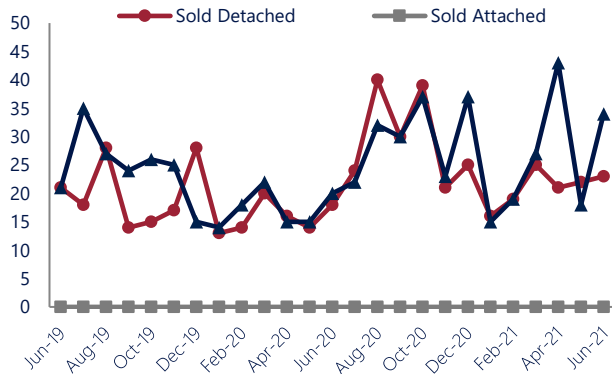
### Days On Market

27



Down -47%  
Vs. Year Ago

### Units Sold\*



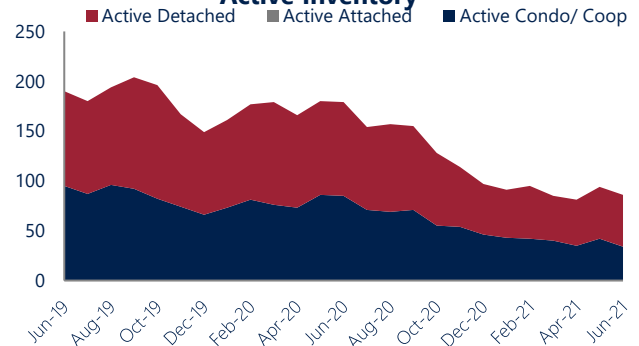
### Units Sold

There was an increase in total units sold in June, with 57 sold this month in Asbury Park. This month's total units sold was higher than at this time last year.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 93 units or 52%. The total number of active inventory this June was 86 compared to 179 in June 2020. This month's total of 86 is lower than the previous month's total supply of available inventory of 94, a decrease of 9%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Asbury Park Homes was \$420,000. This June, the median sale price was \$478,000, an increase of 14% or \$58,000 compared to last year. The current median sold price is 3% higher than in May.

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

Asbury Park are defined as properties listed in zip code/s 07712.

\*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.





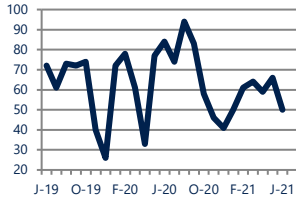
## Focus On: Asbury Park Housing Market

June 2021

Zip Code(s): 07712

### New Listings

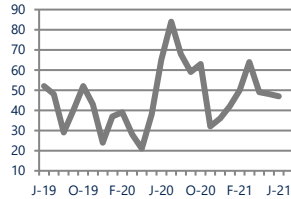
50



Down -40%  
Vs. Year Ago

### Current Contracts

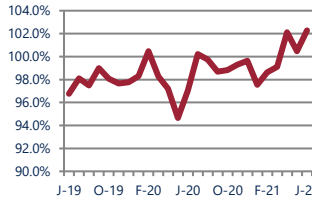
47



Down -28%  
Vs. Year Ago

### Sold Vs. List Price

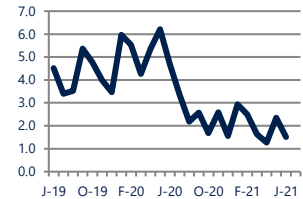
102.3%



Up  
Vs. Year Ago

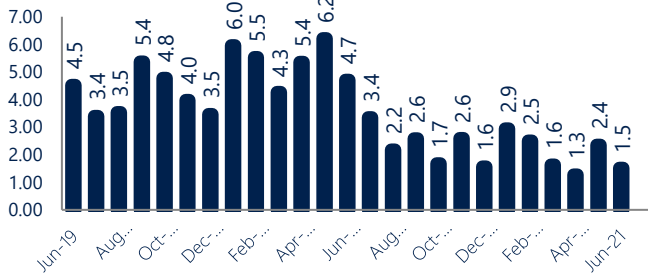
### Months of Supply

1.5



Down -68%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

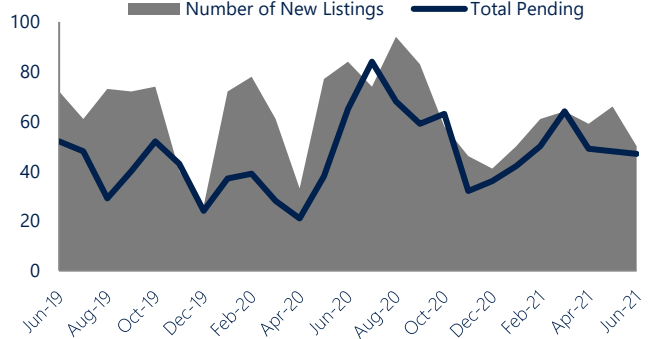
In June, there was 1.5 months of supply available in Asbury Park, compared to 4.7 in June 2020. That is a decrease of 68% versus a year ago.

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.

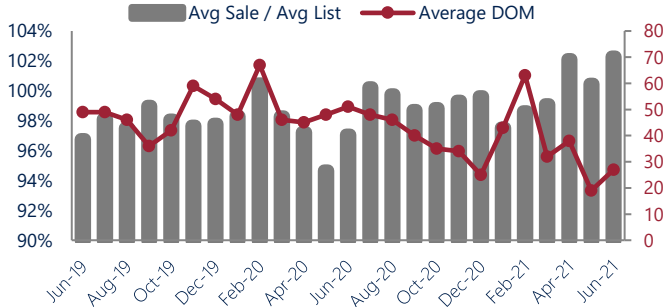
### New Listings & Current Contracts

This month there were 50 homes newly listed for sale in Asbury Park compared to 84 in June 2020, a decrease of 40%. There were 47 current contracts pending sale this June compared to 65 a year ago. The number of current contracts is 28% lower than last June.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Asbury Park was 102.3% of the average list price, which is higher than at this time last year.

### Days On Market

This month, the average number of days on market was 27, lower than the average last year, which was 51, a decrease of 47%.

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