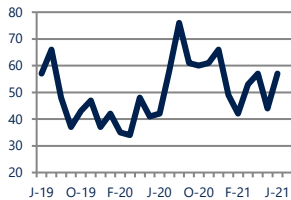




Zip Code(s): 07724, 07757, 07764, 07702 and 07703

Units Sold

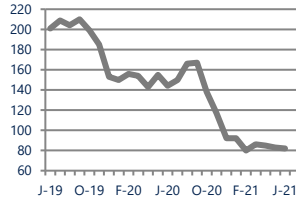
57



Up
Vs. Year Ago

Active Inventory

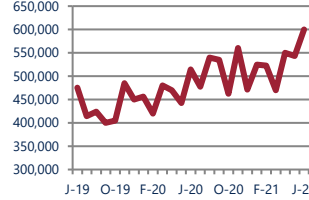
82



Down -43%
Vs. Year Ago

Median Sale Price

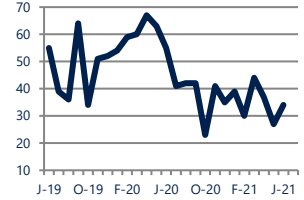
\$600,000



Up 17%
Vs. Year Ago

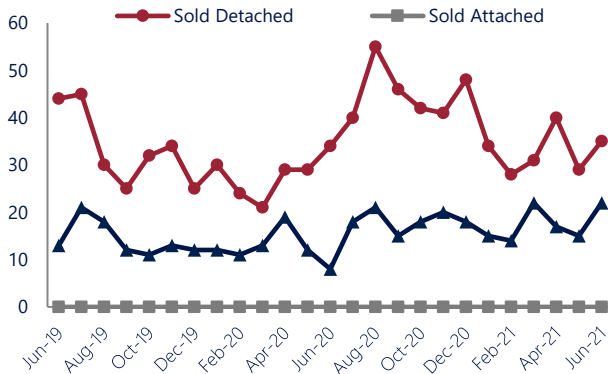
Days On Market

34



Down -38%
Vs. Year Ago

Units Sold*



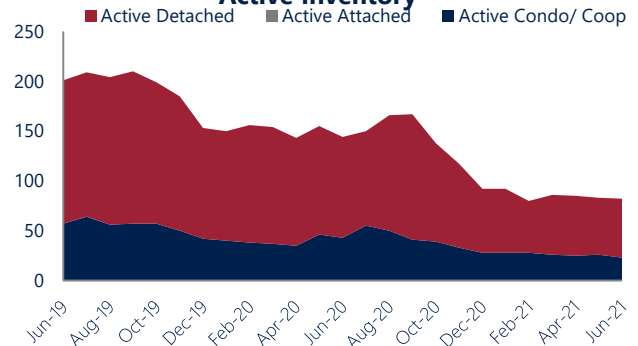
Units Sold

There was an increase in total units sold in June, with 57 sold this month in Eatontown, Oceanport, and West Long Branch. This month's total units sold was higher than at this time last year.

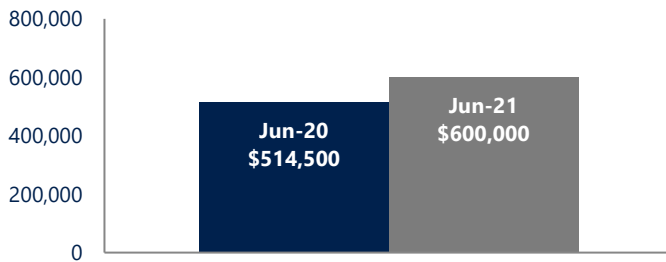
Active Inventory

Versus last year, the total number of homes available this month is lower by 62 units or 43%. The total number of active inventory this June was 82 compared to 144 in June 2020. This month's total of 82 is lower than the previous month's total supply of available inventory of 83, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Eatontown, Oceanport, and West Long Branch Homes was \$514,500. This June, the median sale price was \$600,000, an increase of 17% or \$85,500 compared to last year. The current median sold price is 10% 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.

Eatontown, Oceanport, and West Long Branch are defined as properties listed in zip code/s 07724, 07757, 07764, 07702 and 07703.

*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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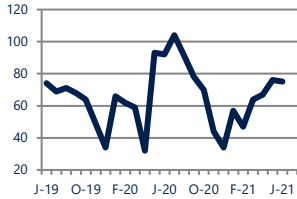




Zip Code(s): 07724, 07757, 07764, 07702 and 07703

New Listings

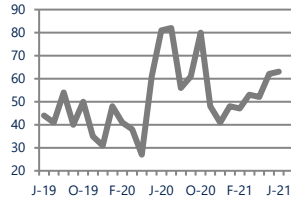
75



Down -18%
Vs. Year Ago

Current Contracts

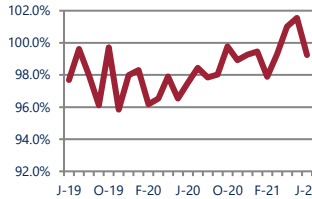
63



Down -22%
Vs. Year Ago

Sold Vs. List Price

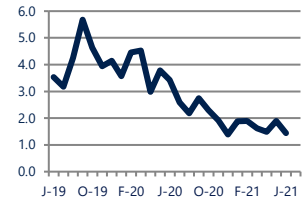
99.2%



Up 1.8%
Vs. Year Ago

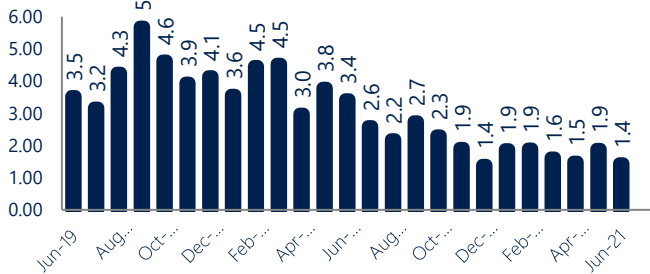
Months of Supply

1.4



Down -58%
Vs. Year Ago

Months Of Supply



Months of Supply

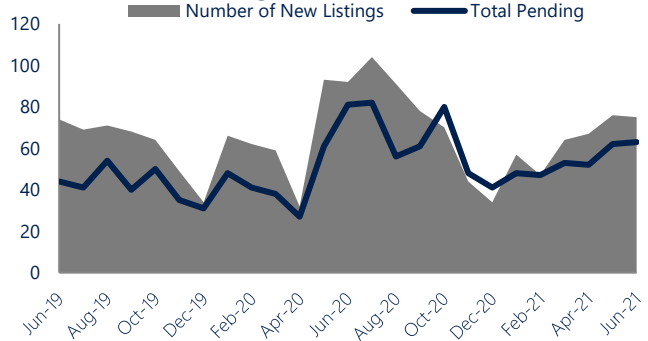
In June, there was 1.4 months of supply available in Eatontown, Oceanport, and West Long Branch, compared to 3.4 in June 2020. That is a decrease of 58% versus a year ago.

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.

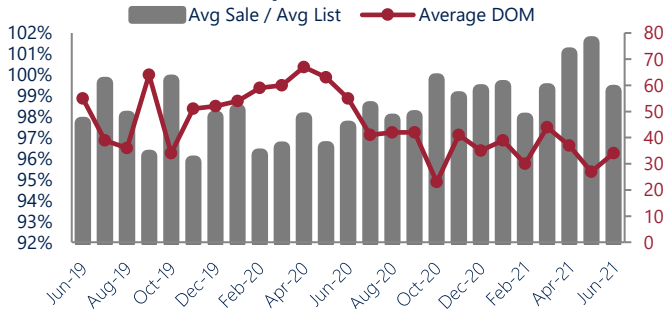
New Listings & Current Contracts

This month there were 75 homes newly listed for sale in Eatontown, Oceanport, and West Long Branch compared to 92 in June 2020, a decrease of 18%. There were 63 current contracts pending sale this June compared to 81 a year ago. The number of current contracts is 22% 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 Eatontown, Oceanport, and West Long Branch was 99.2% of the average list price, which is 1.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 34, lower than the average last year, which was 55, a decrease of 38%.



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