



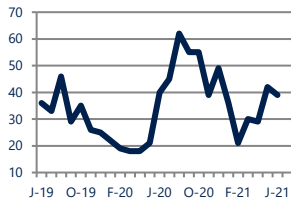
Focus On: Holmdel and Colts Neck Housing Market

June 2021

Zip Code(s): 07733 and 07722

Units Sold

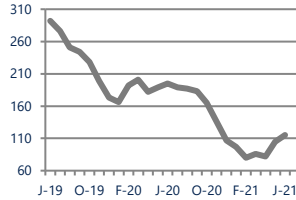
39



Down -3%
 Vs. Year Ago

Active Inventory

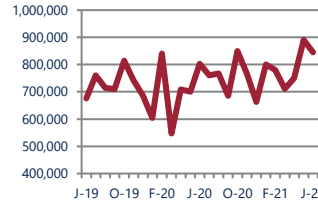
115



Down -41%
 Vs. Year Ago

Median Sale Price

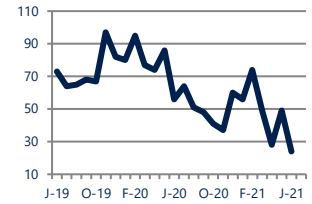
\$845,000



Up 5%
 Vs. Year Ago

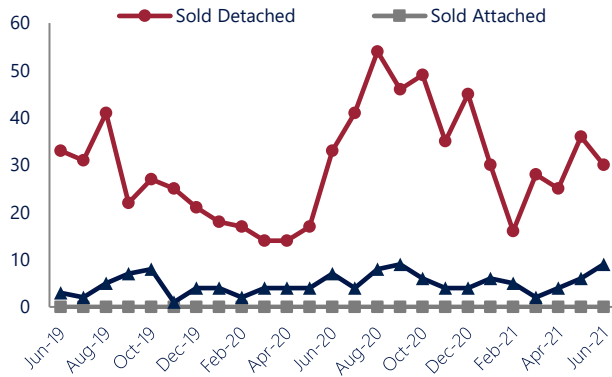
Days On Market

24



Down
 Vs. Year Ago

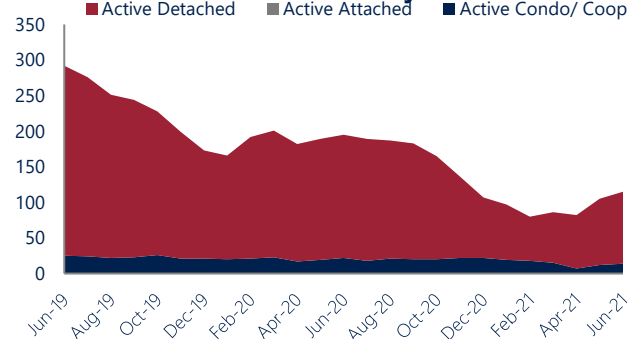
Units Sold*



Units Sold

There was a decrease in total units sold in June, with 39 sold this month in Holmdel and Colts Neck versus 42 last month, a decrease of 7%. This month's total units sold was lower than at this time last year, a decrease of 3% versus June 2020.

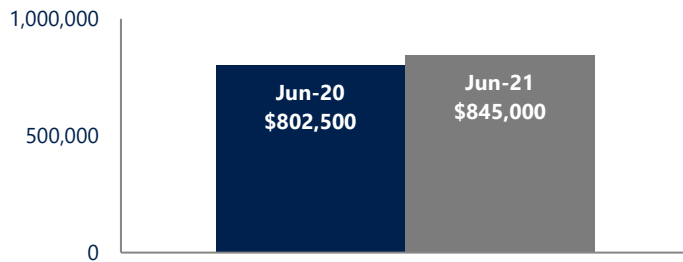
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 80 units or 41%. The total number of active inventory this June was 115 compared to 195 in June 2020. This month's total of 115 is higher than the previous month's total supply of available inventory of 105, an increase of 10%.

Median Sale Price



Median Sale Price

Last June, the median sale price for Holmdel and Colts Neck Homes was \$802,500. This June, the median sale price was \$845,000, an increase of 5% or \$42,500 compared to last year. The current median sold price is 5% lower 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.

Holmdel and Colts Neck are defined as properties listed in zip code/s 07733 and 07722.

*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.





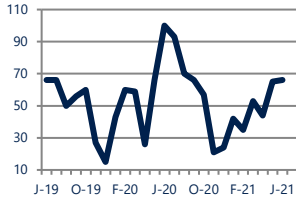
Focus On: Holmdel and Colts Neck Housing Market

June 2021

Zip Code(s): 07733 and 07722

New Listings

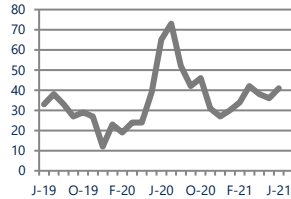
66



Down -34%
Vs. Year Ago

Current Contracts

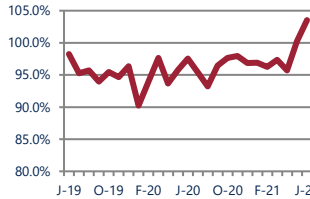
41



Down -37%
Vs. Year Ago

Sold Vs. List Price

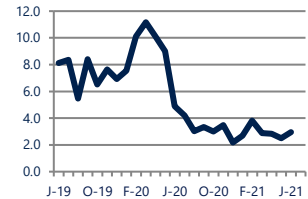
103.5%



Up
Vs. Year Ago

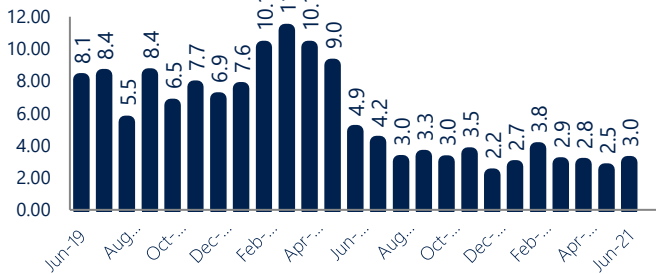
Months of Supply

3.0



Down -40%
Vs. Year Ago

Months Of Supply



Months of Supply

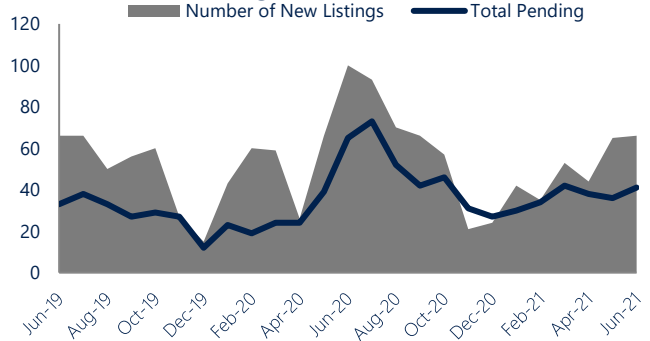
In June, there was 2.9 months of supply available in Holmdel and Colts Neck, compared to 4.9 in June 2020. That is a decrease of 40% versus a year ago.

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.

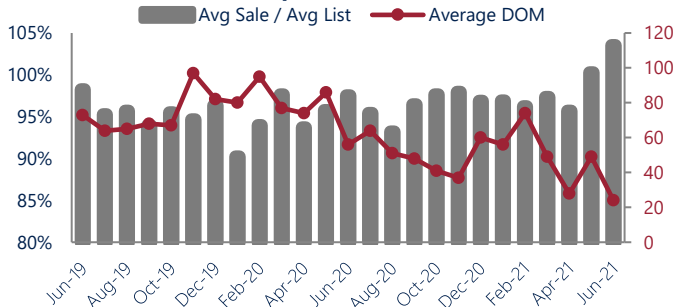
New Listings & Current Contracts

This month there were 66 homes newly listed for sale in Holmdel and Colts Neck compared to 100 in June 2020, a decrease of 34%. There were 41 current contracts pending sale this June compared to 65 a year ago. The number of current contracts is 37% 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 Holmdel and Colts Neck was 103.5% 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 24, lower than the average last year, which was 56. This decrease was impacted by the limited number of sales.

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