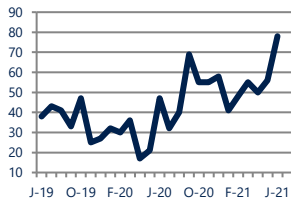




Zip Code(s): 07740, 07755, 07711 and 07723

Units Sold

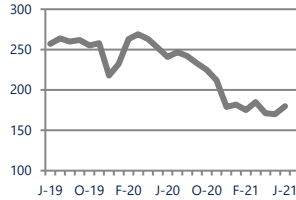
78



Up
Vs. Year Ago

Active Inventory

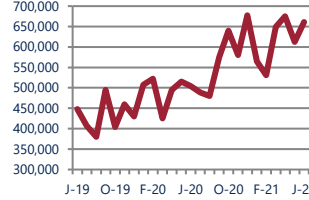
180



Down -25%
Vs. Year Ago

Median Sale Price

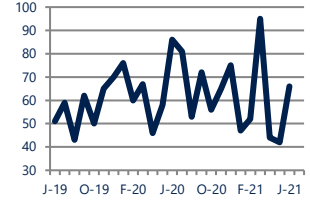
\$661,000



Up 31%
Vs. Year Ago

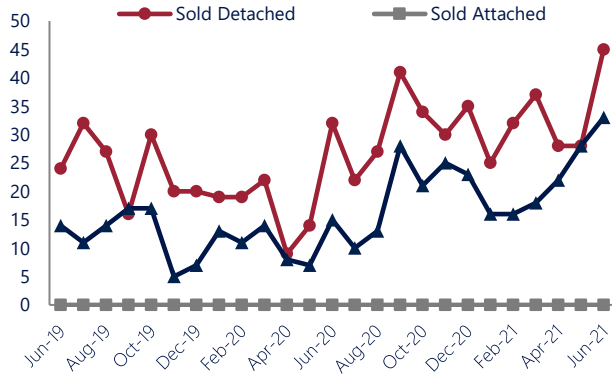
Days On Market

66



Down -23%
Vs. Year Ago

Units Sold*



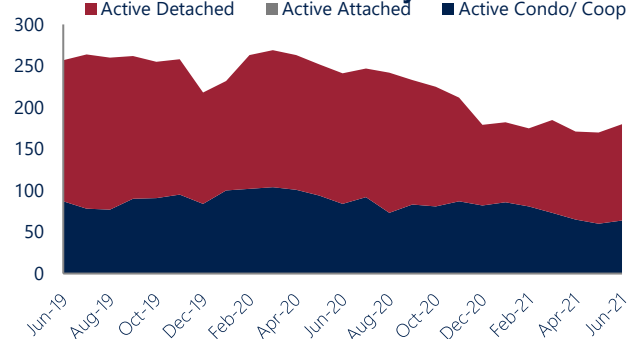
Units Sold

There was an increase in total units sold in June, with 78 sold this month in Long Branch, Oakhurst, and Allenhurst. 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 61 units or 25%. The total number of active inventory this June was 180 compared to 241 in June 2020. This month's total of 180 is higher than the previous month's total supply of available inventory of 170, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Long Branch, Oakhurst, and Allenhurst Homes was \$504,500. This June, the median sale price was \$661,000, an increase of \$156,500 compared to last year. The current median sold price is 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.

Long Branch, Oakhurst, and Allenhurst are defined as properties listed in zip code/s 07740, 07755, 07711 and 07723.

*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.





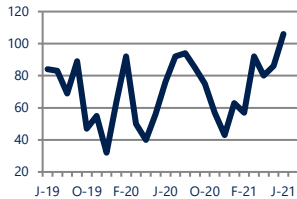
Focus On: Long Branch, Oakhurst, and Allenhurst Housing Market

June 2021

Zip Code(s): 07740, 07755, 07711 and 07723

New Listings

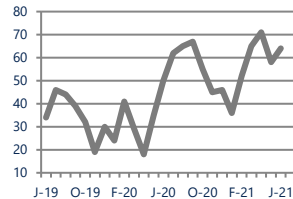
106



Up 39%
Vs. Year Ago

Current Contracts

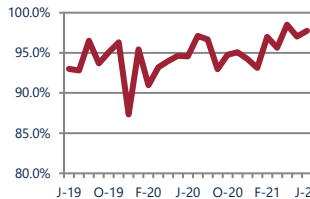
64



Up 28%
Vs. Year Ago

Sold Vs. List Price

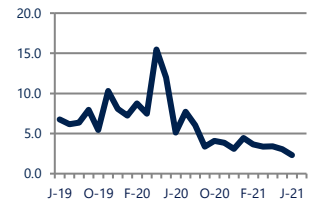
97.7%



Up 3.4%
Vs. Year Ago

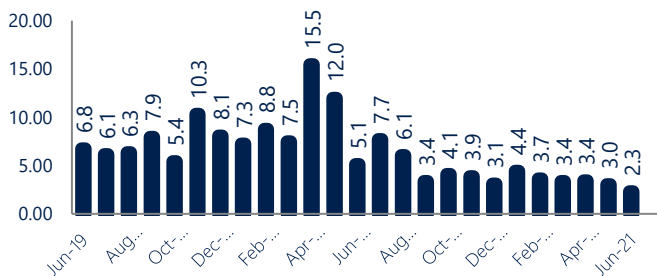
Months of Supply

2.3



Down -55%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

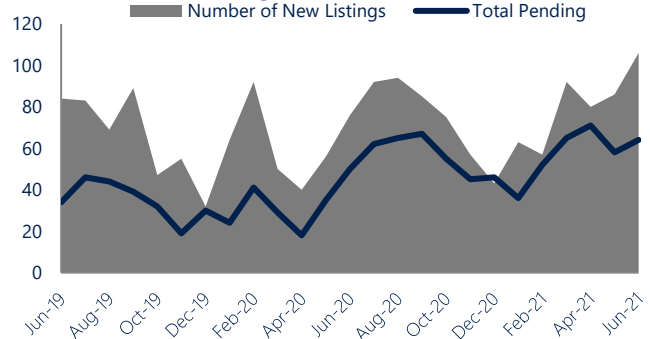
This month there were 106 homes newly listed for sale in Long Branch, Oakhurst, and Allenhurst compared to 76 in June 2020, an increase of 39%. There were 64 current contracts pending sale this June compared to 50 a year ago. The number of current contracts is 28% higher than last June.

Months of Supply

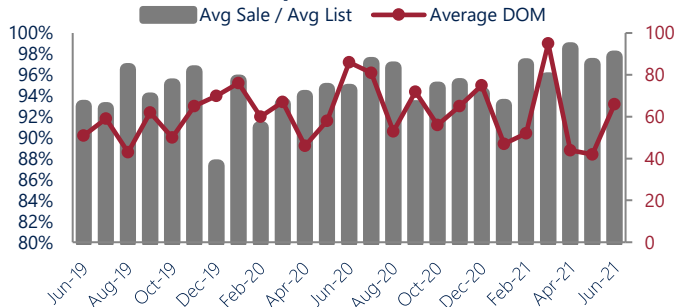
In June, there was 2.3 months of supply available in Long Branch, Oakhurst, and Allenhurst, compared to 5.1 in June 2020. That is a decrease of 55% versus a year ago.

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 June, the average sale price in Long Branch, Oakhurst, and Allenhurst was 97.7% of the average list price, which is 3.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 66, lower than the average last year, which was 86, a decrease of 23%.



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