



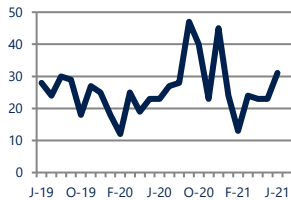
Focus On: Manasquan and Brielle Housing Market

June 2021

Zip Code(s): 08736, 08730 and 08720

Units Sold

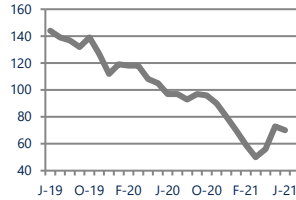
31



Up 35%
Vs. Year Ago

Active Inventory

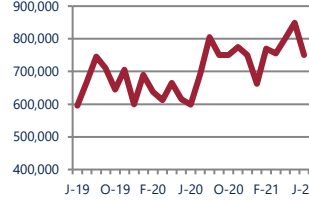
70



Down -28%
Vs. Year Ago

Median Sale Price

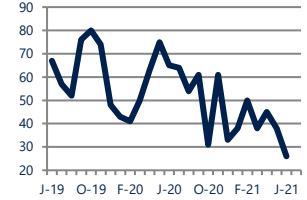
\$750,000



Up
Vs. Year Ago

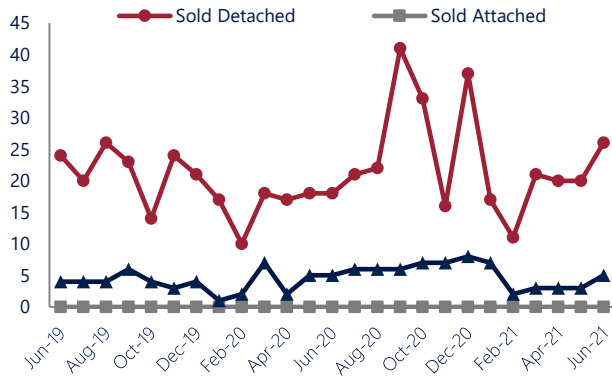
Days On Market

26



Down
Vs. Year Ago

Units Sold*



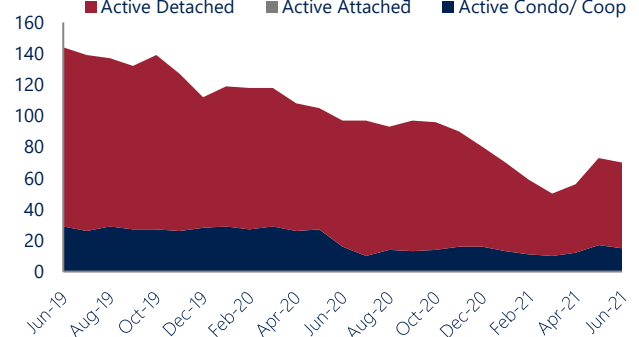
Units Sold

There was an increase in total units sold in June, with 31 sold this month in Manasquan and Brielle versus 23 last month, an increase of 35%. This month's total units sold was higher than at this time last year, an increase of 35% versus June 2020.

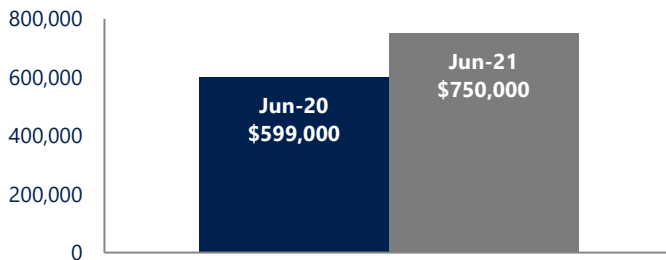
Active Inventory

Versus last year, the total number of homes available this month is lower by 27 units or 28%. The total number of active inventory this June was 70 compared to 97 in June 2020. This month's total of 70 is lower than the previous month's total supply of available inventory of 73, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last June, the median sale price for Manasquan and Brielle Homes was \$599,000. This June, the median sale price was \$750,000, an increase of \$151,000 compared to last year. The current median sold price is 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.

Manasquan and Brielle are defined as properties listed in zip code/s 08736, 08730 and 08720.

*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.





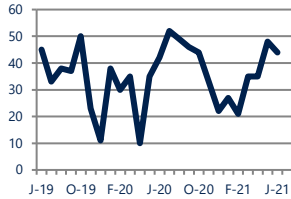
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June 2021

Zip Code(s): 08736, 08730 and 08720

New Listings

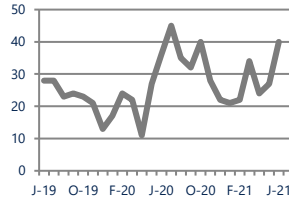
44



Up 5%
Vs. Year Ago

Current Contracts

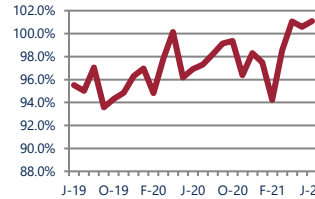
40



Up 11%
Vs. Year Ago

Sold Vs. List Price

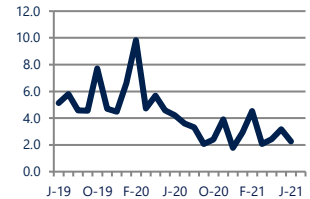
101.1%



Up 4.3%
Vs. Year Ago

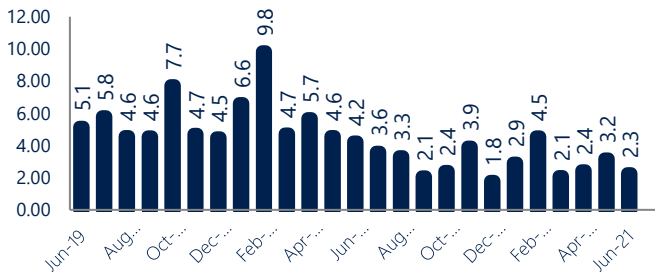
Months of Supply

2.3



Down -46%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

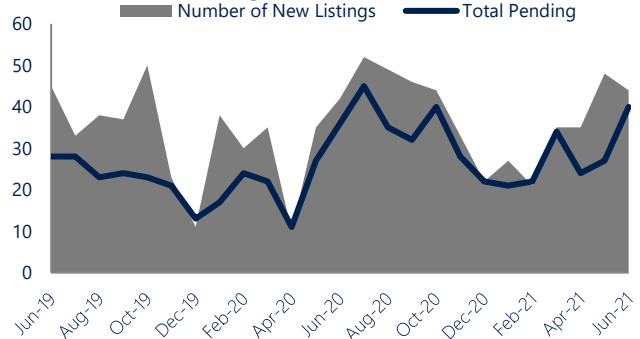
This month there were 44 homes newly listed for sale in Manasquan and Brielle compared to 42 in June 2020, an increase of 5%. There were 40 current contracts pending sale this June compared to 36 a year ago. The number of current contracts is 11% higher than last June.

Months of Supply

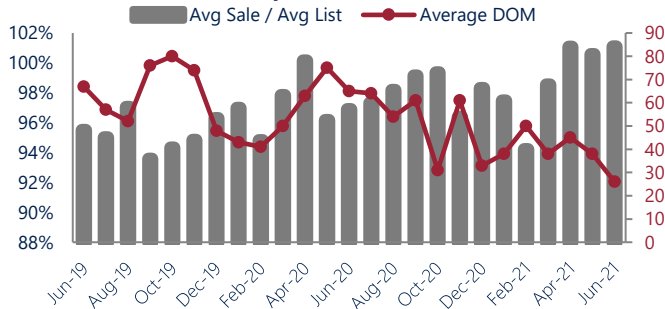
In June, there was 2.3 months of supply available in Manasquan and Brielle, compared to 4.2 in June 2020. That is a decrease of 46% versus a year ago.

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 Manasquan and Brielle was 101.1% of the average list price, which is 4.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 26, lower than the average last year, which was 65. This decrease was impacted by the limited number of sales.



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