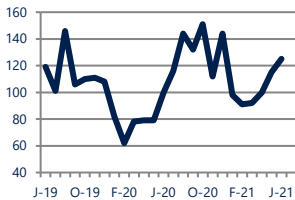




Zip Code(s): 07747, 07730, 07735, 07734 and 07721

### Units Sold

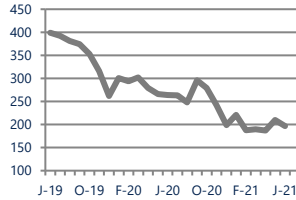
125



**Up 25%**  
Vs. Year Ago

### Active Inventory

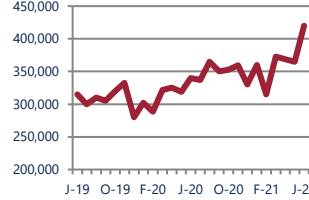
197



**Down -25%**  
Vs. Year Ago

### Median Sale Price

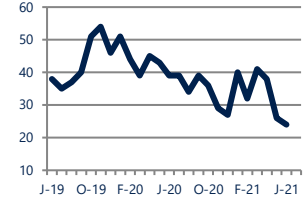
\$420,000



**Up 24%**  
Vs. Year Ago

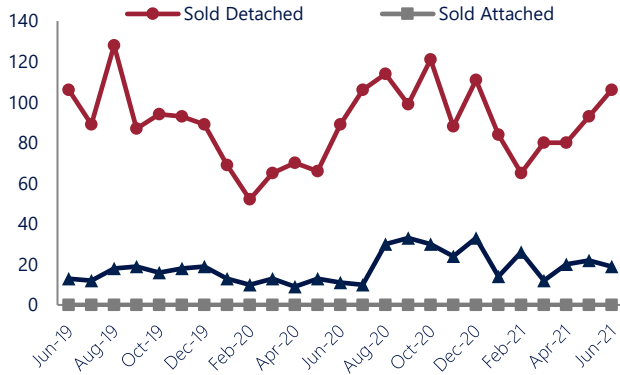
### Days On Market

24



**Down -38%**  
Vs. Year Ago

### Units Sold\*



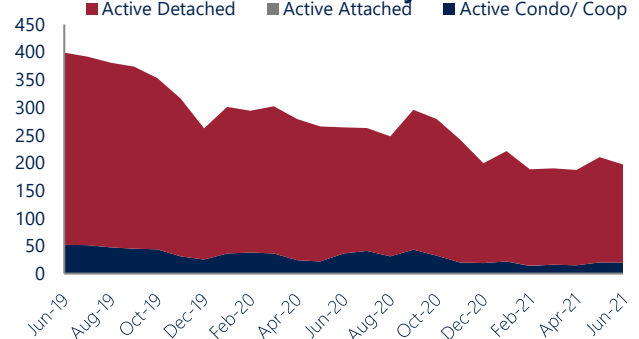
### Units Sold

There was an increase in total units sold in June, with 125 sold this month in Matawan, Hazlet, and Raritan Bayshore versus 115 last month, an increase of 9%. This month's total units sold was higher than at this time last year, an increase of 25% versus June 2020.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 67 units or 25%. The total number of active inventory this June was 197 compared to 264 in June 2020. This month's total of 197 is lower than the previous month's total supply of available inventory of 210, a decrease of 6%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Matawan, Hazlet, and Raritan Bayshore Homes was \$340,000. This June, the median sale price was \$420,000, an increase of 24% or \$80,000 compared to last year. The current median sold price is 15% 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.

Matawan, Hazlet, and Raritan Bayshore are defined as properties listed in zip code/s 07747, 07730, 07735, 07734 and 07721.

\*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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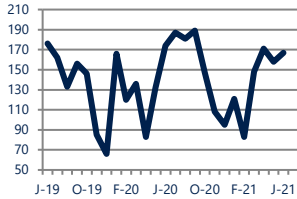
## Focus On: Matawan, Hazlet, and Raritan Bayshore Housing Market

June 2021

Zip Code(s): 07747, 07730, 07735, 07734 and 07721

### New Listings

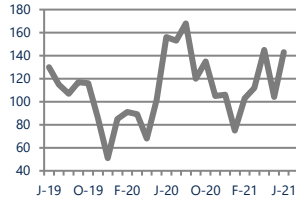
167



**Down -4%**  
Vs. Year Ago

### Current Contracts

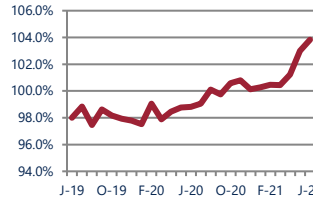
143



**Down -8%**  
Vs. Year Ago

### Sold Vs. List Price

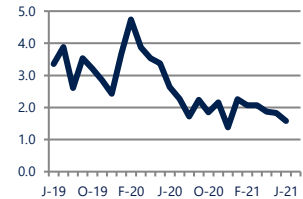
103.8%



**Up**  
Vs. Year Ago

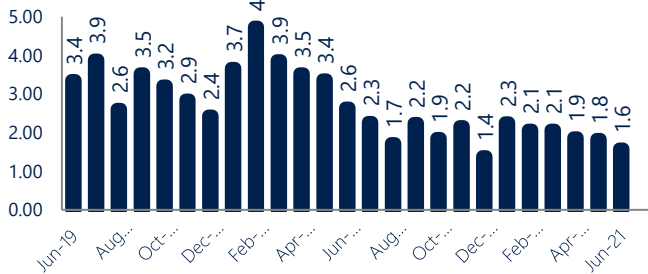
### Months of Supply

1.6



**Down -40%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

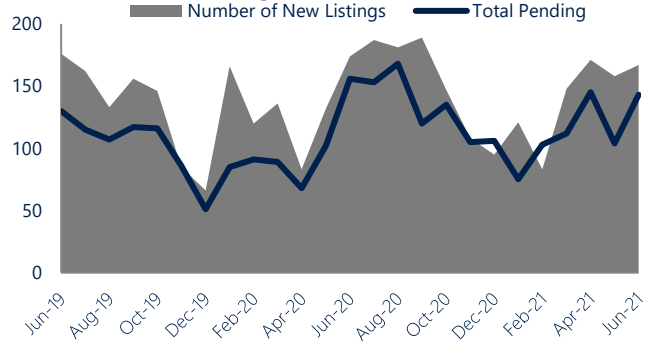
In June, there was 1.6 months of supply available in Matawan, Hazlet, and Raritan Bayshore, compared to 2.6 in June 2020. That is a decrease of 40% versus a year ago.

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.

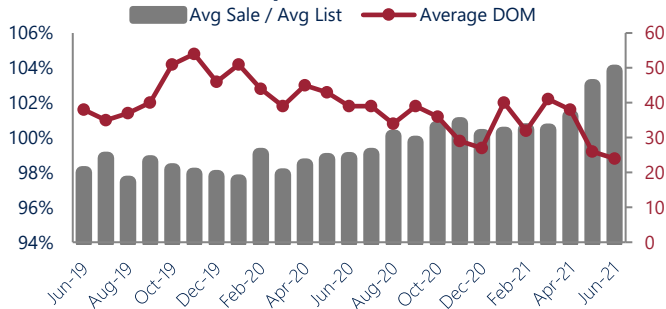
### New Listings & Current Contracts

This month there were 167 homes newly listed for sale in Matawan, Hazlet, and Raritan Bayshore compared to 174 in June 2020, a decrease of 4%. There were 143 current contracts pending sale this June compared to 156 a year ago. The number of current contracts is 8% 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 Matawan, Hazlet, and Raritan Bayshore was 103.8% 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 39, a decrease of 38%.



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