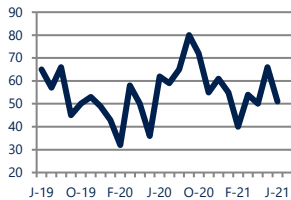




Zip Code(s): 07753, 07756, 07720 and 07711

### Units Sold

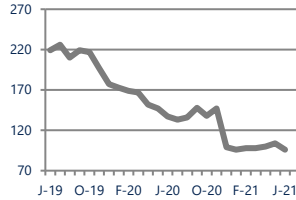
51



**Down -18%**  
Vs. Year Ago

### Active Inventory

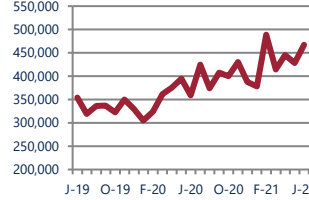
96



**Down -30%**  
Vs. Year Ago

### Median Sale Price

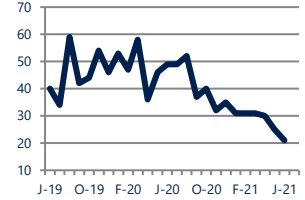
\$467,500



**Up 30%**  
Vs. Year Ago

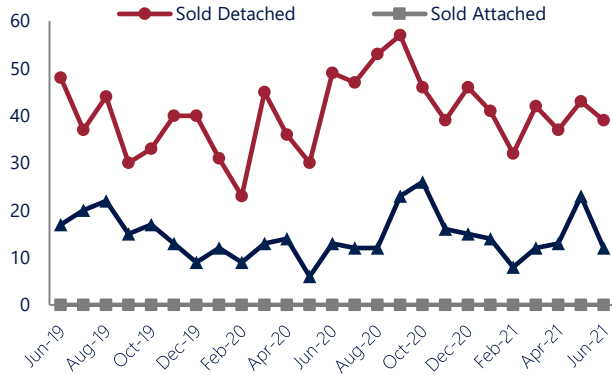
### Days On Market

21



**Down -57%**  
Vs. Year Ago

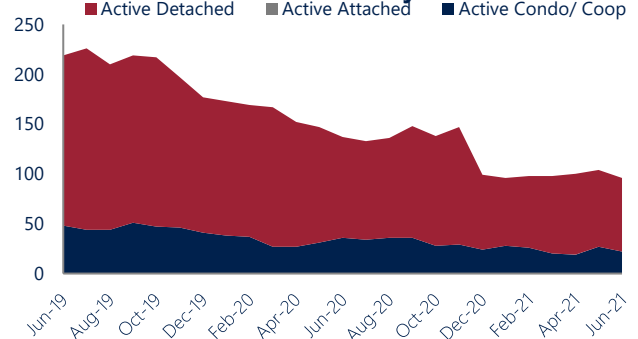
### Units Sold\*



### Units Sold

There was a decrease in total units sold in June, with 51 sold this month in Neptune, Ocean Grove, and Bradley Beach versus 66 last month, a decrease of 23%. This month's total units sold was lower than at this time last year, a decrease of 18% versus June 2020.

### Active Inventory\*



### Active Inventory

Versus last year, the total number of homes available this month is lower by 41 units or 30%. The total number of active inventory this June was 96 compared to 137 in June 2020. This month's total of 96 is lower than the previous month's total supply of available inventory of 104, a decrease of 8%.

### Median Sale Price



### Median Sale Price

Last June, the median sale price for Neptune, Ocean Grove, and Bradley Beach Homes was \$359,000. This June, the median sale price was \$467,500, an increase of \$108,500 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.

Neptune, Ocean Grove, and Bradley Beach are defined as properties listed in zip code/s 07753, 07756, 07720 and 07711.

\*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.

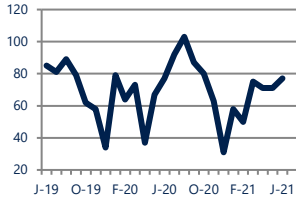




Zip Code(s): 07753, 07756, 07720 and 07711

### New Listings

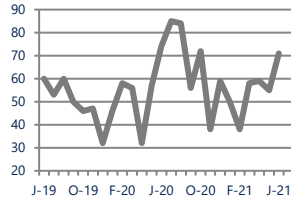
77



**No Change**  
Vs. Year Ago

### Current Contracts

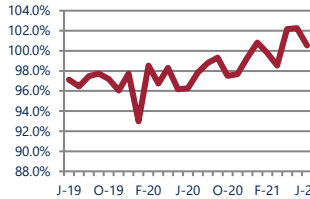
71



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

### Sold Vs. List Price

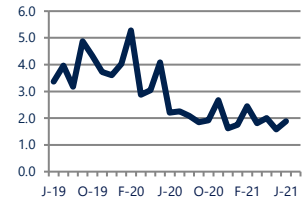
100.5%



**Up 4.4%**  
Vs. Year Ago

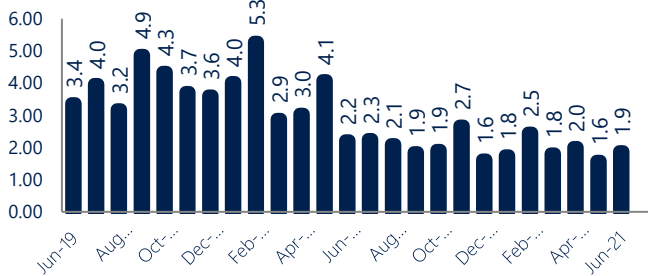
### Months of Supply

1.9



**Down -15%**  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

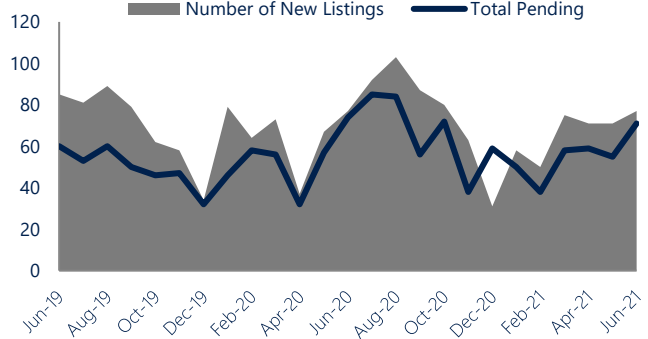
This month there were 77 homes newly listed for sale in Neptune, Ocean Grove, and Bradley Beach, which is similar to the amount in June 2020. There were 71 current contracts pending sale this June compared to 74 a year ago. The number of current contracts is 4% lower than last June.

### Months of Supply

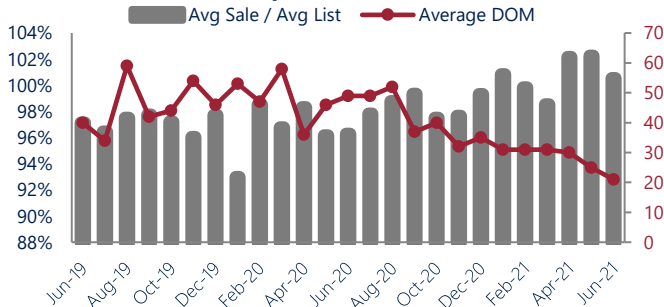
In June, there was 1.9 months of supply available in Neptune, Ocean Grove, and Bradley Beach, compared to 2.2 in June 2020. That is a decrease of 15% versus a year ago.

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 Neptune, Ocean Grove, and Bradley Beach was 100.5% of the average list price, which is 4.3% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 21, lower than the average last year, which was 49, a decrease of 57%.



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