

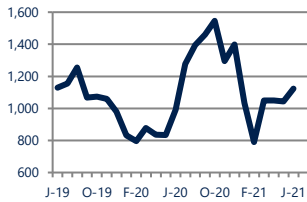


Focus On: Ocean County Housing Market

June 2021

**Units Sold**

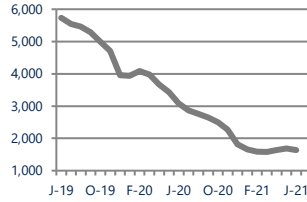
1,124



Up 13%  
Vs. Year Ago

**Active Inventory**

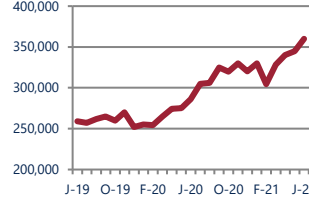
1,641



Down -47%  
Vs. Year Ago

**Median Sale Price**

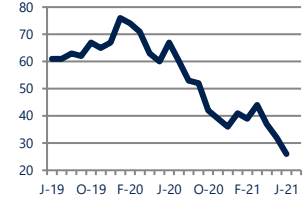
\$360,000



Up 26%  
Vs. Year Ago

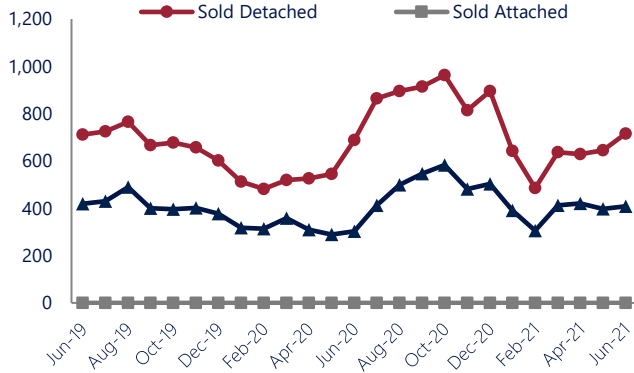
**Days On Market**

26



Down -61%  
Vs. Year Ago

**Units Sold\***



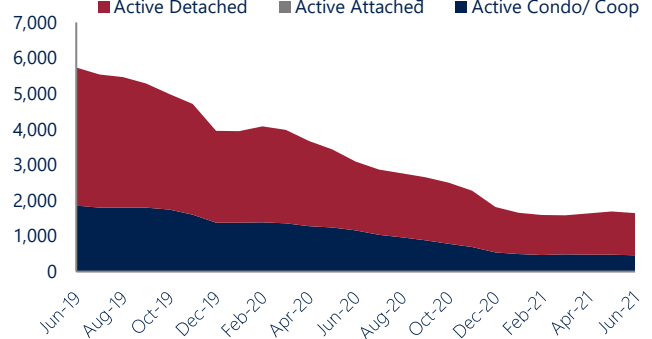
**Units Sold**

There was an increase in total units sold in June, with 1,124 sold this month in Ocean County versus 1,043 last month, an increase of 8%. This month's total units sold was higher than at this time last year, an increase of 13% versus June 2020.

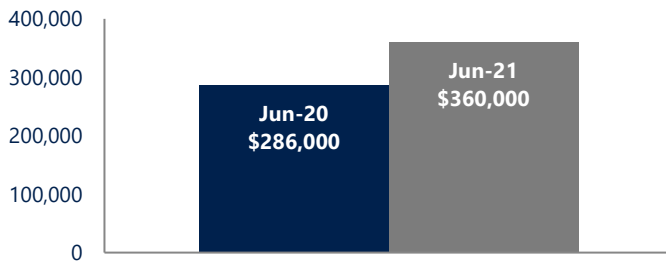
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 1,446 units or 47%. The total number of active inventory this June was 1,641 compared to 3,087 in June 2020. This month's total of 1,641 is lower than the previous month's total supply of available inventory of 1,685, a decrease of 3%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Ocean County Homes was \$286,000. This June, the median sale price was \$360,000, an increase of \$74,000 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.



\*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.



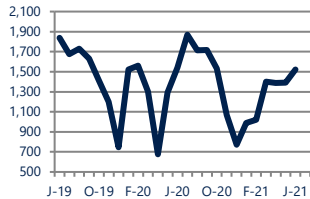


Focus On: Ocean County Housing Market

June 2021

**New Listings**

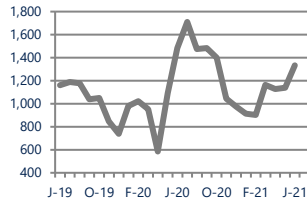
1,521



Down -1%  
Vs. Year Ago

**Current Contracts**

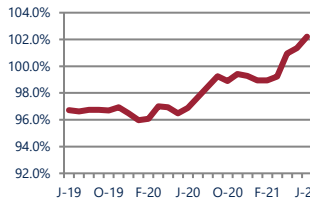
1,333



Down -10%  
Vs. Year Ago

**Sold Vs. List Price**

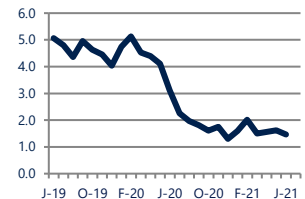
102.2%



Up  
Vs. Year Ago

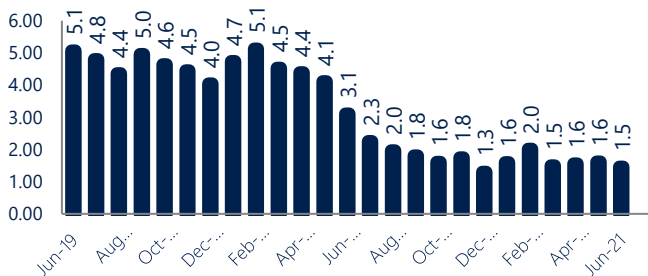
**Months of Supply**

1.5



Down -53%  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

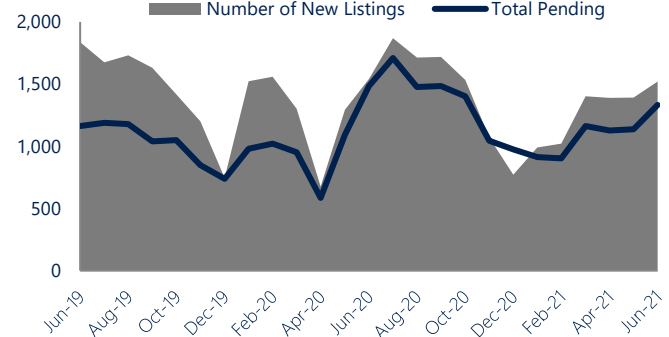
In June, there was 1.5 months of supply available in Ocean County, compared to 3.1 in June 2020. That is a decrease of 53% versus a year ago.

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.

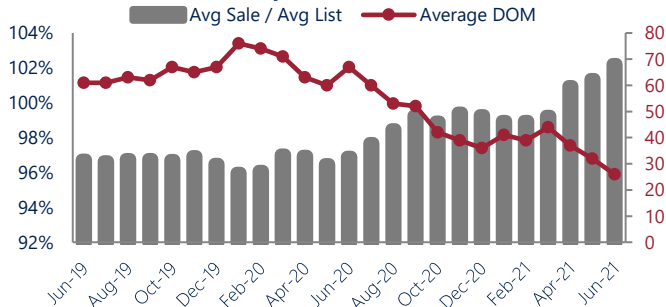
**New Listings & Current Contracts**

This month there were 1,521 homes newly listed for sale in Ocean County compared to 1,540 in June 2020, a decrease of 1%. There were 1,333 current contracts pending sale this June compared to 1,484 a year ago. The number of current contracts is 10% 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 Ocean County was 102.2% 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 26, lower than the average last year, which was 67, a decrease of 61%.



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