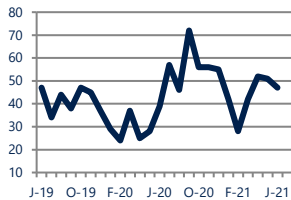




Zip Code(s): 08742

Units Sold

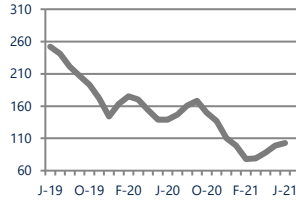
47



Up 21%
Vs. Year Ago

Active Inventory

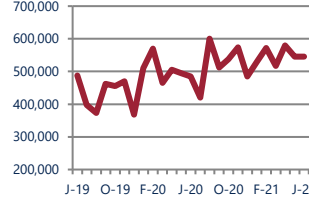
103



Down -26%
Vs. Year Ago

Median Sale Price

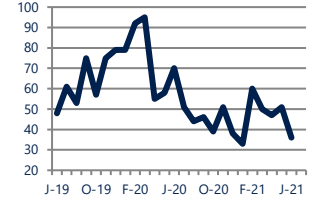
\$545,000



Up 12%
Vs. Year Ago

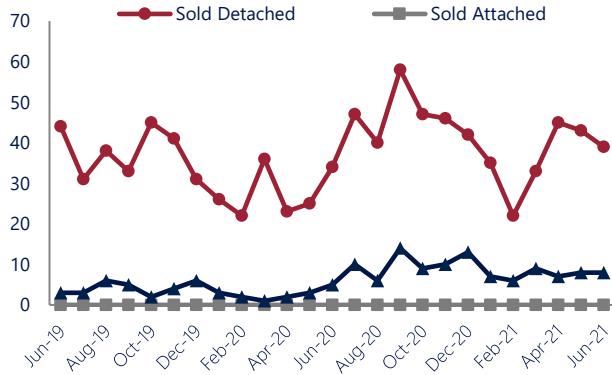
Days On Market

36



Down -49%
Vs. Year Ago

Units Sold*



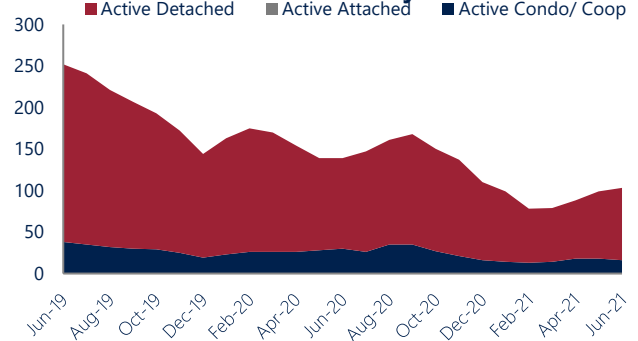
Units Sold

There was a decrease in total units sold in June, with 47 sold this month in Point Pleasant, Point Pleasant Beach and Bay Head versus 51 last month, a decrease of 8%. This month's total units sold was higher than at this time last year, an increase of 21% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 36 units or 26%. The total number of active inventory this June was 103 compared to 139 in June 2020. This month's total of 103 is higher than the previous month's total supply of available inventory of 99, an increase of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Point Pleasant, Point Pleasant Beach and Bay Head Homes was \$485,000. This June, the median sale price was \$545,000, an increase of 12% or \$60,000 compared to last year. The current median sold price is approximately the same as the median price in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

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*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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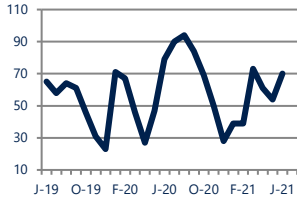




Zip Code(s): 08742

New Listings

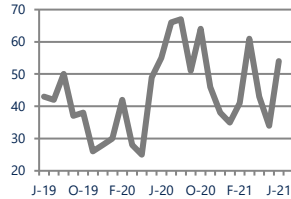
70



Down -11%
Vs. Year Ago

Current Contracts

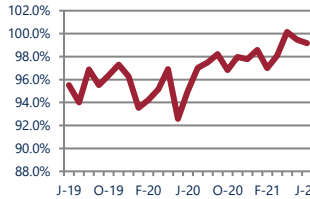
54



Down -2%
Vs. Year Ago

Sold Vs. List Price

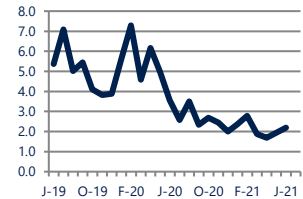
99.2%



Up 4.4%
Vs. Year Ago

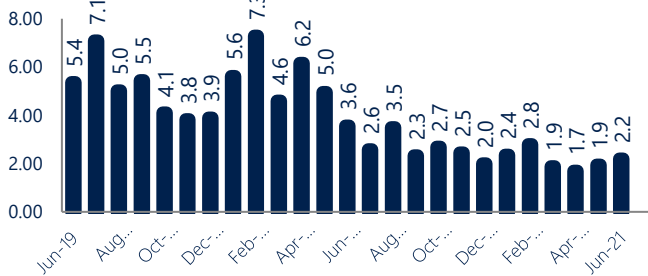
Months of Supply

2.2



Down -38%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

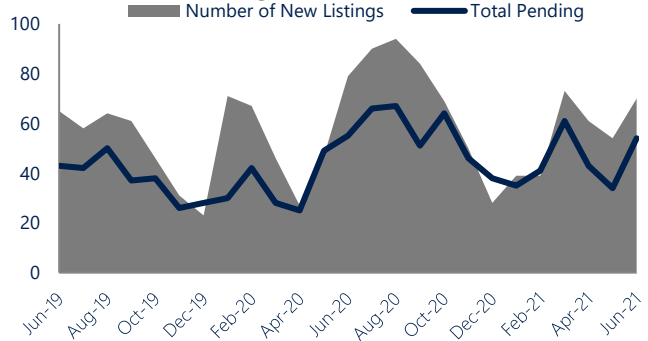
This month there were 70 homes newly listed for sale in Point Pleasant, Point Pleasant Beach and Bay Head compared to 79 in June 2020, a decrease of 11%. There were 54 current contracts pending sale this June compared to 55 a year ago. The number of current contracts is 2% lower than last June.

Months of Supply

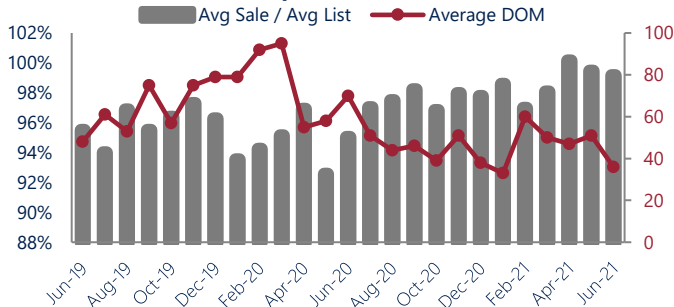
In June, there was 2.2 months of supply available in Point Pleasant, Point Pleasant Beach and Bay Head, compared to 3.6 in June 2020. That is a decrease of 39% versus a year ago.

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 Point Pleasant, Point Pleasant Beach and Bay Head was 99.2% of the average list price, which is 4.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 36, lower than the average last year, which was 70, a decrease of 49%.



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