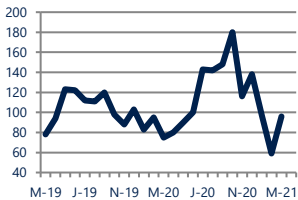




Zip Code(s): 08753 and 08732

Units Sold

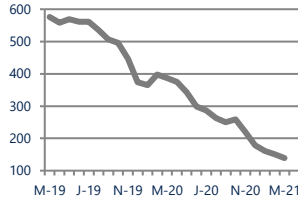
96



Up 28%
Vs. Year Ago

Active Inventory

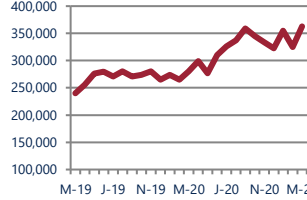
139



Down -64%
Vs. Year Ago

Median Sale Price

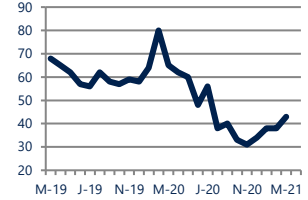
\$362,750



Up 30%
Vs. Year Ago

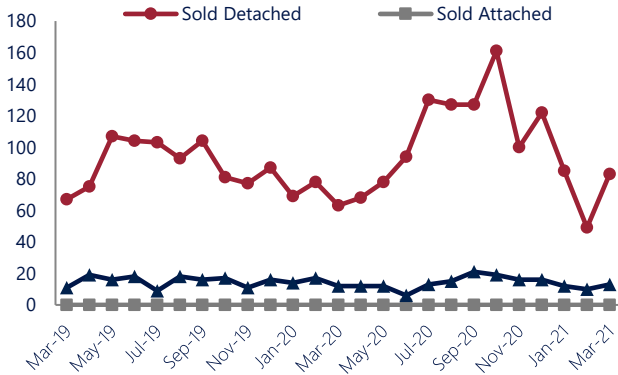
Days On Market

43



Down -34%
Vs. Year Ago

Units Sold*



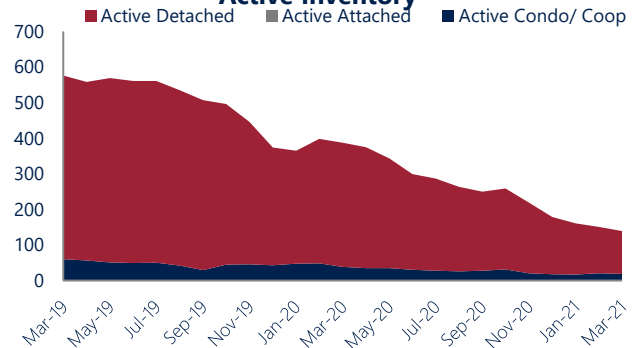
Units Sold

There was an increase in total units sold in March, with 96 sold this month in Toms River, Island Heights and Silverton. This month's total units sold was higher than at this time last year.

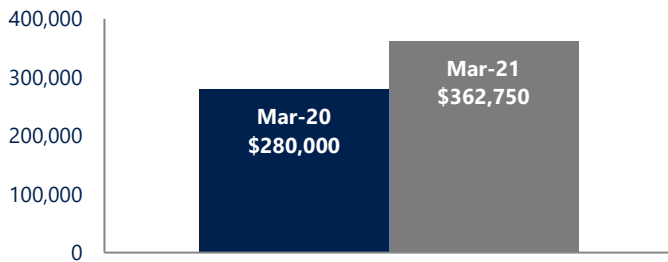
Active Inventory

Versus last year, the total number of homes available this month is lower by 248 units or 64%. The total number of active inventory this March was 139 compared to 387 in March 2020. This month's total of 139 is lower than the previous month's total supply of available inventory of 151, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Toms River, Island Heights and Silverton Homes was \$280,000. This March, the median sale price was \$362,750, an increase of \$82,750 compared to last year. The current median sold price is higher than in February.

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

Toms River, Island Heights and Silverton are defined as properties listed in zip code/s 08753 and 08732.

*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.

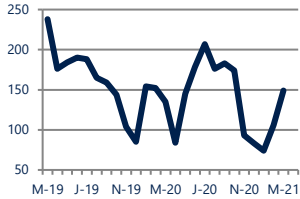




Zip Code(s): 08753 and 08732

New Listings

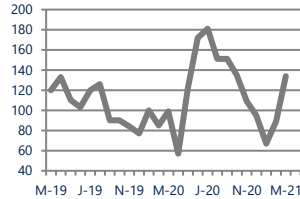
149



Up 10%
Vs. Year Ago

Current Contracts

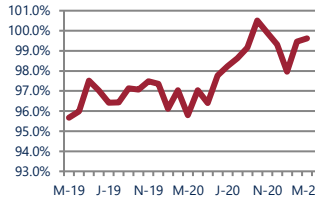
134



Up 35%
Vs. Year Ago

Sold Vs. List Price

99.6%



Up 4%
Vs. Year Ago

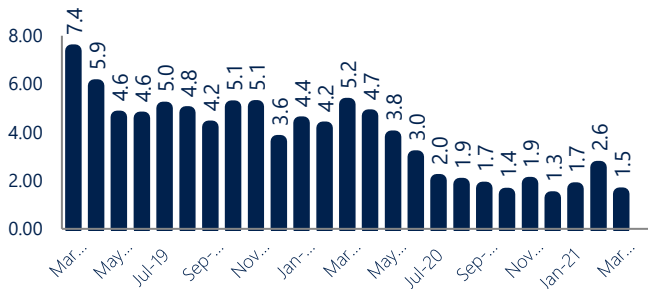
Months of Supply

1.5



Down -72%
Vs. Year Ago

Months Of Supply



Months of Supply

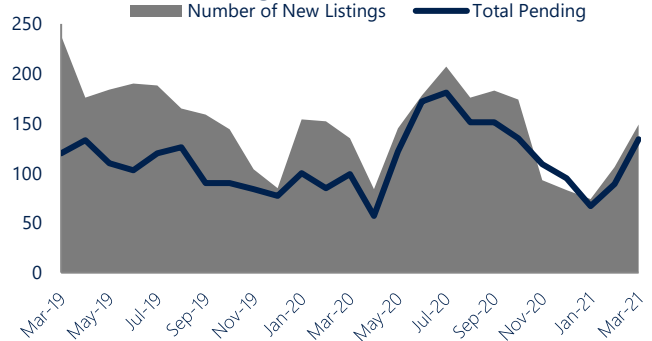
In March, there was 1.4 months of supply available in Toms River, Island Heights and Silverton, compared to 5.2 in March 2020. That is a decrease of 72% versus a year ago.

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.

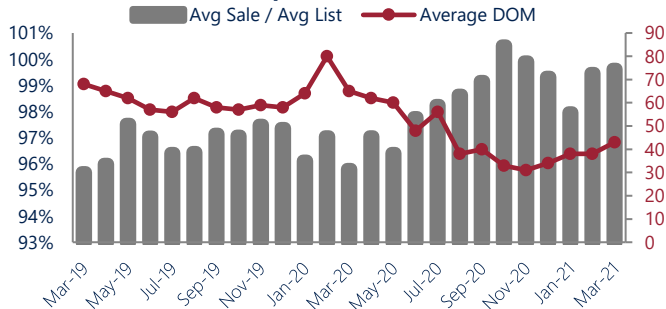
New Listings & Current Contracts

This month there were 149 homes newly listed for sale in Toms River, Island Heights and Silverton compared to 135 in March 2020, an increase of 10%. There were 134 current contracts pending sale this March compared to 99 a year ago. The number of current contracts is 35% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Toms River, Island Heights and Silverton was 99.6% of the average list price, which is 3.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 43, lower than the average last year, which was 65, a decrease of 34%.



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