



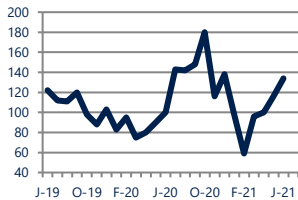
Focus On: Toms River, Island Heights and Silverton Housing Market

June 2021

Zip Code(s): 08753 and 08732

Units Sold

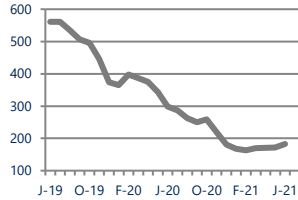
134



Up 34%
Vs. Year Ago

Active Inventory

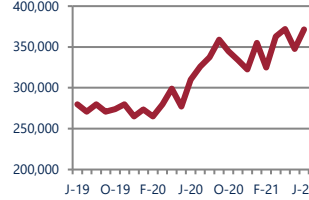
183



Down -39%
Vs. Year Ago

Median Sale Price

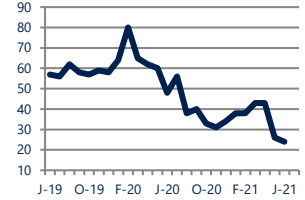
\$371,450



Up 20%
Vs. Year Ago

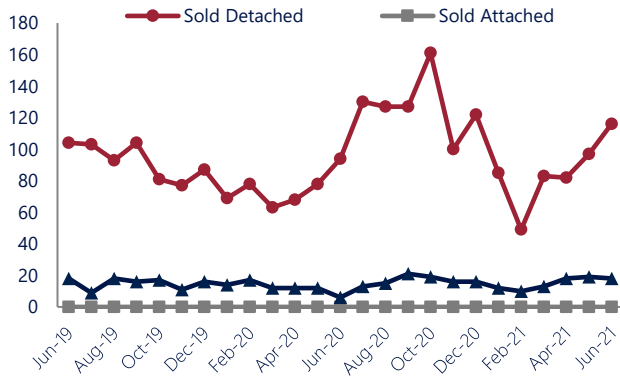
Days On Market

24



Down -50%
Vs. Year Ago

Units Sold*



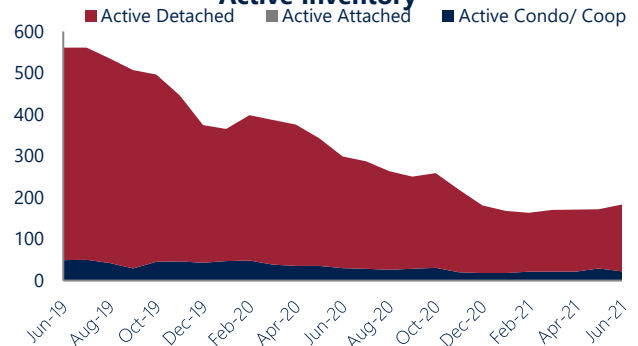
Units Sold

There was an increase in total units sold in June, with 134 sold this month in Toms River, Island Heights and Silverton versus 116 last month, an increase of 16%. This month's total units sold was higher than at this time last year, an increase of 34% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 116 units or 39%. The total number of active inventory this June was 183 compared to 299 in June 2020. This month's total of 183 is higher than the previous month's total supply of available inventory of 172, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Toms River, Island Heights and Silverton Homes was \$310,000. This June, the median sale price was \$371,450, an increase of 20% or \$61,450 compared to last year. The current median sold price is 7% 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.

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.

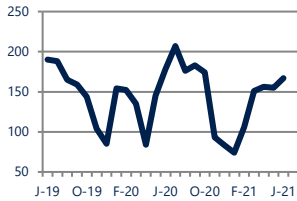




Zip Code(s): 08753 and 08732

New Listings

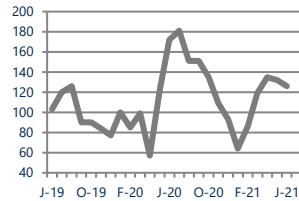
167



Down -6%
Vs. Year Ago

Current Contracts

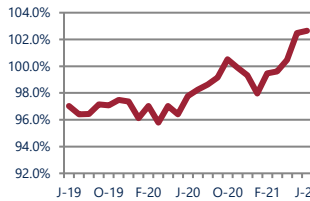
126



Down -27%
Vs. Year Ago

Sold Vs. List Price

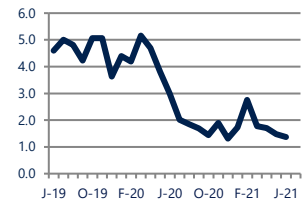
102.7%



Up 5%
Vs. Year Ago

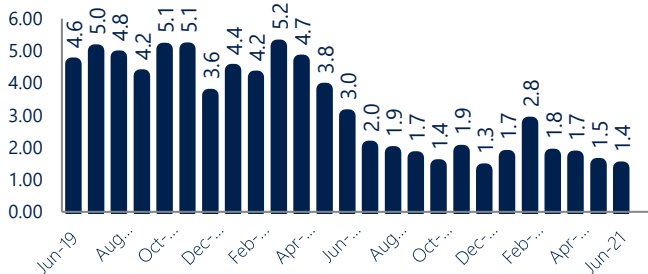
Months of Supply

1.4



Down -54%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

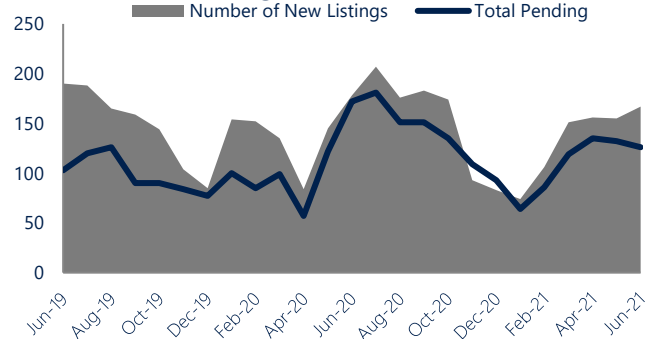
This month there were 167 homes newly listed for sale in Toms River, Island Heights and Silverton compared to 178 in June 2020, a decrease of 6%. There were 126 current contracts pending sale this June compared to 172 a year ago. The number of current contracts is 27% lower than last June.

Months of Supply

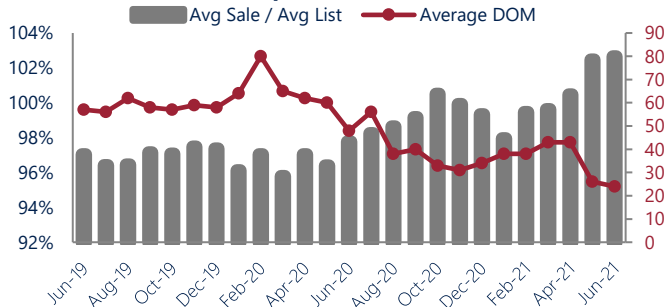
In June, there was 1.4 months of supply available in Toms River, Island Heights and Silverton, compared to 3.0 in June 2020. That is a decrease of 54% versus a year ago.

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 Toms River, Island Heights and Silverton was 102.7% of the average list price, which is 4.9% 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 48, a decrease of 50%.



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