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LuxInsight

South Jersey Shore

New Jersey

Luxury Housing Market Update

September 2018



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South Jersey Shore Area - September 2018

The real estate market is always changing, and if you're buying or selling a home—especially a luxury property—it's critical to understand the current market conditions. More than simply seeing what's happening to real estate as a whole in your local area, you need insights on what's taking place in the high-end market, specifically with uncommon and unique homes like yours or those for which you're shopping. That's why Long & Foster publishes our exclusive LuxInsight report—giving consumers like you invaluable information on the luxury market performance in your local area.

Published monthly, LuxInsight provides you with A broad overview of real estate trends in the high-end real estate market. From median sale prices and active inventory to the current housing Demand and available active listings, LuxInsight gives you access to essential statistics you need to know.

Beyond this valuable market information, Long & Foster's team of luxury sales associates is available to guide you through the real estate process. We believe luxury real estate is all about the individual, and when you work with us, you'll receive an experience tailored to your unique needs. You'll enjoy exceptional service and expertise, provided by agents who specialize in marketing and selling the most stunning luxury homes. You'll gain our exclusive connections around the world and get a luxury home experience with proven results.



AT A GLANCE

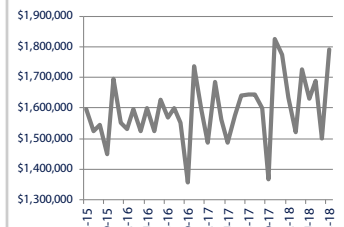
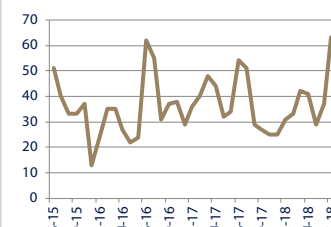
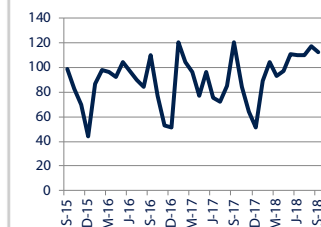
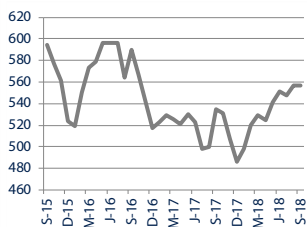
Homes \$1 Million+

Active Inventory
557

New Listings
112

Units Sold
63

Median Sale Price
\$1,790,000



Up 4.1%
Vs. Year Ago

Down -6.7%
Vs. Year Ago

Up 16.7%
Vs. Year Ago

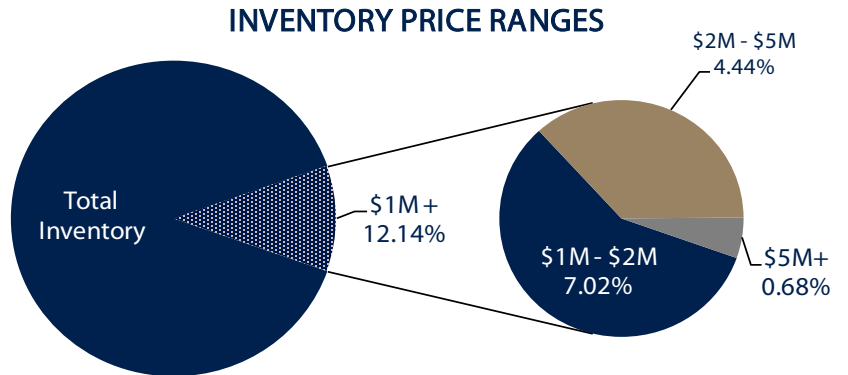
Up 9.0%
Vs. Year Ago

South Jersey Shore Area - September 2018

Versus last September, the total number of homes more than \$1 Million available this month was higher by 4.1% and lower by 5.6% compared to September of 2016.

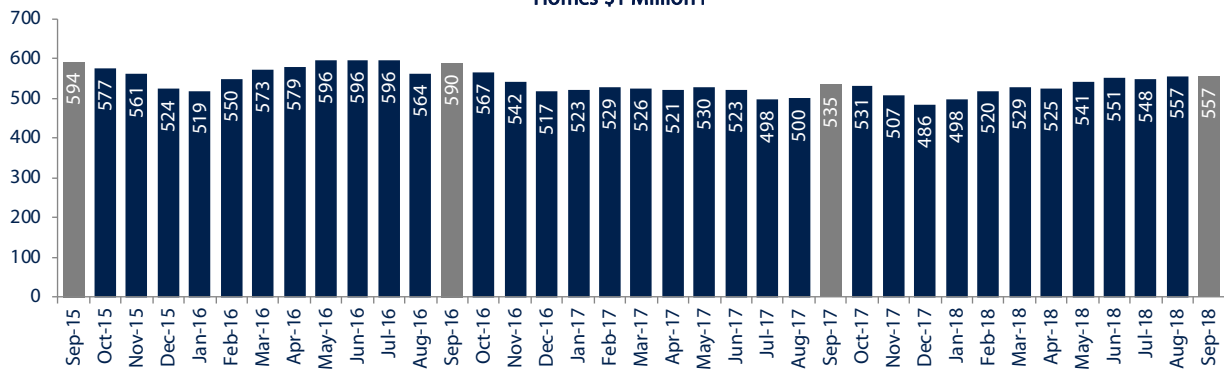
Active inventory this September remained stable as compared to the previous month's supply of available inventory.

INVENTORY PRICE RANGES



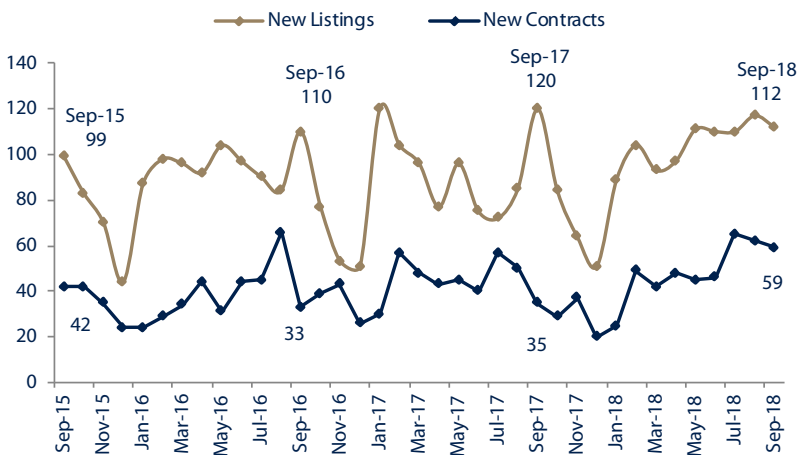
ACTIVE INVENTORY

Homes \$1 Million+



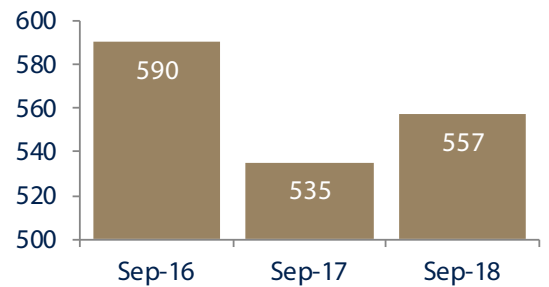
NEW LISTINGS & NEW CONTRACTS

Homes \$1 Million+



ACTIVE INVENTORY

Versus Previous Years
Homes \$1 Million+

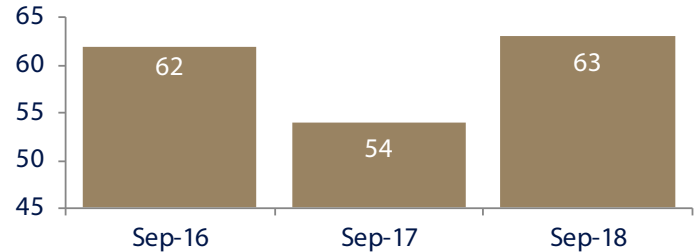


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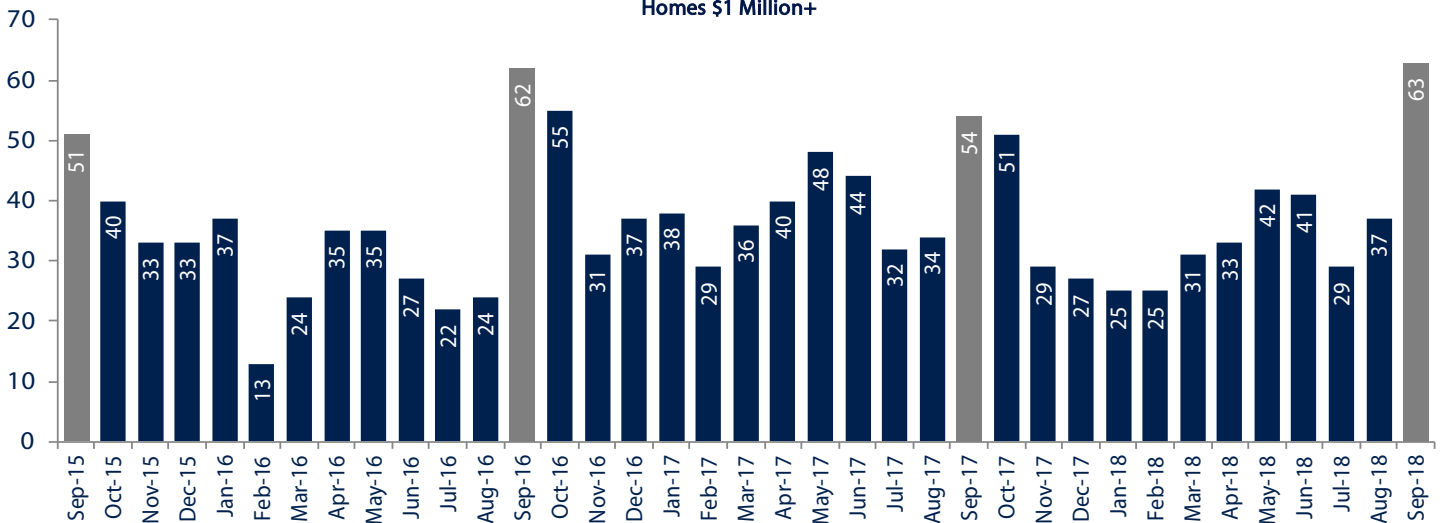
This month's units sold for homes more than \$1 Million was higher than at this time last year, an increase of 16.7% versus last September and an increase of 1.6% versus September of 2016.

There was an increase of 70.3% in luxury units sold in September compared to August of this year.

UNITS SOLD
Versus Previous Years
Homes \$1 Million+



UNITS SOLD
Homes \$1 Million+



RECENT SELECTED LUXURY SALES

Homes \$1 Million+

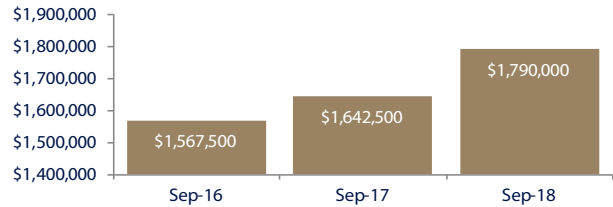
Sold Date	City	Zip Code	Final List Price	Final Sale Price	Sale Price as % of List Price	DOM	Long & Foster Represented	
							Buyer	Seller
September 6, 2018	Stone Harbor	08247	\$5,995,000	\$5,925,000	98.8%	511	✓	✓
September 14, 2018	Avalon	08202	\$3,950,000	\$3,950,000	100.0%	121		✓
September 7, 2018	Avalon	08202	\$3,950,000	\$3,600,000	91.1%	161		✓
September 6, 2018	Stone Harbor	08247	\$3,495,000	\$3,350,000	95.9%	58		✓
September 12, 2018	Stone Harbor	08247	\$2,995,000	\$2,775,000	92.7%	89	✓	
September 28, 2018	Stone Harbor	08247	\$2,690,000	\$2,550,000	94.8%	141		✓
September 14, 2018	Avalon	08202	\$2,549,000	\$2,500,000	98.1%	31	✓	
September 5, 2018	Avalon	08202	\$1,795,000	\$1,805,000	100.6%	140		✓
September 4, 2018	Avalon	08202	\$1,875,000	\$1,800,000	96.0%	157		✓
September 28, 2018	Avalon	08202	\$1,450,000	\$1,400,000	96.6%	194		✓

South Jersey Shore Area - September 2018

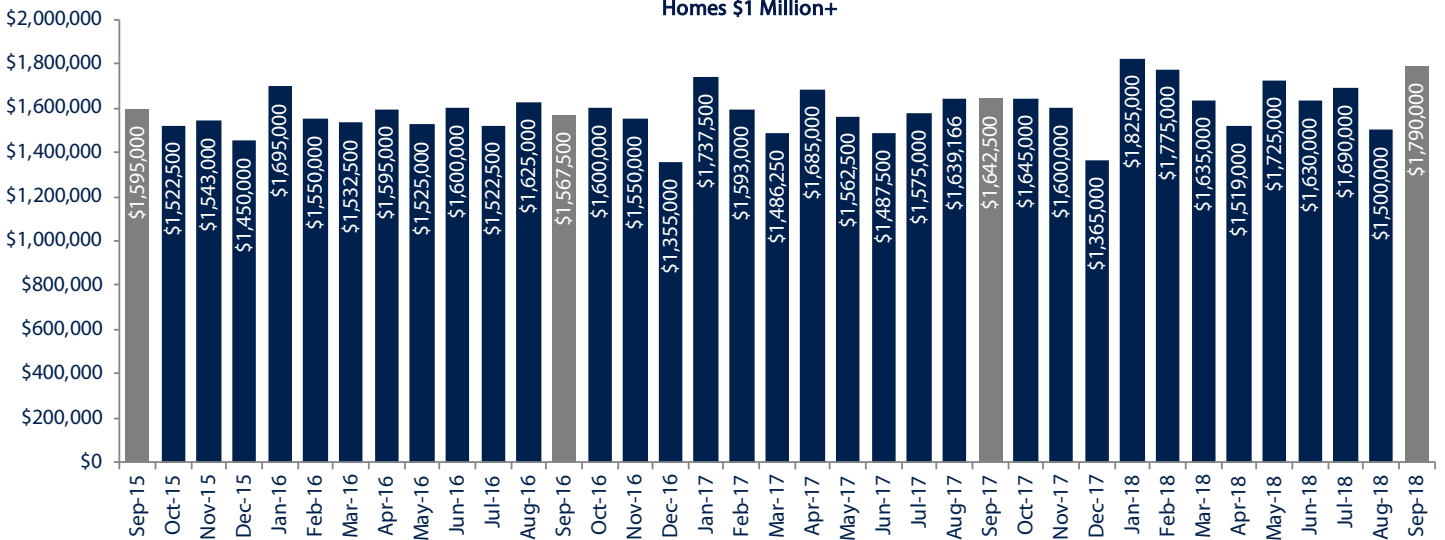
In September, the median sales price for homes more than \$1 Million was \$1,790,000, an increase of 9.0% compared to last year.

The current median sales price was higher by 19.3% than in August.

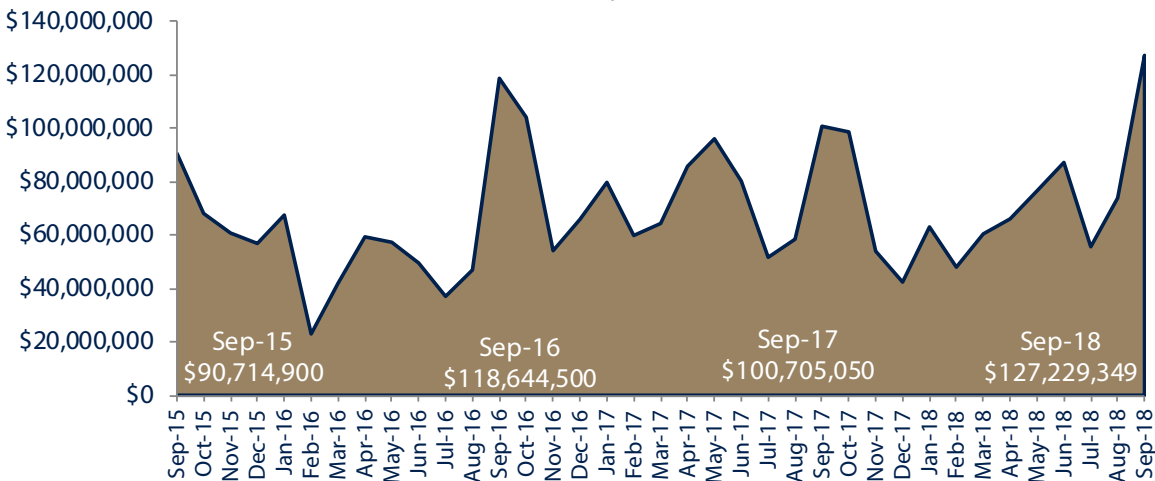
MEDIAN SALES PRICE
Versus Previous Years
Homes \$1 Million+



MEDIAN SALES PRICE
Homes \$1 Million+



TOTAL DOLLAR VOLUME SOLD
Homes \$1 Million+



Total volume sold this September was 26.3% higher than the same month one year ago.

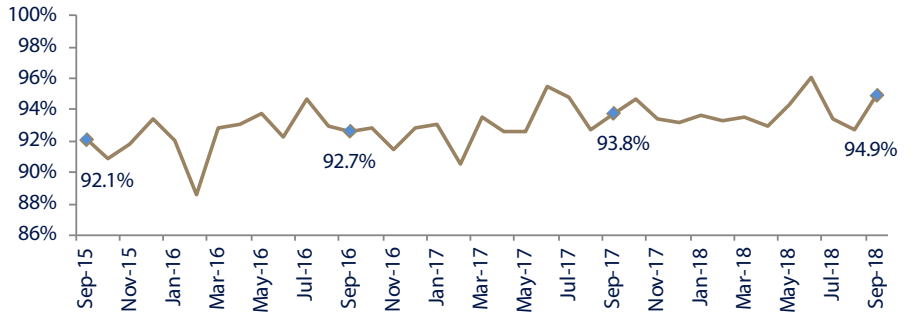
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In September, the average sale price for homes more than \$1 Million was 94.9% of the average list price, which is 1.1% higher than at this time last year.

This month, the average number of days on market was 149, lower than the average last year, which was 179, a decrease of 16.8%.

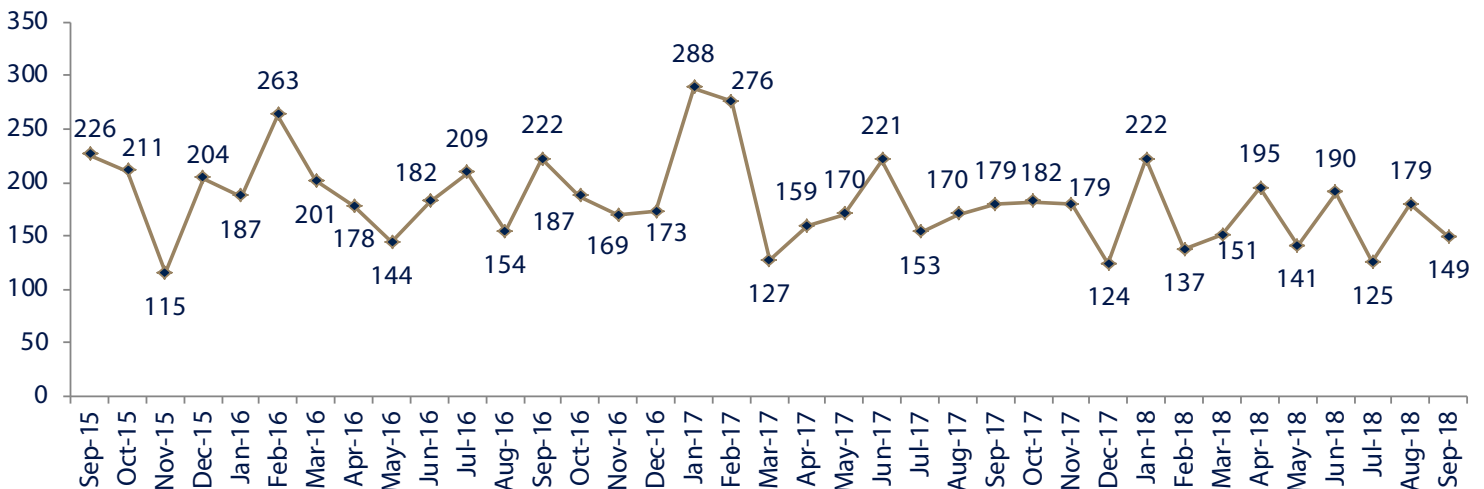
SALE PRICE AS % OF LIST PRICE

Homes \$1 Million+



DAYS ON MARKET

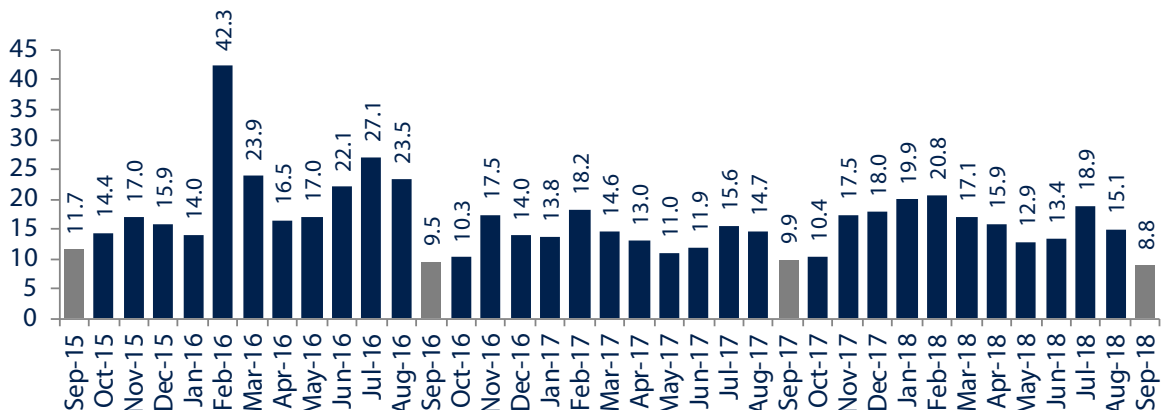
Homes \$1 Million+



MONTHS OF SUPPLY

Homes \$1 Million+

In September, there were 8.8 months of supply available, compared to 9.9 in September of 2017. That is a decrease of 11.1% versus a year ago.



South Jersey Shore Area - September 2018

References & Definitions

SOUTH JERSEY SHORE AREA: LISTING SOURCE, REPORTING AREA, & DEFINITION

Based on data supplied by the SJSMLS/CMCAOR MLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Counties included in this area are: Atlantic and Cape May in New Jersey.

Analysis dates for all regions are September 1, 2015 through September 30, 2018.

Contacts & Disclaimers

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