



# The Long & Foster Market Minute™

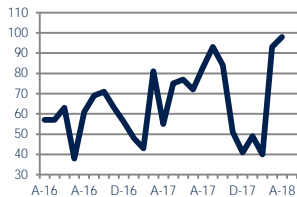
**Focus On:** Bethany, Fenwick, and Ocean View Housing Market

April 2018

Zip Code(s): 19930, 19944, 19970 and 19967

## Units Sold

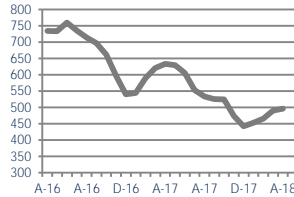
98



**Up**  
Vs. Year Ago

## Active Inventory

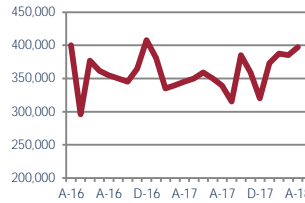
496



**Down -22%**  
Vs. Year Ago

## Median Sale Price

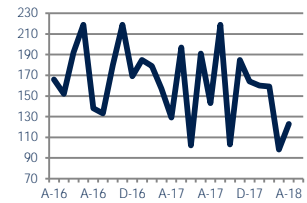
\$397,500



**Up 15%**  
Vs. Year Ago

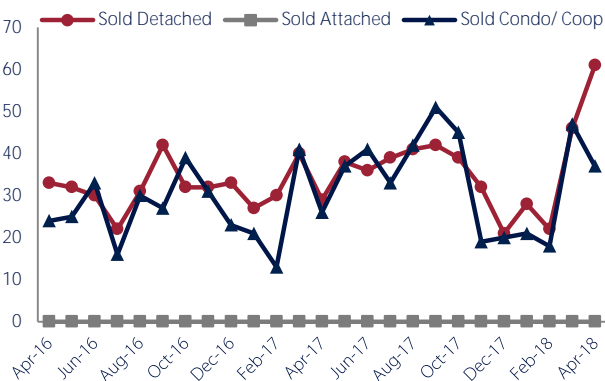
## Days On Market

123



**Down -5%**  
Vs. Year Ago

## Units Sold\*



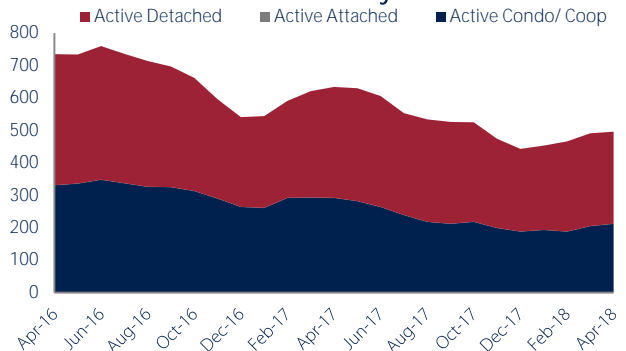
## Units Sold

There was an increase in total units sold in April, with 98 sold this month in Bethany, Fenwick, and Ocean View. 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 138 units or 22%. The total number of active inventory this April was 496 compared to 634 in April 2017. This month's total of 496 is higher than the previous month's total supply of available inventory of 491, an increase of 1%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Bethany, Fenwick, and Ocean View Homes was \$345,000. This April, the median sale price was \$397,500, an increase of 15% or \$52,500 compared to last year. The current median sold price is 3% higher than in March.

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

Bethany, Fenwick, and Ocean View are defined as properties listed in zip code/s 19930, 19944, 19970 and 19967.

\*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 SCAOR 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 SCAOR or Long & Foster Real Estate, Inc.



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



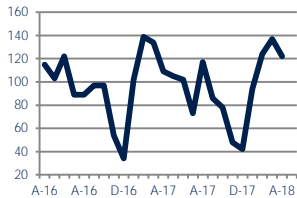
## Focus On: Bethany, Fenwick, and Ocean View Housing Market

April 2018

Zip Code(s): 19930, 19944, 19970 and 19967

### New Listings

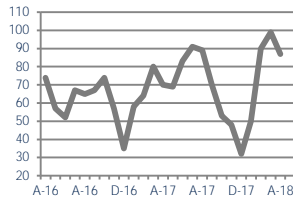
122



Up 12%  
Vs. Year Ago

### Current Contracts

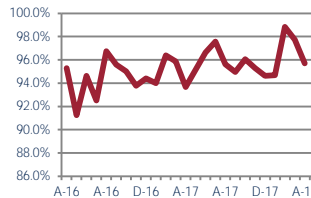
87



Up 24%  
Vs. Year Ago

### Sold Vs. List Price

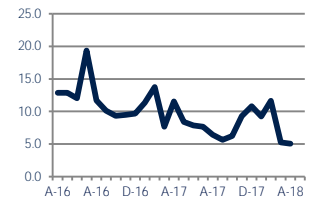
95.7%



Up 2.2%  
Vs. Year Ago

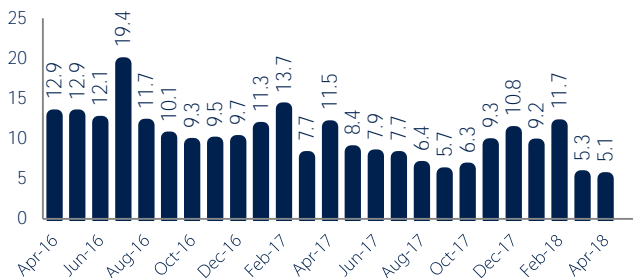
### Months of Supply

5.1



Down -56%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

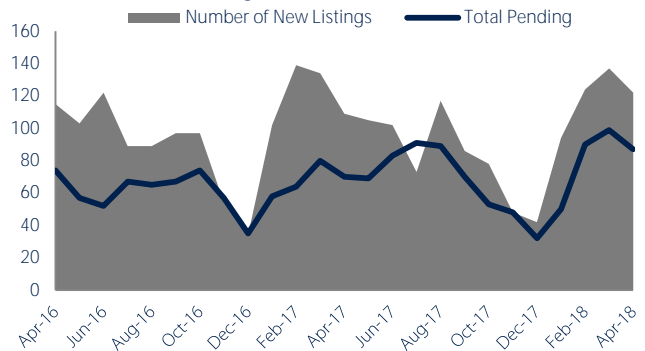
In April, there was 5.1 months of supply available in Bethany, Fenwick, and Ocean View, compared to 11.5 in April 2017. That is a decrease of 56% versus a year ago.

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.

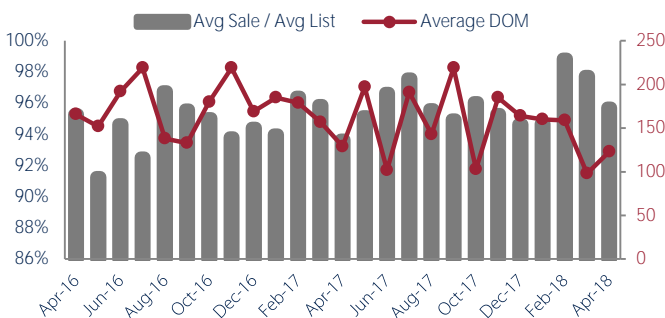
### New Listings & Current Contracts

This month there were 122 homes newly listed for sale in Bethany, Fenwick, and Ocean View compared to 109 in April 2017, an increase of 12%. There were 87 current contracts pending sale this April compared to 70 a year ago. The number of current contracts is 24% higher than last April.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In April, the average sale price in Bethany, Fenwick, and Ocean View was 95.7% of the average list price, which is 2.0% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 123, lower than the average last year, which was 129, a decrease of 5%.



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