



# The Long & Foster Market Minute™

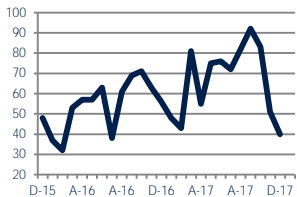
**Focus On:** Bethany, Fenwick, and Ocean View Housing Market

December 2017

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

## Units Sold

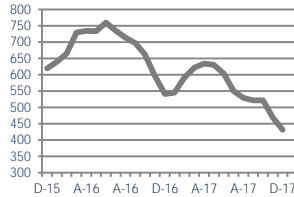
40



Down -29%  
Vs. Year Ago

## Active Inventory

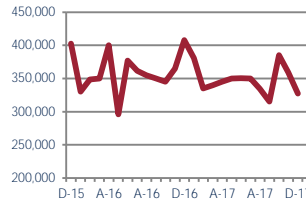
432



Down -20%  
Vs. Year Ago

## Median Sale Price

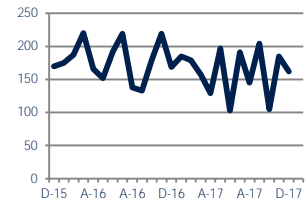
\$327,500



Down -20%  
Vs. Year Ago

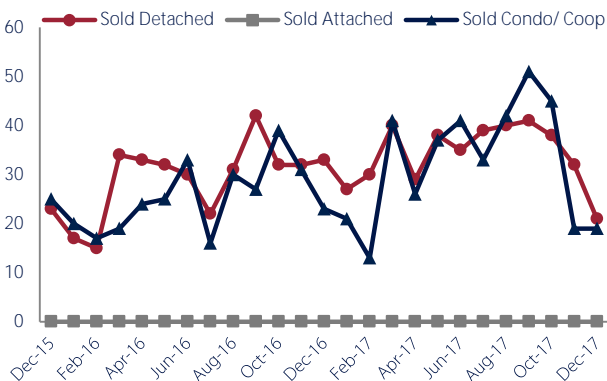
## Days On Market

162



Down -4%  
Vs. Year Ago

## Units Sold\*



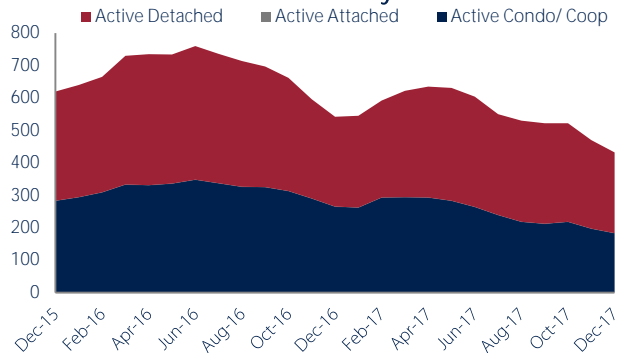
## Units Sold

There was a decrease in total units sold in December, with 40 sold this month in Bethany, Fenwick, and Ocean View versus 51 last month, a decrease of 22%. This month's total units sold was lower than at this time last year, a decrease of 29% versus December 2016.

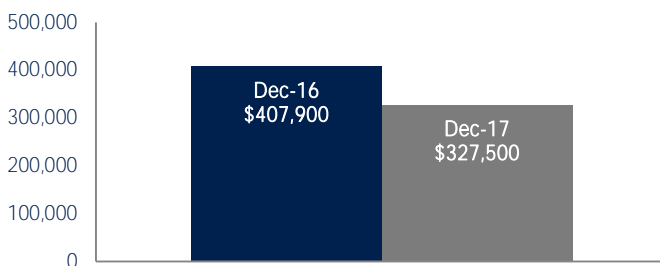
## Active Inventory

Versus last year, the total number of homes available this month is lower by 110 units or 20%. The total number of active inventory this December was 432 compared to 542 in December 2016. This month's total of 432 is lower than the previous month's total supply of available inventory of 470, a decrease of 8%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Bethany, Fenwick, and Ocean View Homes was \$407,900. This December, the median sale price was \$327,500, a decrease of 20% or \$80,400 compared to last year. The current median sold price is 9% lower than in November.

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.



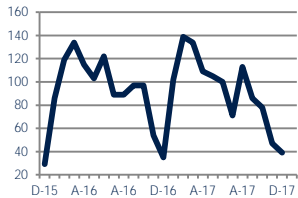
# Focus On: Bethany, Fenwick, and Ocean View Housing Market

December 2017

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## New Listings

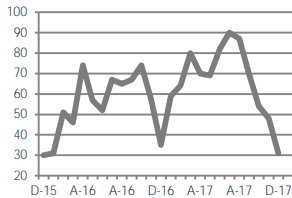
39



Up 11%  
Vs. Year Ago

## Current Contracts

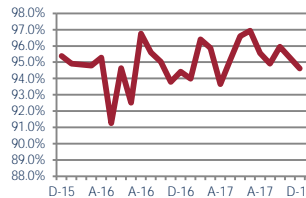
31



Down -11%  
Vs. Year Ago

## Sold Vs. List Price

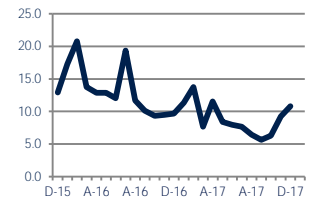
94.6%



No Change  
Vs. Year Ago

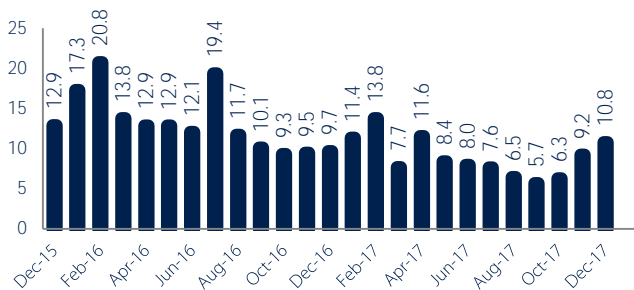
## Months of Supply

10.8



Up 12%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

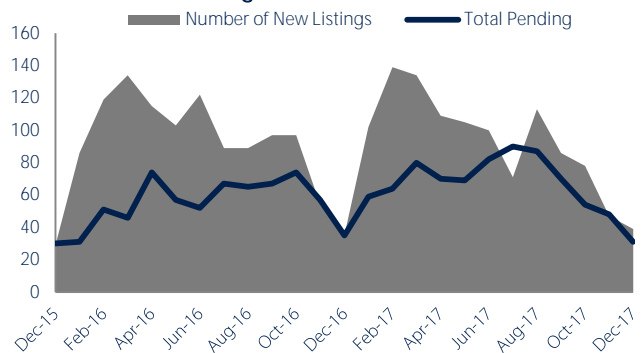
In December, there was 10.8 months of supply available in Bethany, Fenwick, and Ocean View, compared to 9.7 in December 2016. That is an increase of 12% versus a year ago.

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.

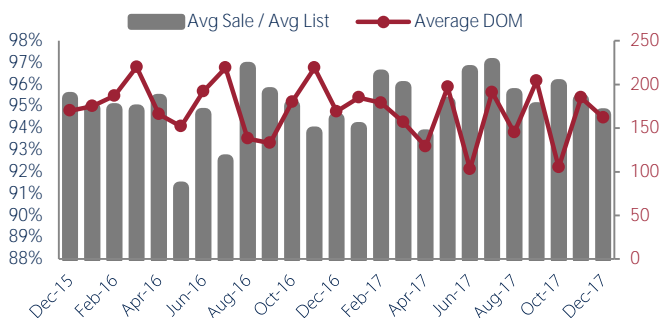
## New Listings & Current Contracts

This month there were 39 homes newly listed for sale in Bethany, Fenwick, and Ocean View compared to 35 in December 2016, an increase of 11%. There were 31 current contracts pending sale this December compared to 35 a year ago. The number of current contracts is 11% lower than last December.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In December, the average sale price in Bethany, Fenwick, and Ocean View was 94.6% of the average list price, which is similar compared to a year ago.

## Days On Market

This month, the average number of days on market was 162, lower than the average last year, which was 169, a decrease of 4%.



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