



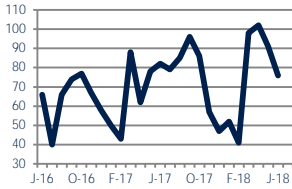
The Long & Foster Market Minute™

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

June 2018

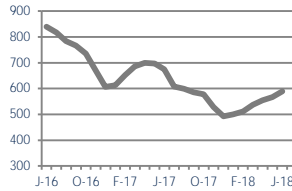
Zip Code(s): 19930, 19944, 19970 and 19967

Units Sold
76



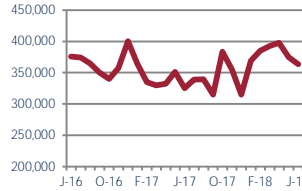
Down -7%
Vs. Year Ago

Active Inventory
589



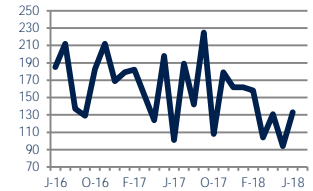
Down -13%
Vs. Year Ago

Median Sale Price
\$363,500



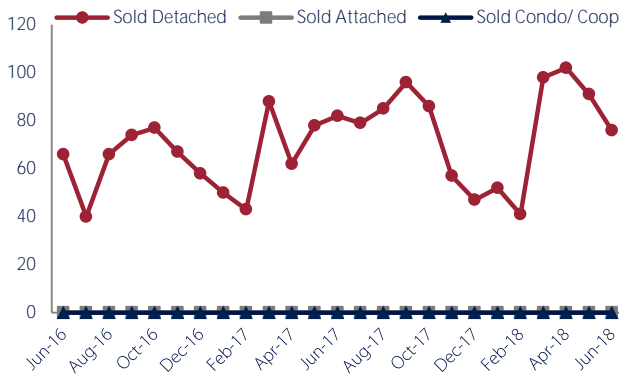
Up 12%
Vs. Year Ago

Days On Market
133



Up 32%
Vs. Year Ago

Units Sold*



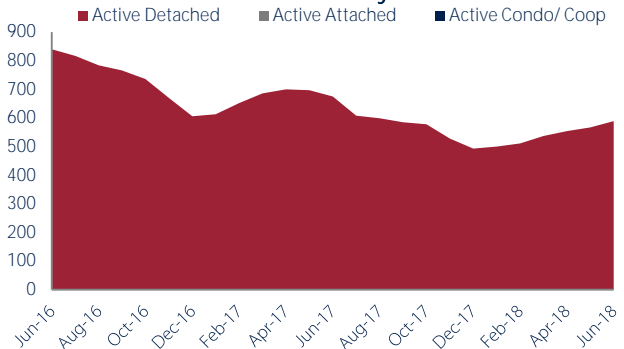
Units Sold

There was a decrease in total units sold in June, with 76 sold this month in Bethany, Fenwick, and Ocean View versus 91 last month, a decrease of 16%. This month's total units sold was lower than at this time last year, a decrease of 7% versus June 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 86 units or 13%. The total number of active inventory this June was 589 compared to 675 in June 2017. This month's total of 589 is higher than the previous month's total supply of available inventory of 567, an increase of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Bethany, Fenwick, and Ocean View Homes was \$325,000. This June, the median sale price was \$363,500, an increase of 12% or \$38,500 compared to last year. The current median sold price is 3% lower 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.

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

LONG & FOSTER
REAL ESTATE

*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

CHRISTIE'S
INTERNATIONAL REAL ESTATE



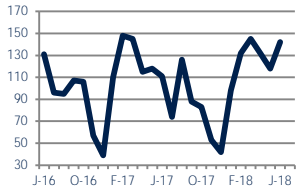
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June 2018

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

New Listings

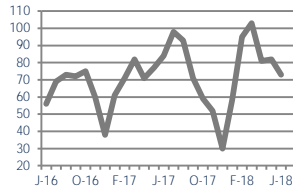
142



Up 28%
Vs. Year Ago

Current Contracts

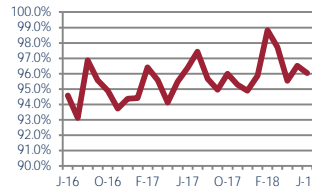
73



Down -13%
Vs. Year Ago

Sold Vs. List Price

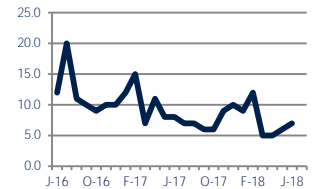
96.0%



No Change
Vs. Year Ago

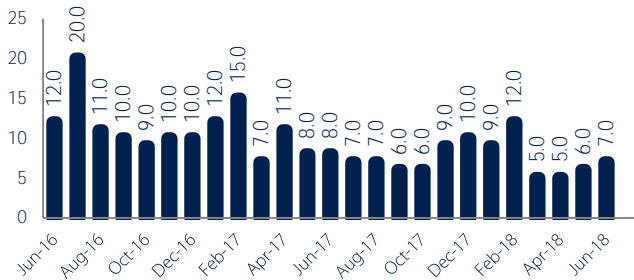
Months of Supply

7.0



Down -13%
Vs. Year Ago

Months Of Supply



Months of Supply

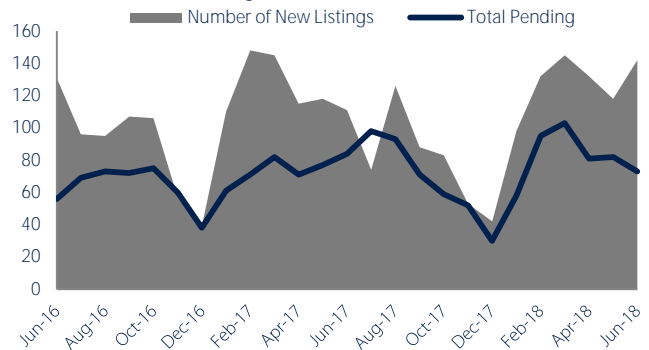
In June, there was 7.8 months of supply available in Bethany, Fenwick, and Ocean View, compared to 8.2 in June 2017. That is a decrease of 6% versus a year ago.

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.

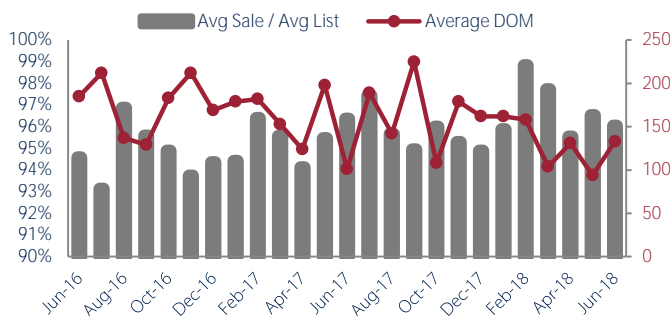
New Listings & Current Contracts

This month there were 142 homes newly listed for sale in Bethany, Fenwick, and Ocean View compared to 111 in June 2017, an increase of 28%. There were 73 current contracts pending sale this June compared to 84 a year ago. The number of current contracts is 13% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Bethany, Fenwick, and Ocean View was 96.0% 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 133, higher than the average last year, which was 101, an increase of 32%.



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