



# The Long & Foster Market Minute™

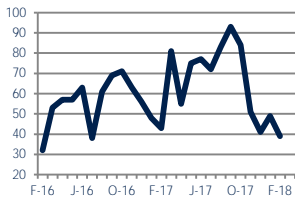
**Focus On:** Bethany, Fenwick, and Ocean View Housing Market

February 2018

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

## Units Sold

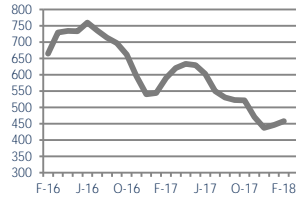
39



Down -9%  
Vs. Year Ago

## Active Inventory

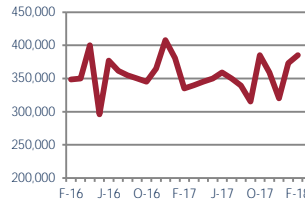
458



Down -23%  
Vs. Year Ago

## Median Sale Price

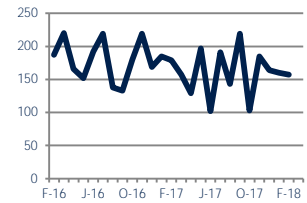
\$385,000



Up 15%  
Vs. Year Ago

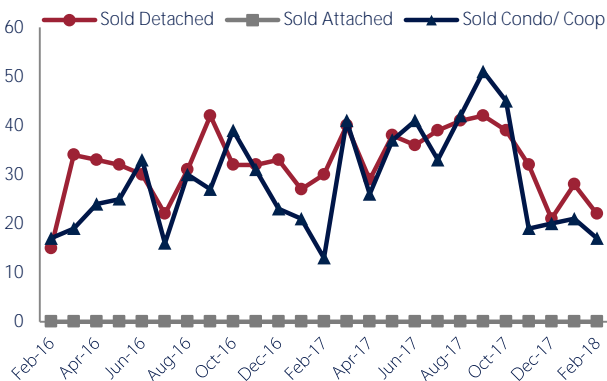
## Days On Market

157



Down -12%  
Vs. Year Ago

## Units Sold\*



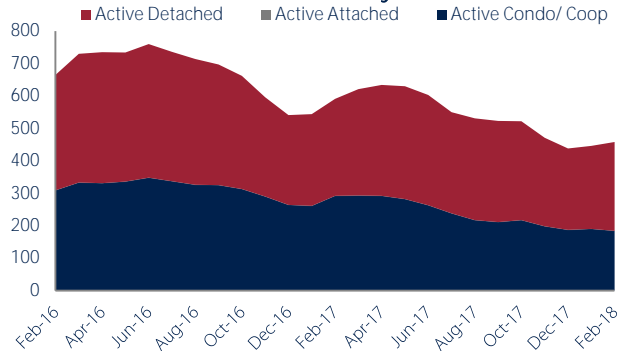
## Units Sold

There was a decrease in total units sold in February, with 39 sold this month in Bethany, Fenwick, and Ocean View versus 49 last month, a decrease of 20%. This month's total units sold was lower than at this time last year, a decrease of 9% versus February 2017.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 133 units or 23%. The total number of active inventory this February was 458 compared to 591 in February 2017. This month's total of 458 is higher than the previous month's total supply of available inventory of 446, an increase of 3%.

## Active Inventory\*

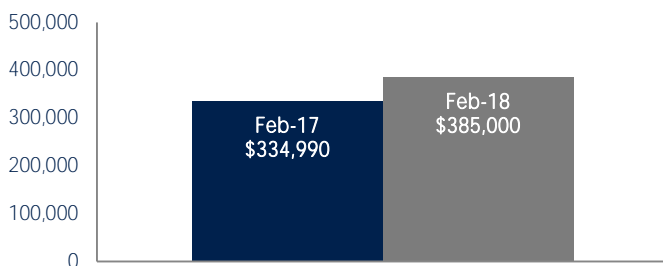


## Median Sale Price

Last February, the median sale price for Bethany, Fenwick, and Ocean View Homes was \$334,990. This February, the median sale price was \$385,000, an increase of 15% or \$50,010 compared to last year. The current median sold price is 3% higher than in January.

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

## Median Sale Price



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



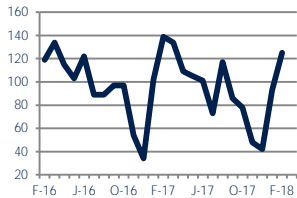
## Focus On: Bethany, Fenwick, and Ocean View Housing Market

February 2018

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### New Listings

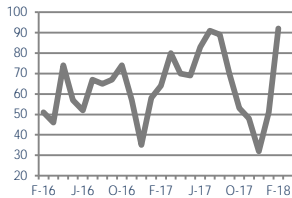
125



Down -10%  
Vs. Year Ago

### Current Contracts

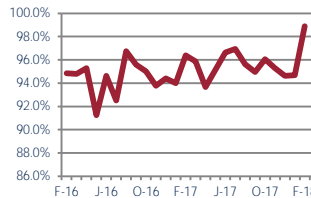
92



Up 44%  
Vs. Year Ago

### Sold Vs. List Price

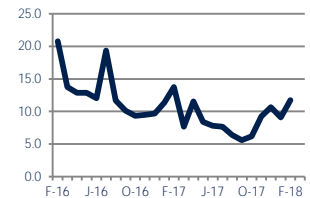
98.9%



Up 2.6%  
Vs. Year Ago

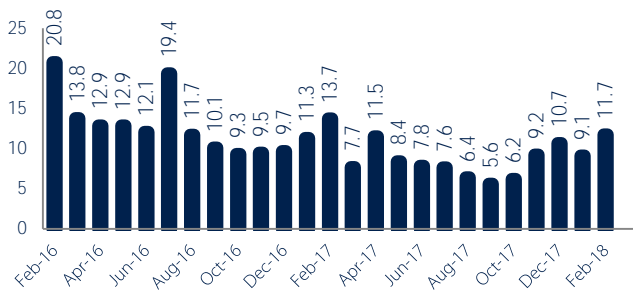
### Months of Supply

11.7



Down -15%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

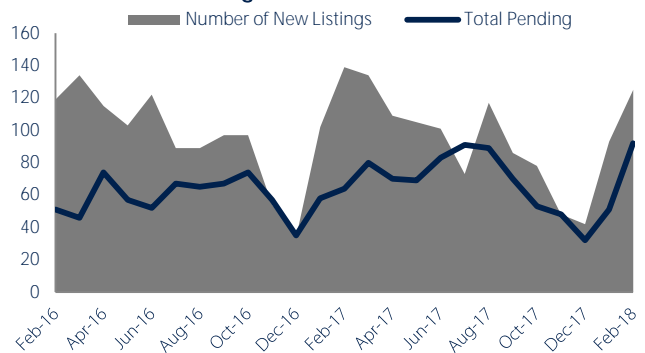
In February, there was 11.7 months of supply available in Bethany, Fenwick, and Ocean View, compared to 13.7 in February 2017. That is a decrease of 15% versus a year ago.

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.

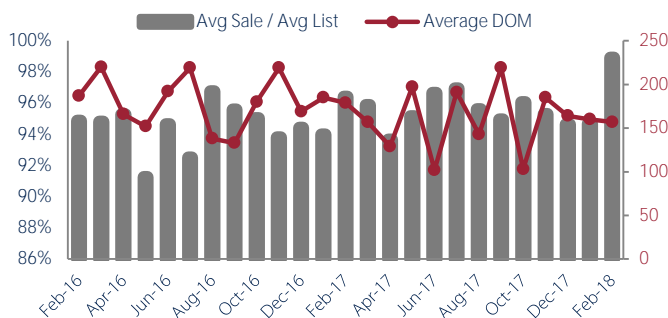
### New Listings & Current Contracts

This month there were 125 homes newly listed for sale in Bethany, Fenwick, and Ocean View compared to 139 in February 2017, a decrease of 10%. There were 92 current contracts pending sale this February compared to 64 a year ago. The number of current contracts is 44% higher than last February.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In February, the average sale price in Bethany, Fenwick, and Ocean View was 98.9% of the average list price, which is 2.5% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 157, lower than the average last year, which was 179, a decrease of 12%.



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