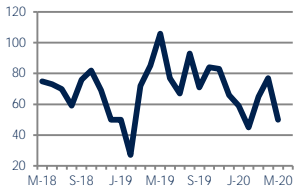# The Long & Foster Market Minute™

**Focus On:** Beach Haven, Surf City, Seaside Park and Matoloking Housing Market       May 2020
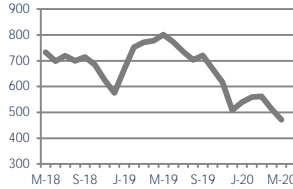
Zip Code(s): 08008, 08006, 08752, 08751, 08735, 08739 and 08738
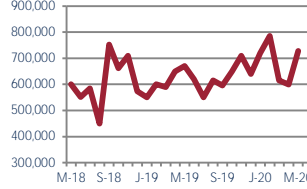
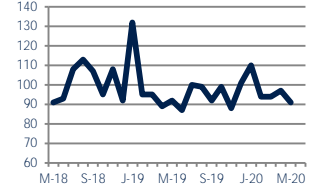| Units Sold | Active Inventory | Median Sale Price | Days On Market |
|---|---|---|---|
| **50** | **471** | **$727,500** | **91** |



| Down | Down -41% | Up 9% | Down -1% |
|---|---|---|---|
| Vs. Year Ago | Vs. Year Ago | Vs. Year Ago | Vs. Year Ago |

## Units Sold*



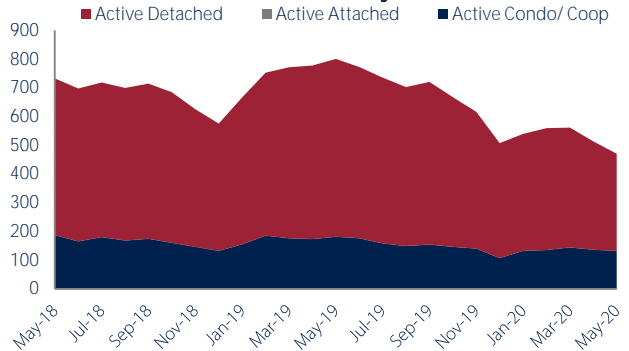Legend: Sold Detached, Sold Attached, Sold Condo/ Coop
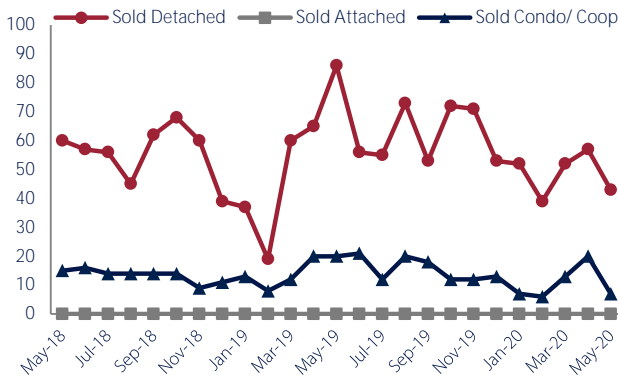
## Units Sold

There was a decrease in total units sold in May, with 50 sold this month in Beach Haven, Surf City, Seaside Park and Matoloking. This month's total units sold was lower than at this time last year.
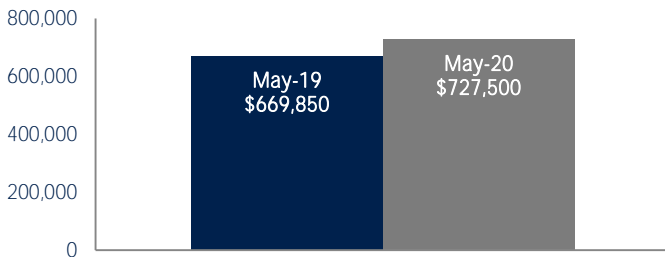
## Active Inventory

Versus last year, the total number of homes available this month is lower by 330 units or 41%. The total number of active inventory this May was 471 compared to 801 in May 2019. This month's total of 471 is lower than the previous month's total supply of available inventory of 514, a decrease of 8%.

## Active Inventory*



Legend: Active Detached, Active Attached, Active Condo/ Coop

## Median Sale Price



May-19 $669,850

May-20 $727,500

## Median Sale Price

Last May, the median sale price for Beach Haven, Surf City, Seaside Park and Matoloking Homes was $669,850. This May, the median sale price was $727,500, an increase of 9% or $57,650 compared to last year. The current median sold price is 21% higher than in April.

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

LONG & FOSTER REAL ESTATE — CHRISTIE'S INTERNATIONAL REAL ESTATE

# The Long & Foster Market Minute™

## New Listings
### 113



**Down -29%**
Vs. Year Ago

## Current Contracts
### 95
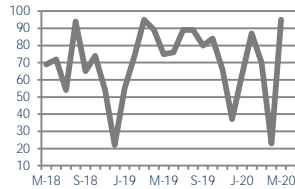


**Up 27%**
Vs. Year Ago

## Sold Vs. List Price
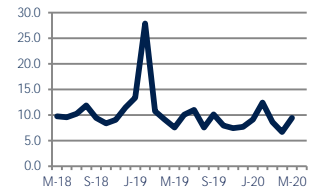### 94.0%
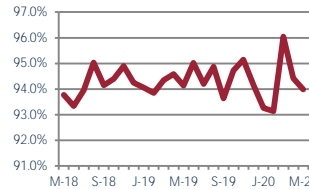

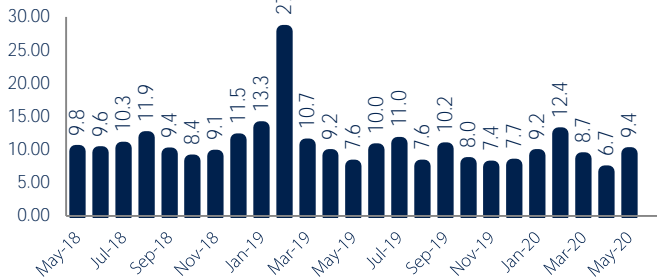
**No Change**
Vs. Year Ago

## Months of Supply
### 9.4



**Up 25%**
Vs. Year Ago

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## Months Of Supply



## Months of Supply

In May, there was 9.4 months of supply available in Beach Haven, Surf City, Seaside Park and Matoloking, compared to 7.6 in May 2019. That is an increase of 25% 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 113 homes newly listed for sale in Beach Haven, Surf City, Seaside Park and Matoloking compared to 159 in May 2019, a decrease of 29%. There were 95 current contracts pending sale this May compared to 75 a year ago. The number of current contracts is 27% higher than last May.

### New Listings & Current Contracts
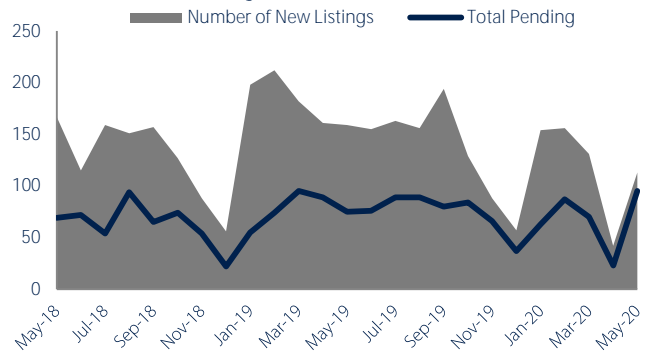


## Sale Price/ List Price & DOM
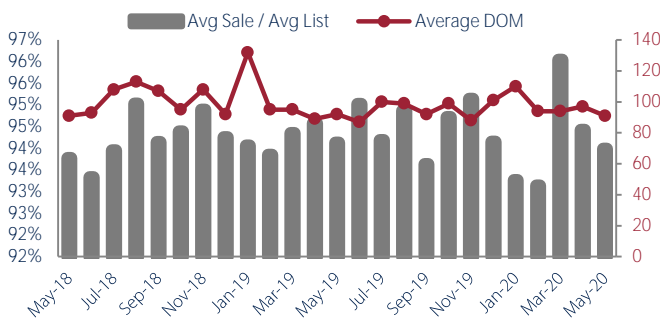


## Sale Price to List Price Ratio

In May, the average sale price in Beach Haven, Surf City, Seaside Park and Matoloking was 94.0% 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 91, lower than the average last year, which was 92, a decrease of 1%.