



The Long & Foster Market Minute™

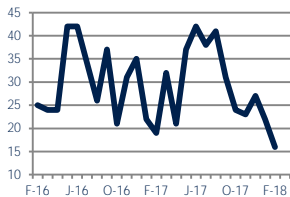
Focus On: **Belmar Housing Market**

February 2018

Zip Code(s): 07719

Units Sold

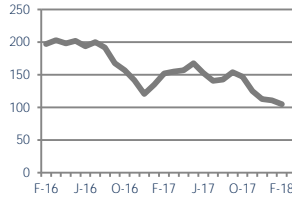
16



Down -16%
Vs. Year Ago

Active Inventory

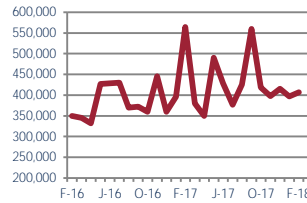
105



Down -31%
Vs. Year Ago

Median Sale Price

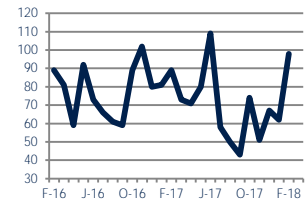
\$407,000



Down
Vs. Year Ago

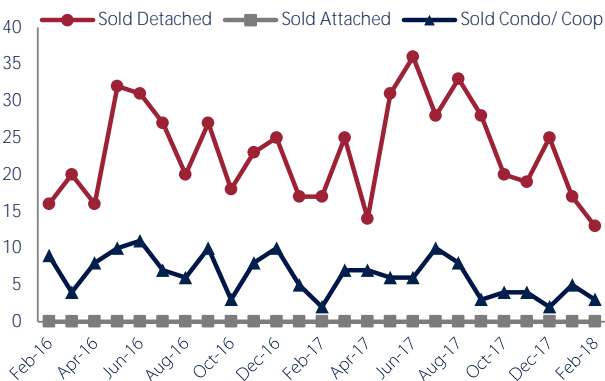
Days On Market

98



Up 10%
Vs. Year Ago

Units Sold*



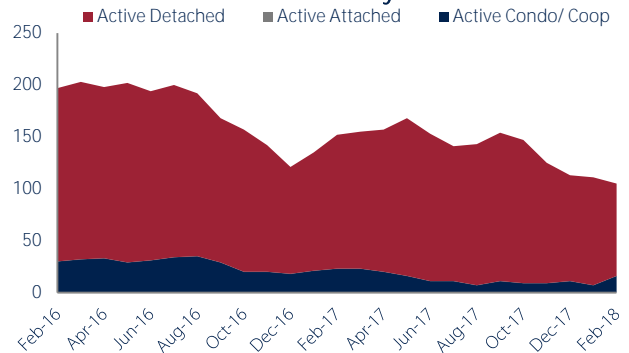
Units Sold

There was a decrease in total units sold in February, with 16 sold this month in Belmar versus 22 last month, a decrease of 27%. This month's total units sold was lower than at this time last year, a decrease of 16% versus February 2017.

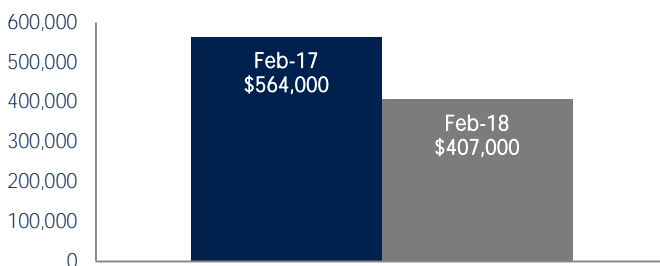
Active Inventory

Versus last year, the total number of homes available this month is lower by 47 units or 31%. The total number of active inventory this February was 105 compared to 152 in February 2017. This month's total of 105 is lower than the previous month's total supply of available inventory of 111, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last February, the median sale price for Belmar Homes was \$564,000. This February, the median sale price was \$407,000, a decrease of \$157,000 compared to last year. The current median sold price is 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.

Belmar are defined as properties listed in zip code/s 07719.

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



CHRISTIE'S
INTERNATIONAL REAL ESTATE



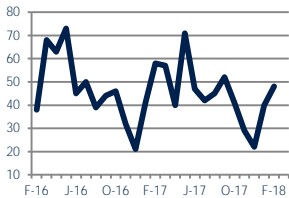
Focus On: Belmar Housing Market

February 2018

Zip Code(s): 07719

New Listings

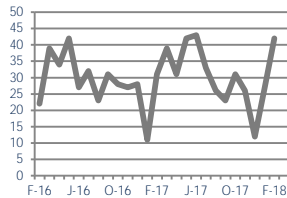
48



Down -17%
Vs. Year Ago

Current Contracts

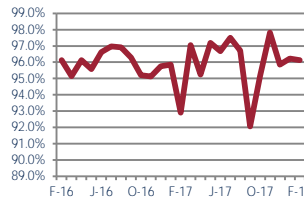
42



Up 35%
Vs. Year Ago

Sold Vs. List Price

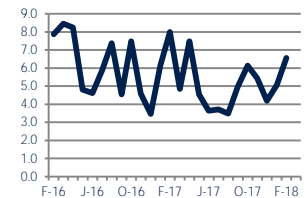
96.1%



Up 3.5%
Vs. Year Ago

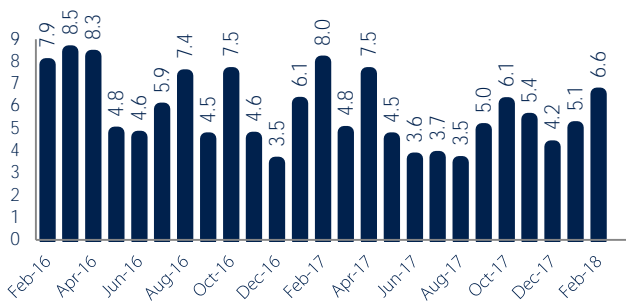
Months of Supply

6.6



Down -18%
Vs. Year Ago

Months Of Supply



Months of Supply

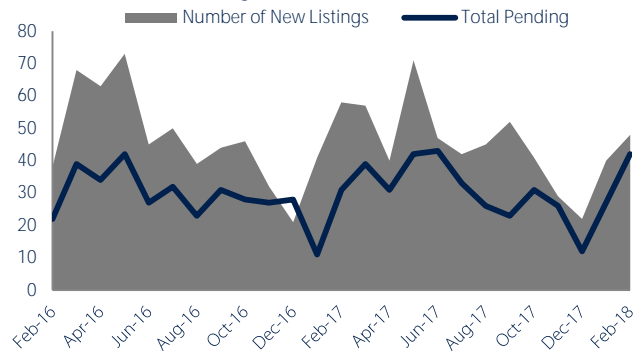
In February, there was 6.6 months of supply available in Belmar, compared to 8.0 in February 2017. That is a decrease of 18% versus a year ago.

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.

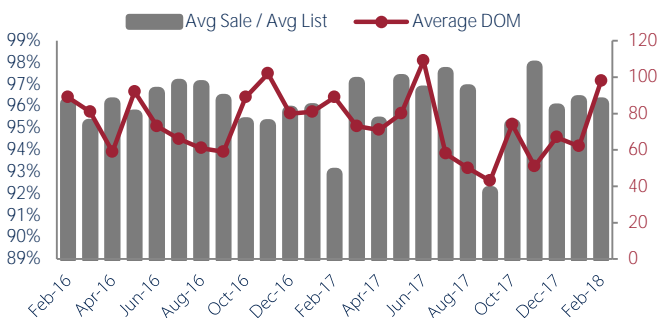
New Listings & Current Contracts

This month there were 48 homes newly listed for sale in Belmar compared to 58 in February 2017, a decrease of 17%. There were 42 current contracts pending sale this February compared to 31 a year ago. The number of current contracts is 35% 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 Belmar was 96.1% of the average list price, which is 3.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 98, higher than the average last year, which was 89, an increase of 10%.



Belmar are defined as properties listed in zip code/s 07719.

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

