



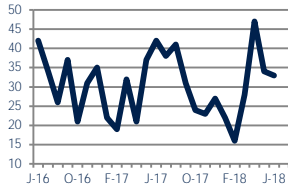
The Long & Foster Market Minute™

Focus On: Belmar Housing Market

June 2018

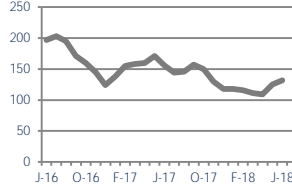
Zip Code(s): 07719

Units Sold
33



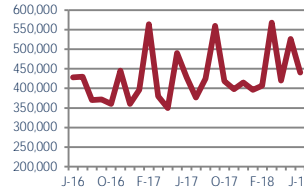
Down -21%
Vs. Year Ago

Active Inventory
132



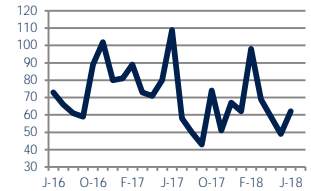
Down -15%
Vs. Year Ago

Median Sale Price
\$440,000



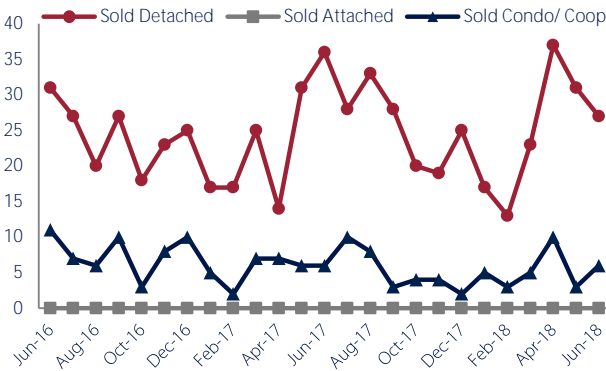
Up 3%
Vs. Year Ago

Days On Market
62



Down -43%
Vs. Year Ago

Units Sold*



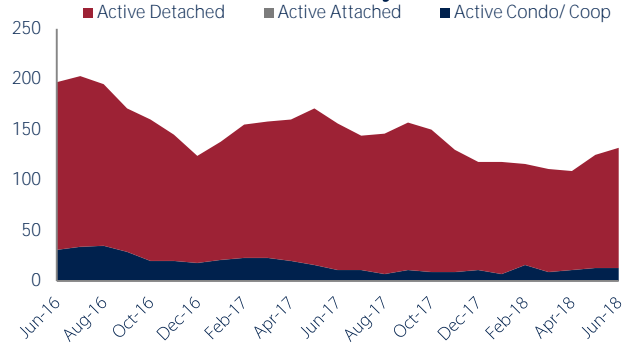
Units Sold

There was a decrease in total units sold in June, with 33 sold this month in Belmar versus 34 last month, a decrease of 3%. This month's total units sold was lower than at this time last year, a decrease of 21% versus June 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 24 units or 15%. The total number of active inventory this June was 132 compared to 156 in June 2017. This month's total of 132 is higher than the previous month's total supply of available inventory of 125, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Belmar Homes was \$428,500. This June, the median sale price was \$440,000, an increase of 3% or \$11,500 compared to last year. The current median sold price is 16% 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.

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.



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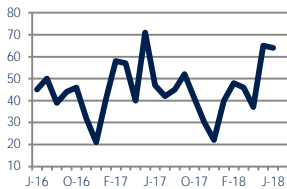
Focus On: Belmar Housing Market

June 2018

Zip Code(s): 07719

New Listings

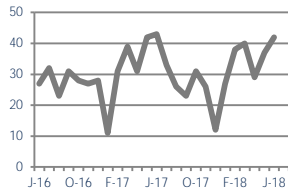
64



Up 36%
Vs. Year Ago

Current Contracts

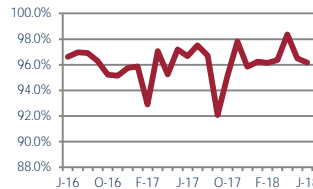
42



Down -2%
Vs. Year Ago

Sold Vs. List Price

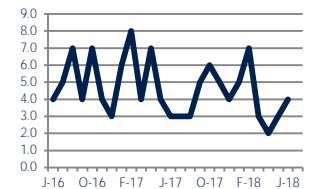
96.2%



Down -0.5%
Vs. Year Ago

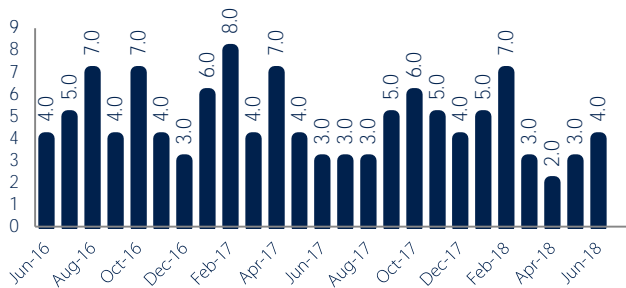
Months of Supply

4.0



Up 33%
Vs. Year Ago

Months Of Supply



Months of Supply

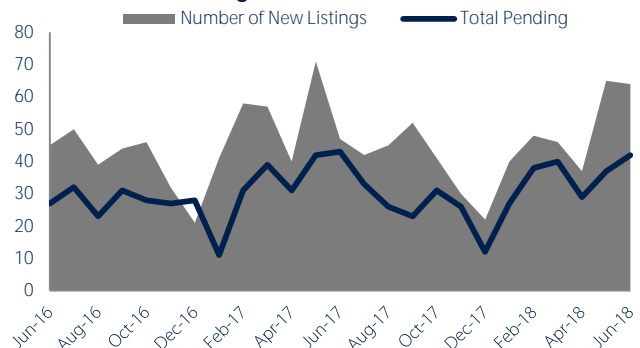
In June, there was 4.0 months of supply available in Belmar, compared to 3.7 in June 2017. That is an increase of 8% versus a year ago.

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.

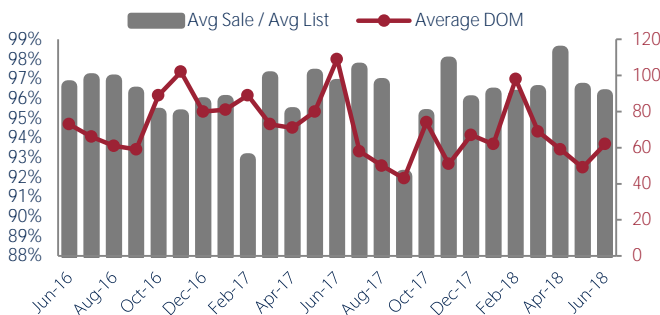
New Listings & Current Contracts

This month there were 64 homes newly listed for sale in Belmar compared to 47 in June 2017, an increase of 36%. There were 42 current contracts pending sale this June compared to 43 a year ago. The number of current contracts is 2% 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 Belmar was 96.2% of the average list price, which is 0.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 62, lower than the average last year, which was 109, a decrease of 43%.



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