



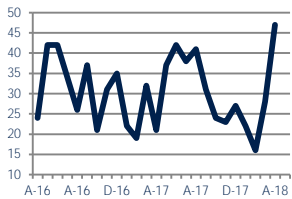
## Focus On: Belmar Housing Market

April 2018

Zip Code(s): 07719

### Units Sold

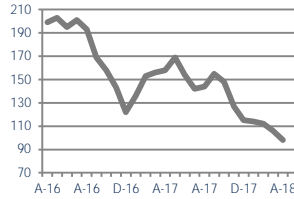
47



Up  
Vs. Year Ago

### Active Inventory

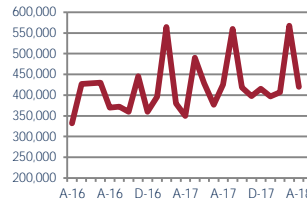
98



Down -38%  
Vs. Year Ago

### Median Sale Price

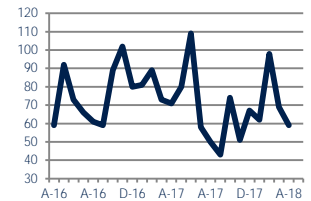
\$420,000



Up 20%  
Vs. Year Ago

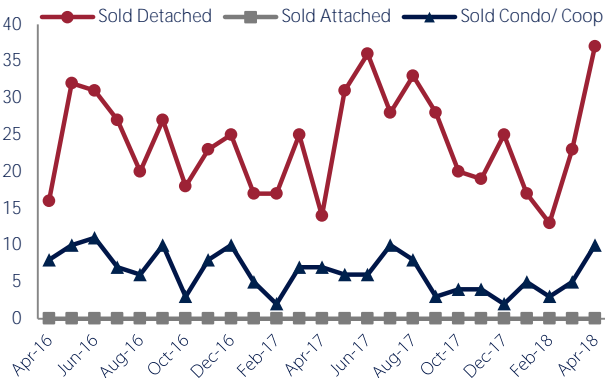
### Days On Market

59



Down -17%  
Vs. Year Ago

### Units Sold\*



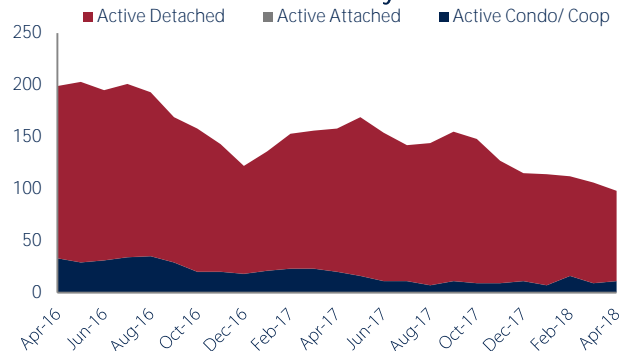
### Units Sold

There was an increase in total units sold in April, with 47 sold this month in Belmar. This month's total units sold was higher than at this time last year.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 60 units or 38%. The total number of active inventory this April was 98 compared to 158 in April 2017. This month's total of 98 is lower than the previous month's total supply of available inventory of 106, a decrease of 8%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last April, the median sale price for Belmar Homes was \$350,000. This April, the median sale price was \$420,000, an increase of \$70,000 compared to last year. The current median sold price is lower than in March.

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





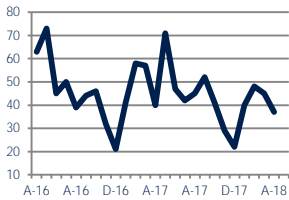
## Focus On: Belmar Housing Market

April 2018

Zip Code(s): 07719

### New Listings

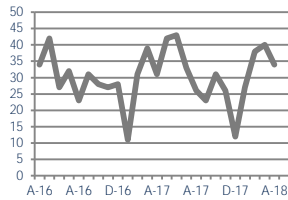
37



Down -7%  
Vs. Year Ago

### Current Contracts

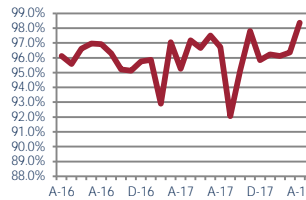
34



Up 10%  
Vs. Year Ago

### Sold Vs. List Price

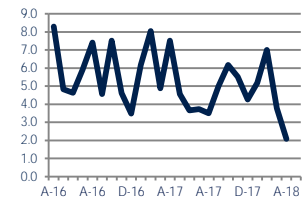
98.4%



Up 3.3%  
Vs. Year Ago

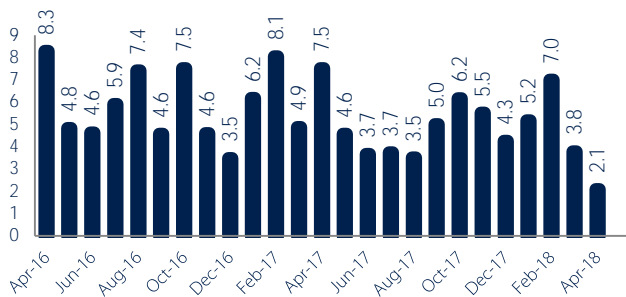
### Months of Supply

2.1



Down -72%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

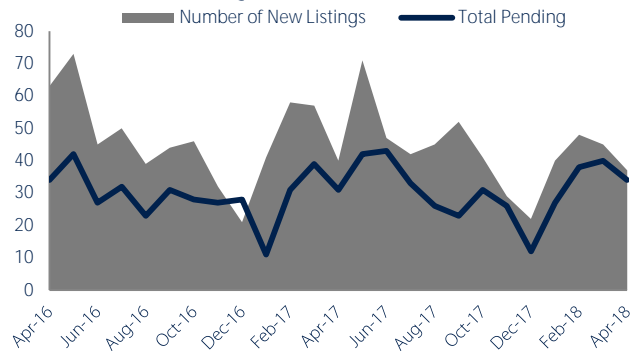
In April, there was 2.1 months of supply available in Belmar, compared to 7.5 in April 2017. That is a decrease of 72% versus a year ago.

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.

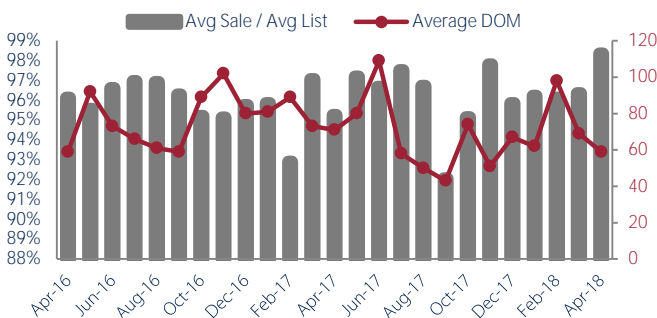
### New Listings & Current Contracts

This month there were 37 homes newly listed for sale in Belmar compared to 40 in April 2017, a decrease of 8%. There were 34 current contracts pending sale this April compared to 31 a year ago. The number of current contracts is 10% higher than last April.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In April, the average sale price in Belmar was 98.4% of the average list price, which is 3.1% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 59, lower than the average last year, which was 71, a decrease of 17%.



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