

# THE LONG & FOSTER MARKET MINUTE™

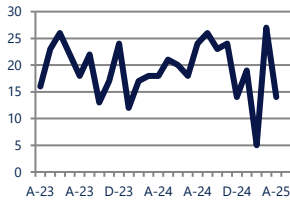
FOCUS ON: **BELMAR HOUSING MARKET**

APRIL 2025

Zip Code(s): 07719

## Units Sold

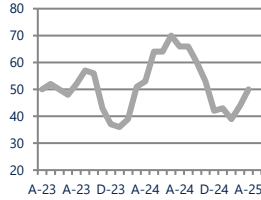
14



**Down**  
Vs. Year Ago

## Active Inventory

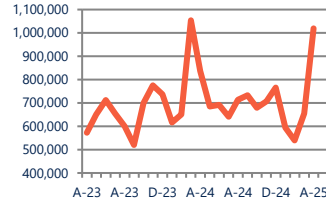
50



**Down -6%**  
Vs. Year Ago

## Median Sale Price

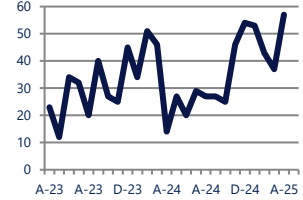
\$1,020,000



**Up**  
Vs. Year Ago

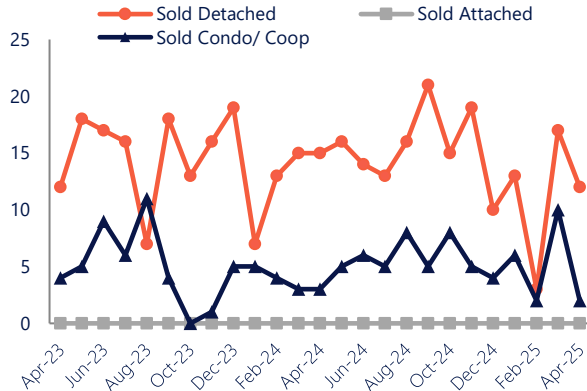
## Days On Market

57



**Up**  
Vs. Year Ago

### Units Sold\*



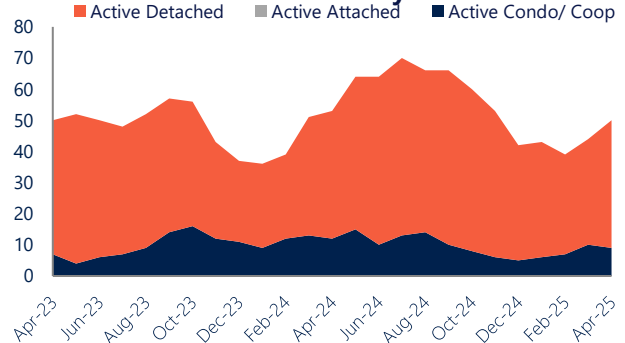
## Units Sold

With relatively few transactions, there was a decrease in total units sold in April, with 14 sold this month in Belmar. This month's total units sold was lower than at this time last year, a decrease from April 2024.

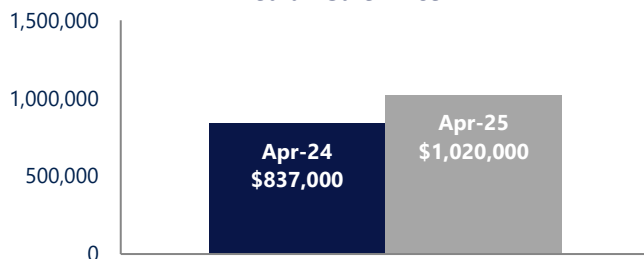
## Active Inventory

Versus last year, the total number of homes available this month is lower by 3 units or 6%. The total number of active inventory this April was 50 compared to 53 in April 2024. This month's total of 50 is higher than the previous month's total supply of available inventory of 44, an increase of 14%.

### 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 April, the median sale price for Belmar Homes was \$837,000. This April, the median sale price was \$1,020,000, an increase of \$183,000 compared to last year. The current median sold price is higher 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.

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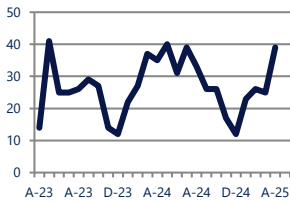
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APRIL 2025

Zip Code(s): 07719

## New Listings

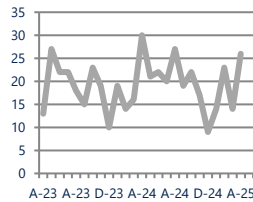
39



Up 11%  
Vs. Year Ago

## Current Contracts

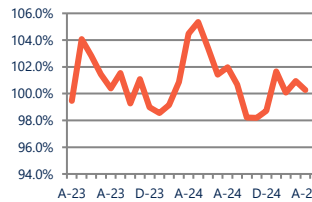
26



Down -13%  
Vs. Year Ago

## Sold Vs. List Price

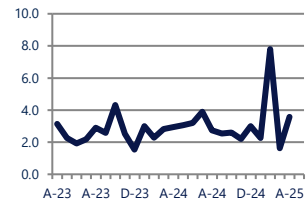
100.3%



Down -4%  
Vs. Year Ago

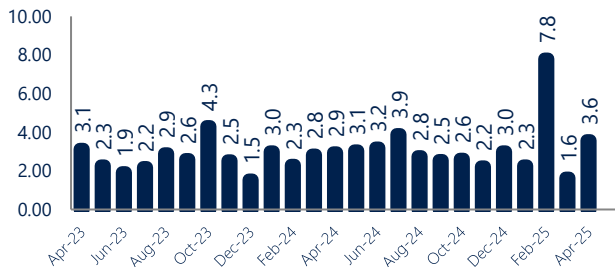
## Months of Supply

3.6



Up 21%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

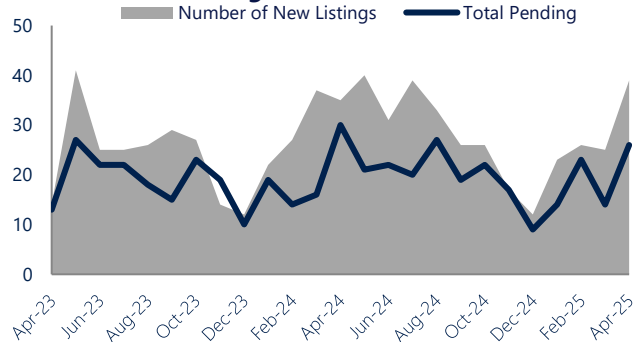
In April, there was 3.6 months of supply available in Belmar, compared to 2.9 in April 2024. That is an increase of 21% versus a year ago.

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.

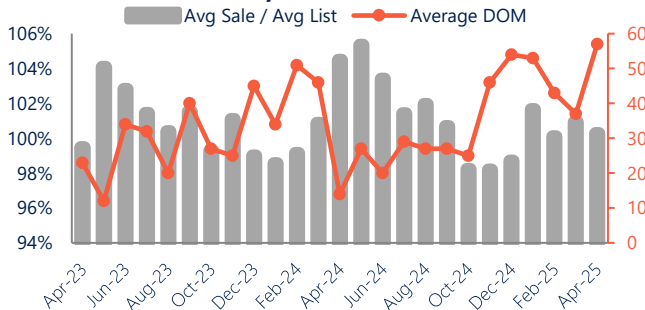
## New Listings & Current Contracts

This month there were 39 homes newly listed for sale in Belmar compared to 35 in April 2024, an increase of 11%. There were 26 current contracts pending sale this April compared to 30 a year ago. The number of current contracts is 13% lower 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 100.3% of the average list price, which is 4.2% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 57, higher than the average last year, which was 14. This increase was impacted by the limited number of sales.

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