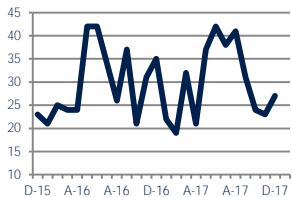




Zip Code(s): 07719

Units Sold

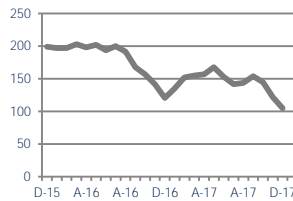
27



Down -23%
Vs. Year Ago

Active Inventory

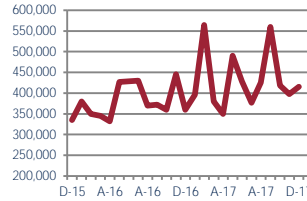
105



Down -13%
Vs. Year Ago

Median Sale Price

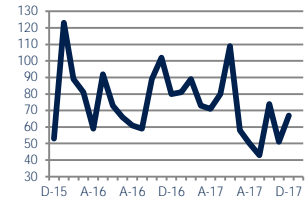
\$415,000



Up 15%
Vs. Year Ago

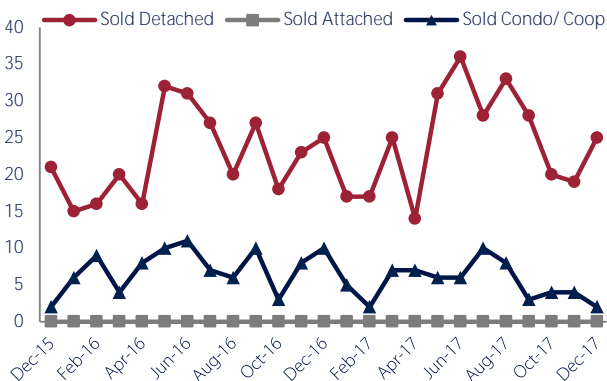
Days On Market

67



Down -16%
Vs. Year Ago

Units Sold*



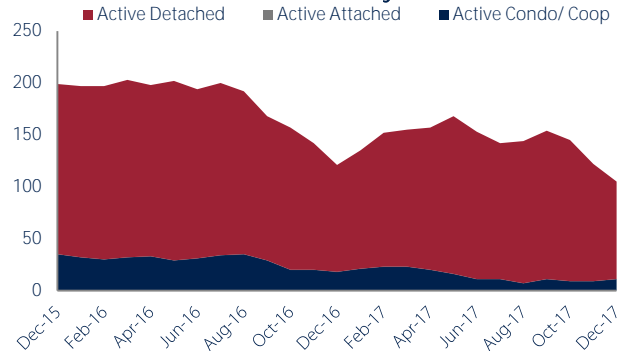
Units Sold

There was an increase in total units sold in December, with 27 sold this month in Belmar versus 23 last month, an increase of 17%. This month's total units sold was lower than at this time last year, a decrease of 23% versus December 2016.

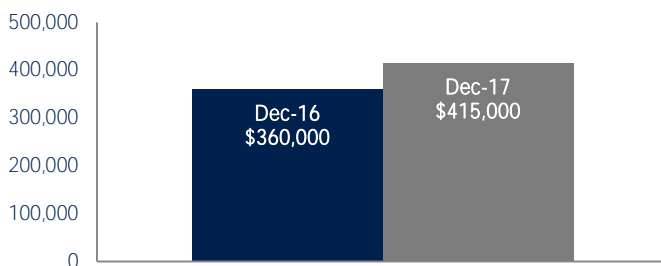
Active Inventory

Versus last year, the total number of homes available this month is lower by 16 units or 13%. The total number of active inventory this December was 105 compared to 121 in December 2016. This month's total of 105 is lower than the previous month's total supply of available inventory of 122, a decrease of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Belmar Homes was \$360,000. This December, the median sale price was \$415,000, an increase of 15% or \$55,000 compared to last year. The current median sold price is 4% higher than in November.

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.





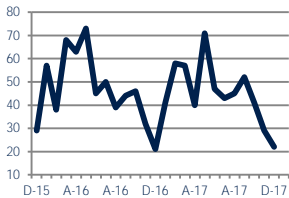
Focus On: Belmar Housing Market

December 2017

Zip Code(s): 07719

New Listings

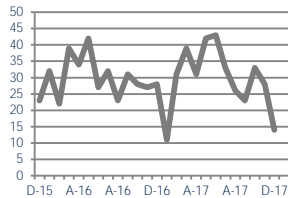
22



Up 5%
Vs. Year Ago

Current Contracts

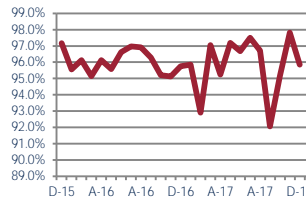
14



Down -50%
Vs. Year Ago

Sold Vs. List Price

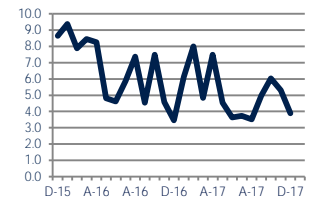
95.9%



No Change
Vs. Year Ago

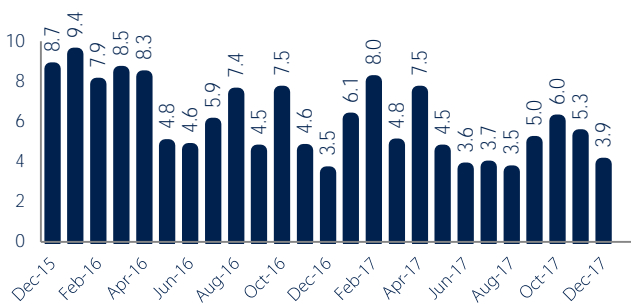
Months of Supply

3.9



Up 12%
Vs. Year Ago

Months Of Supply



Months of Supply

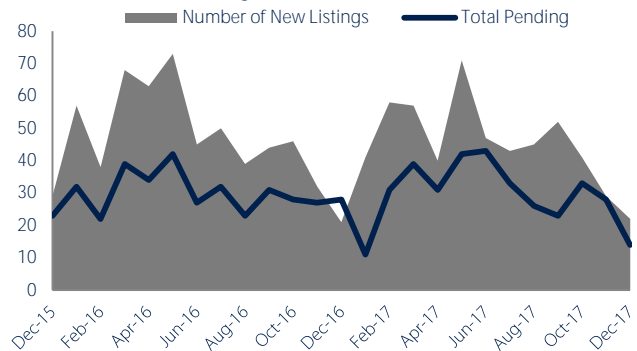
In December, there was 3.9 months of supply available in Belmar, compared to 3.5 in December 2016. That is an increase of 12% versus a year ago.

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.

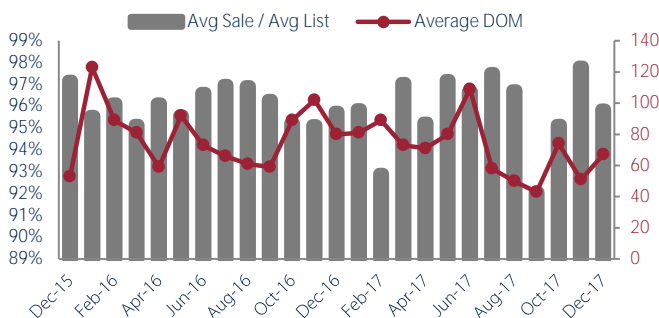
New Listings & Current Contracts

This month there were 22 homes newly listed for sale in Belmar compared to 21 in December 2016, an increase of 5%. There were 14 current contracts pending sale this December compared to 28 a year ago. The number of current contracts is 50% lower than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Belmar was 95.9% 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 67, lower than the average last year, which was 80, a decrease of 16%.



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.

