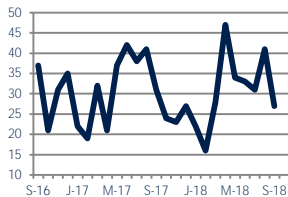


Zip Code(s): 07719

Units Sold

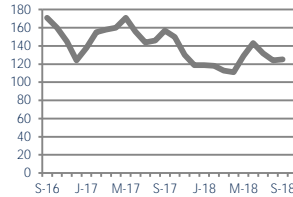
27



Down -13%
Vs. Year Ago

Active Inventory

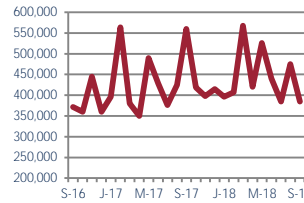
125



Down -20%
Vs. Year Ago

Median Sale Price

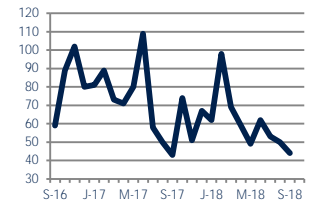
\$385,000



Down
Vs. Year Ago

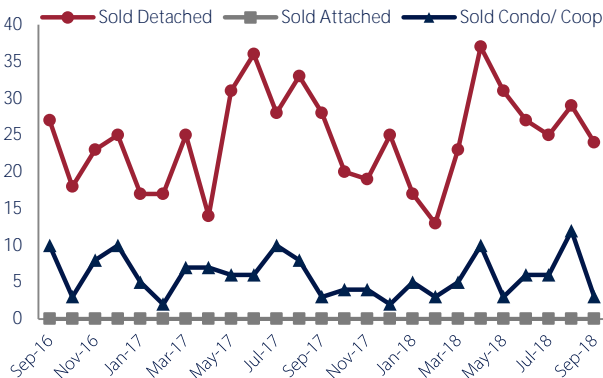
Days On Market

44



Up 2%
Vs. Year Ago

Units Sold*



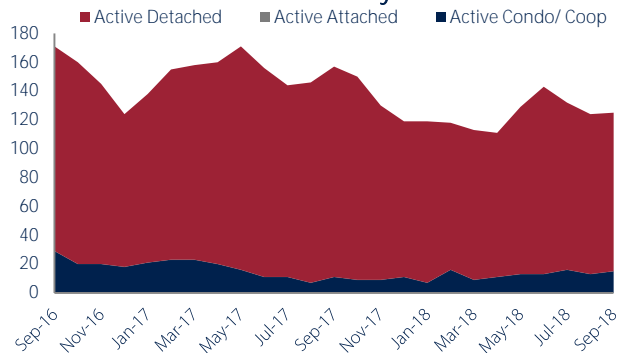
Units Sold

There was a decrease in total units sold in September, with 27 sold this month in Belmar versus 41 last month, a decrease of 34%. This month's total units sold was lower than at this time last year, a decrease of 13% versus September 2017.

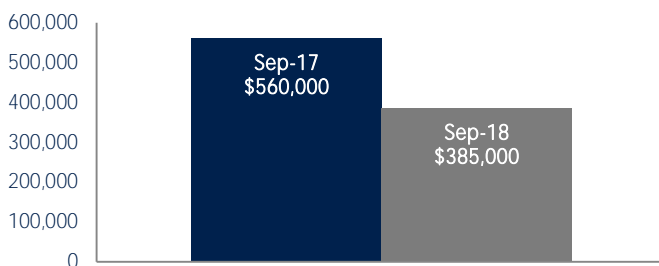
Active Inventory

Versus last year, the total number of homes available this month is lower by 32 units or 20%. The total number of active inventory this September was 125 compared to 157 in September 2017. This month's total of 125 is higher than the previous month's total supply of available inventory of 124, an increase of 1%.

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 September, the median sale price for Belmar Homes was \$560,000. This September, the median sale price was \$385,000, a decrease of \$175,000 compared to last year. The current median sold price is lower than in August.

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





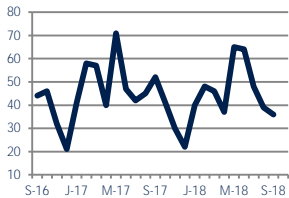
Focus On: Belmar Housing Market

September 2018

Zip Code(s): 07719

New Listings

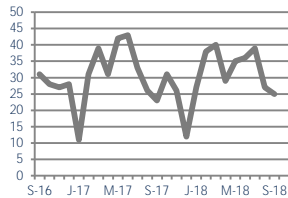
36



Down -31%
Vs. Year Ago

Current Contracts

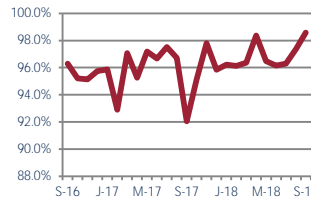
25



Up 9%
Vs. Year Ago

Sold Vs. List Price

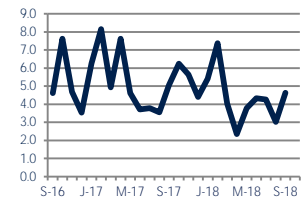
98.6%



Up
Vs. Year Ago

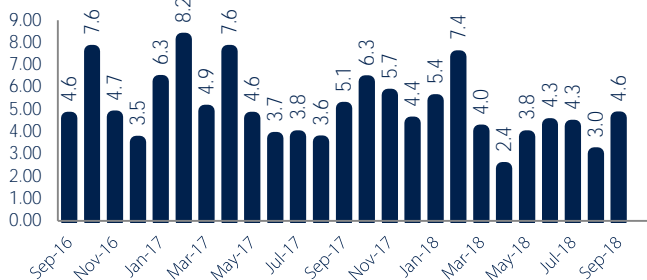
Months of Supply

4.6



Down -8%
Vs. Year Ago

Months Of Supply



Months of Supply

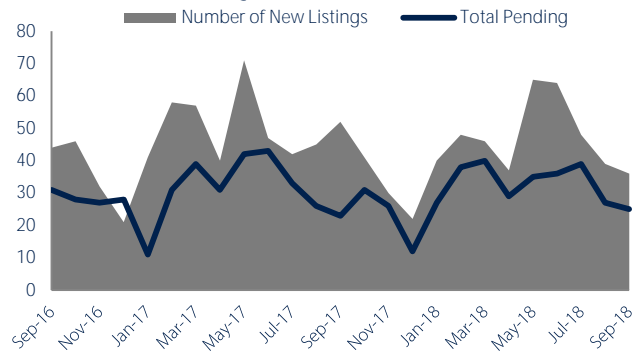
In September, there was 4.6 months of supply available in Belmar, compared to 5.1 in September 2017. That is a decrease of 9% versus a year ago.

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.

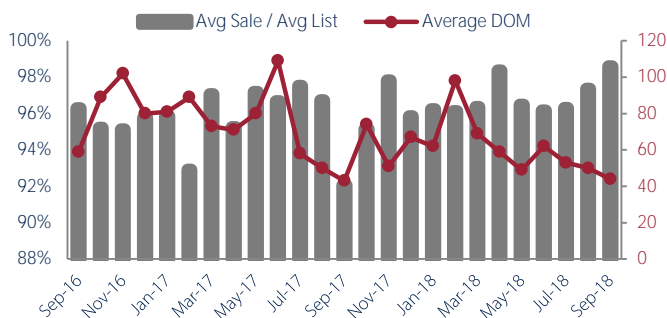
New Listings & Current Contracts

This month there were 36 homes newly listed for sale in Belmar compared to 52 in September 2017, a decrease of 31%. There were 25 current contracts pending sale this September compared to 23 a year ago. The number of current contracts is 9% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Belmar was 98.6% of the average list price, which is higher than at this time last year.

Days On Market

This month, the average number of days on market was 44, higher than the average last year, which was 43, an increase of 2%.



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.

