

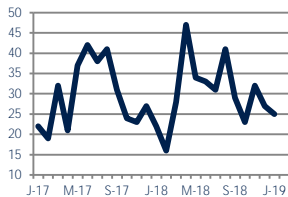
Focus On: Belmar Housing Market

January 2019

Zip Code(s): 07719

Units Sold

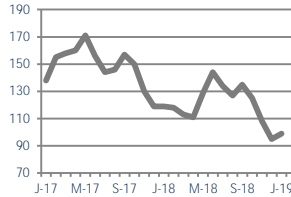
25



Up 14%
Vs. Year Ago

Active Inventory

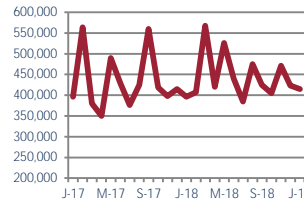
99



Down -17%
Vs. Year Ago

Median Sale Price

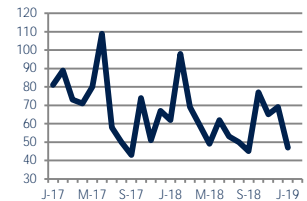
\$415,000



Up 5%
Vs. Year Ago

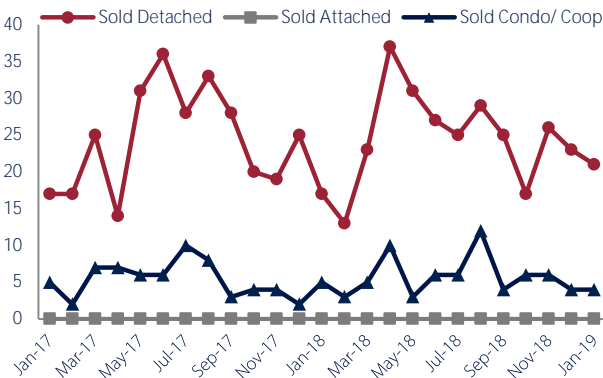
Days On Market

47



Down -24%
Vs. Year Ago

Units Sold*



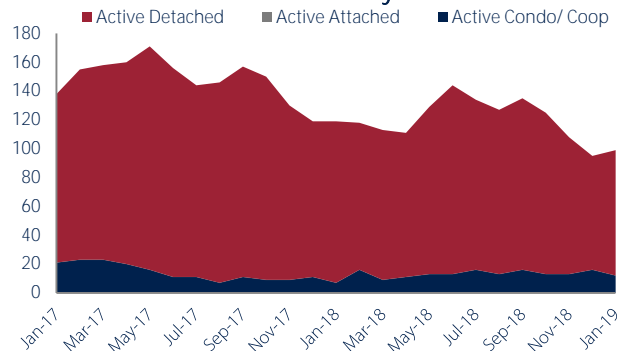
Units Sold

There was a decrease in total units sold in January, with 25 sold this month in Belmar versus 27 last month, a decrease of 7%. This month's total units sold was higher than at this time last year, an increase of 14% versus January 2018.

Active Inventory

Versus last year, the total number of homes available this month is lower by 20 units or 17%. The total number of active inventory this January was 99 compared to 119 in January 2018. This month's total of 99 is higher than the previous month's total supply of available inventory of 95, an increase of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Belmar Homes was \$396,500. This January, the median sale price was \$415,000, an increase of 5% or \$18,500 compared to last year. The current median sold price is 2% lower than in December.

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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INTERNATIONAL REAL ESTATE





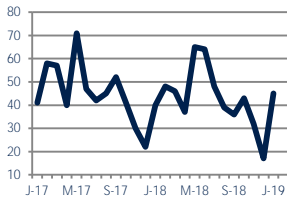
Focus On: Belmar Housing Market

January 2019

Zip Code(s): 07719

New Listings

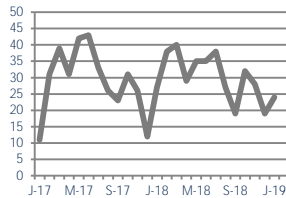
45



Up 13%
Vs. Year Ago

Current Contracts

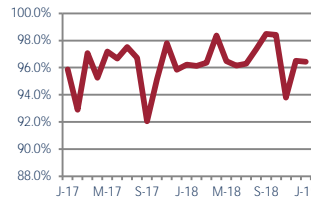
24



Down -11%
Vs. Year Ago

Sold Vs. List Price

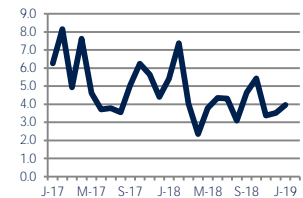
96.4%



No Change
Vs. Year Ago

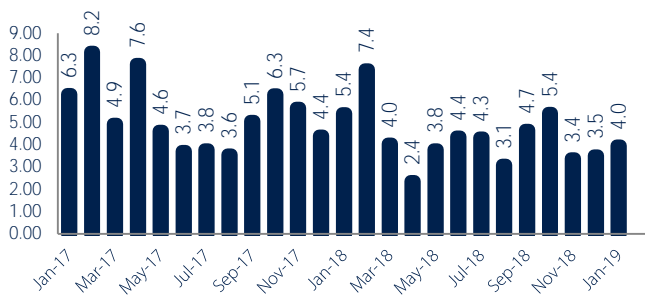
Months of Supply

4.0



Down -27%
Vs. Year Ago

Months Of Supply



Months of Supply

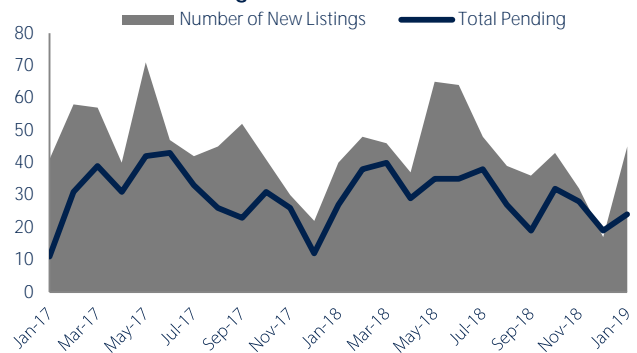
In January, there was 4.0 months of supply available in Belmar, compared to 5.4 in January 2018. That is a decrease of 27% versus a year ago.

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.

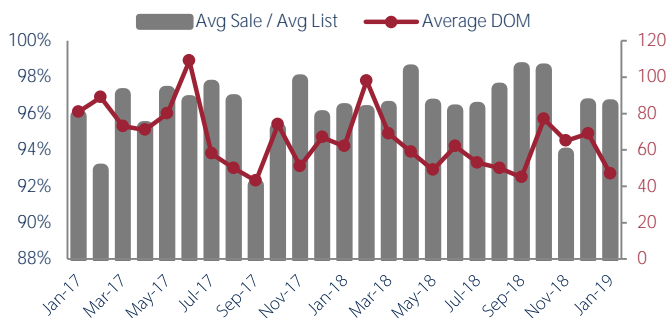
New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Belmar compared to 40 in January 2018, an increase of 13%. There were 24 current contracts pending sale this January compared to 27 a year ago. The number of current contracts is 11% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Belmar was 96.4% 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 47, lower than the average last year, which was 62, a decrease of 24%.



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