



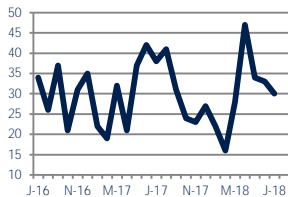
Focus On: Belmar Housing Market

July 2018

Zip Code(s): 07719

Units Sold

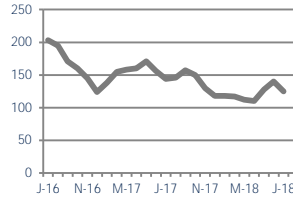
30



Down -21%
Vs. Year Ago

Active Inventory

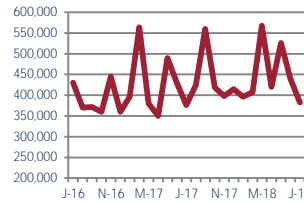
125



Down -13%
Vs. Year Ago

Median Sale Price

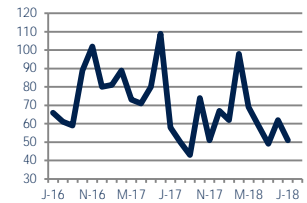
\$382,500



Up 2%
Vs. Year Ago

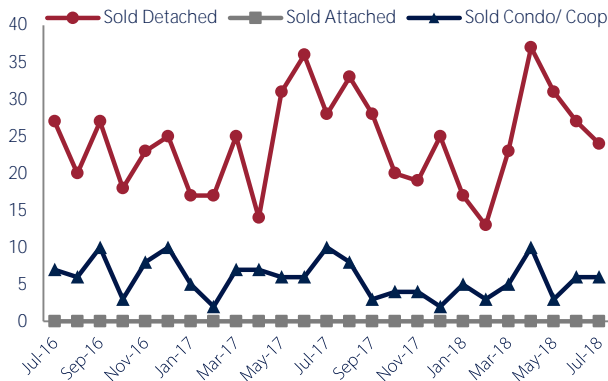
Days On Market

51



Down -12%
Vs. Year Ago

Units Sold*



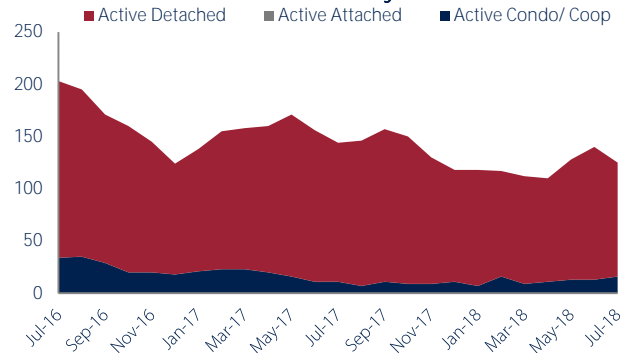
Units Sold

There was a decrease in total units sold in July, with 30 sold this month in Belmar versus 33 last month, a decrease of 9%. This month's total units sold was lower than at this time last year, a decrease of 21% versus July 2017.

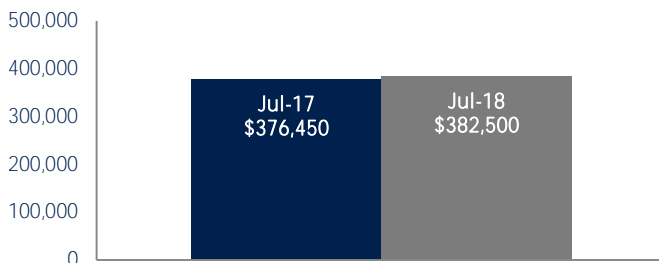
Active Inventory

Versus last year, the total number of homes available this month is lower by 19 units or 13%. The total number of active inventory this July was 125 compared to 144 in July 2017. This month's total of 125 is lower than the previous month's total supply of available inventory of 140, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Belmar Homes was \$376,450. This July, the median sale price was \$382,500, an increase of 2% or \$6,050 compared to last year. The current median sold price is 13% lower than in June.

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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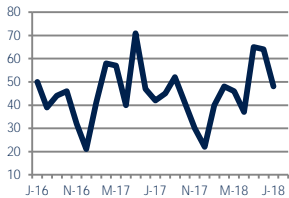
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July 2018

Zip Code(s): 07719

New Listings

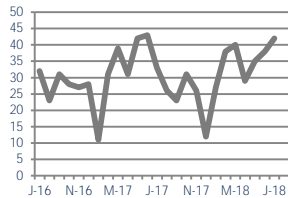
48



Up 14%
Vs. Year Ago

Current Contracts

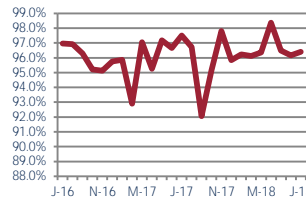
42



Up 27%
Vs. Year Ago

Sold Vs. List Price

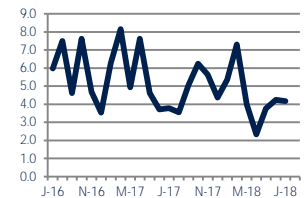
96.4%



Down -1.1%
Vs. Year Ago

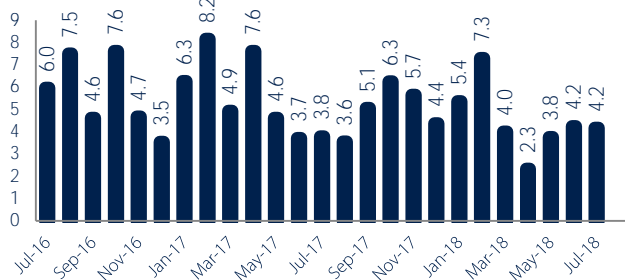
Months of Supply

4.2



Up 10%
Vs. Year Ago

Months Of Supply



Months of Supply

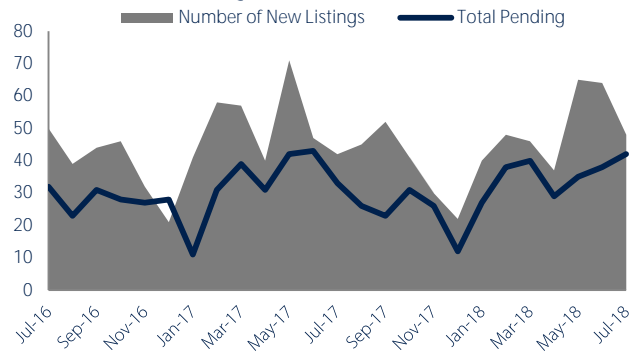
In July, there was 4.2 months of supply available in Belmar, compared to 3.8 in July 2017. That is an increase of 10% versus a year ago.

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.

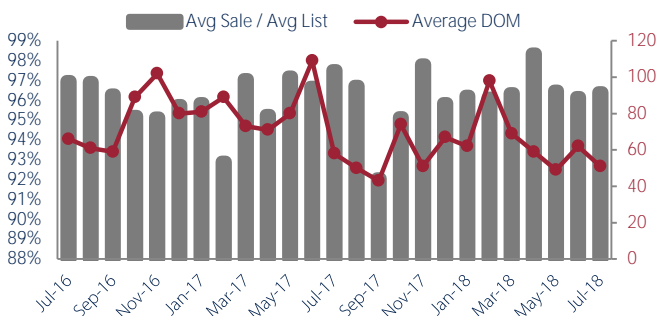
New Listings & Current Contracts

This month there were 48 homes newly listed for sale in Belmar compared to 42 in July 2017, an increase of 14%. There were 42 current contracts pending sale this July compared to 33 a year ago. The number of current contracts is 27% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Belmar was 96.4% of the average list price, which is 1.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 51, lower than the average last year, which was 58, a decrease of 12%.



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