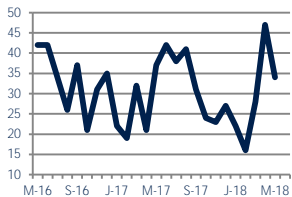




Zip Code(s): 07719

### Units Sold

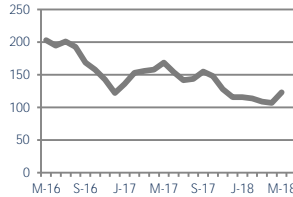
34



Down -8%  
Vs. Year Ago

### Active Inventory

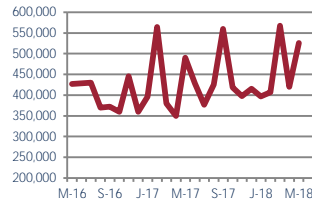
123



Down -27%  
Vs. Year Ago

### Median Sale Price

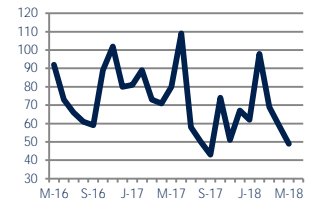
\$526,000



Up  
Vs. Year Ago

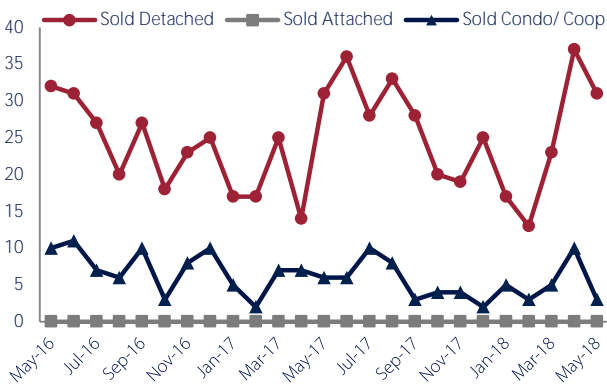
### Days On Market

49



Down -39%  
Vs. Year Ago

### Units Sold\*



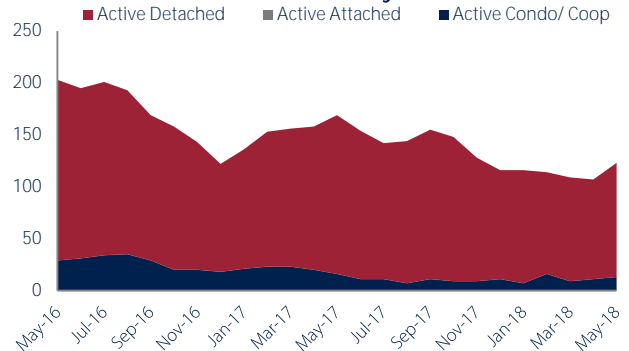
### Units Sold

There was a decrease in total units sold in May, with 34 sold this month in Belmar versus 47 last month, a decrease of 28%. This month's total units sold was lower than at this time last year, a decrease of 8% versus May 2017.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 46 units or 27%. The total number of active inventory this May was 123 compared to 169 in May 2017. This month's total of 123 is higher than the previous month's total supply of available inventory of 107, an increase of 15%.

### 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 May, the median sale price for Belmar Homes was \$490,000. This May, the median sale price was \$526,000, an increase of \$36,000 compared to last year. The current median sold price is higher than in April.

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





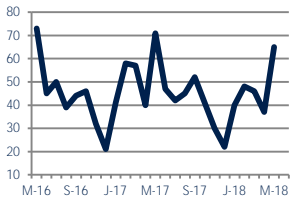
## Focus On: Belmar Housing Market

May 2018

Zip Code(s): 07719

### New Listings

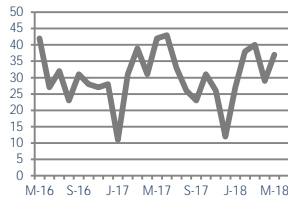
65



Down -8%  
Vs. Year Ago

### Current Contracts

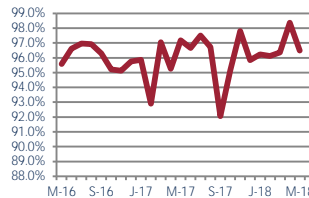
37



Down -12%  
Vs. Year Ago

### Sold Vs. List Price

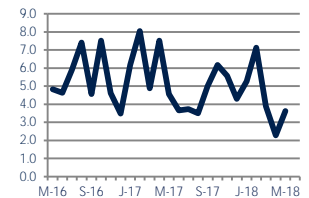
96.5%



Down -0.7%  
Vs. Year Ago

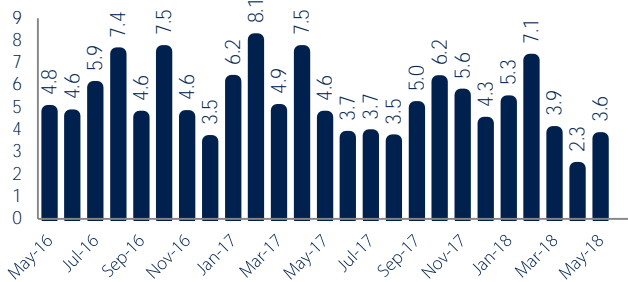
### Months of Supply

3.6



Down -21%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

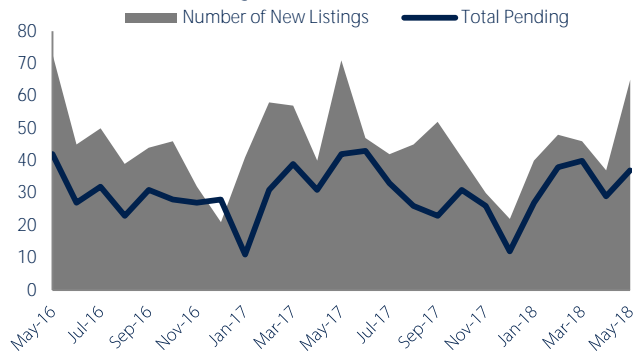
In May, there was 3.6 months of supply available in Belmar, compared to 4.6 in May 2017. That is a decrease of 21% versus a year ago.

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.

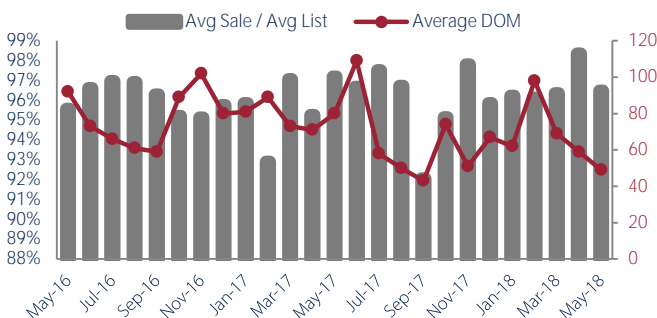
### New Listings & Current Contracts

This month there were 65 homes newly listed for sale in Belmar compared to 71 in May 2017, a decrease of 8%. There were 37 current contracts pending sale this May compared to 42 a year ago. The number of current contracts is 12% lower than last May.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In May, the average sale price in Belmar was 96.5% of the average list price, which is 0.7% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 49, lower than the average last year, which was 80, a decrease of 39%.



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