



The Long & Foster Market Minute™

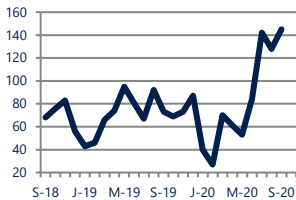
Focus On: Bethany, Fenwick, and Ocean View Housing Market

September 2020

Zip Code(s): 19930, 19944, 19970 and 19967

Units Sold

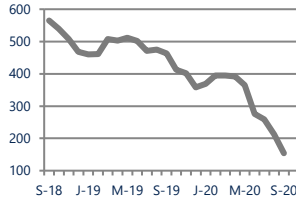
145



Up
Vs. Year Ago

Active Inventory

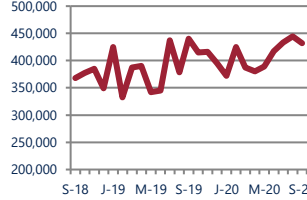
154



Down -67%
Vs. Year Ago

Median Sale Price

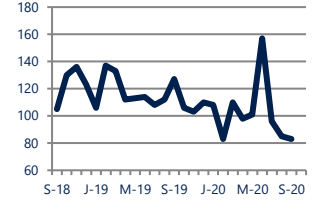
\$431,995



Down -2%
Vs. Year Ago

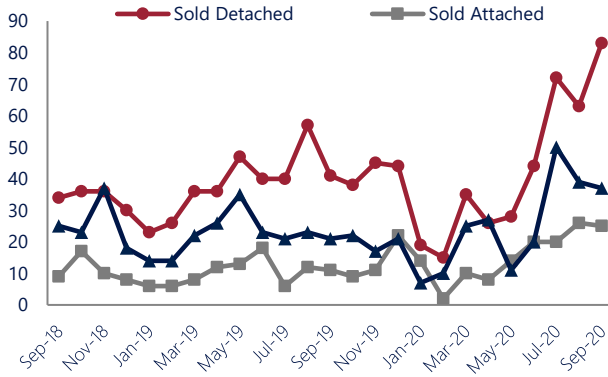
Days On Market

83



Down -35%
Vs. Year Ago

Units Sold*



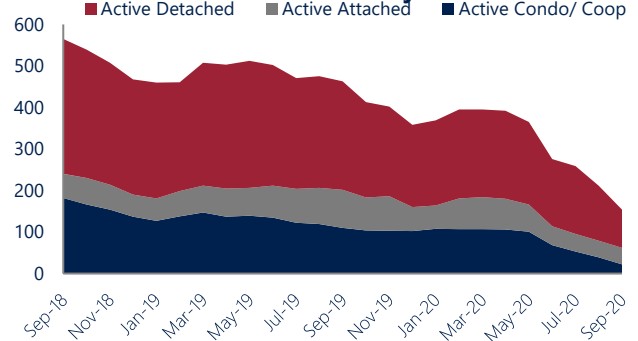
Units Sold

There was an increase in total units sold in September, with 145 sold this month in Bethany, Fenwick, and Ocean View. This month's total units sold was higher than at this time last year.

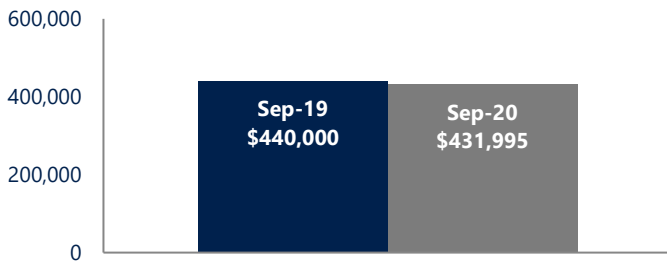
Active Inventory

Versus last year, the total number of homes available this month is lower by 309 units or 67%. The total number of active inventory this September was 154 compared to 463 in September 2019. This month's total of 154 is lower than the previous month's total supply of available inventory of 212, a decrease of 27%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Bethany, Fenwick, and Ocean View Homes was \$440,000. This September, the median sale price was \$431,995, a decrease of 2% or \$8,005 compared to last year. The current median sold price is 3% 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.

Bethany, Fenwick, and Ocean View are defined as properties listed in zip code/s 19930, 19944, 19970 and 19967.

*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

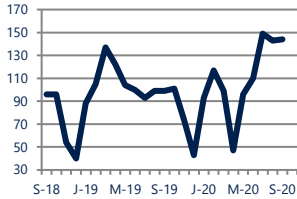




Zip Code(s): 19930, 19944, 19970 and 19967

New Listings

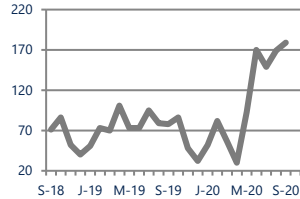
144



Up 45%
Vs. Year Ago

Current Contracts

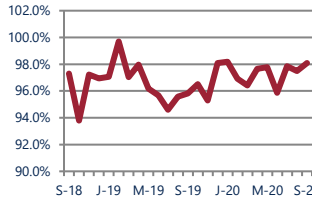
179



Up 129%
Vs. Year Ago

Sold Vs. List Price

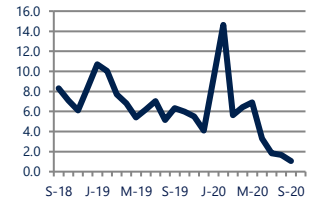
98.1%



Up 2.4%
Vs. Year Ago

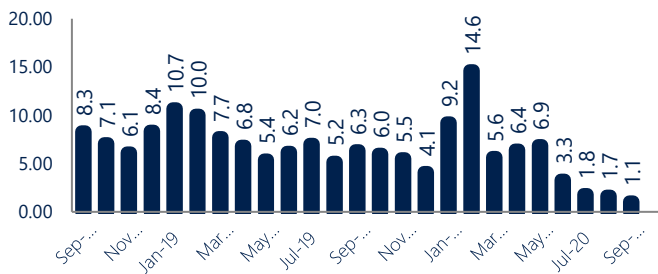
Months of Supply

1.1



Down -83%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

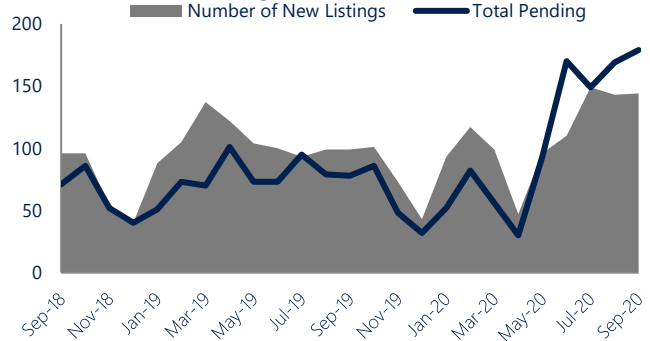
This month there were 144 homes newly listed for sale in Bethany, Fenwick, and Ocean View compared to 99 in September 2019, an increase of 45%. There were 179 current contracts pending sale this September compared to 78 a year ago. The number of current contracts is 129% higher than last September.

Months of Supply

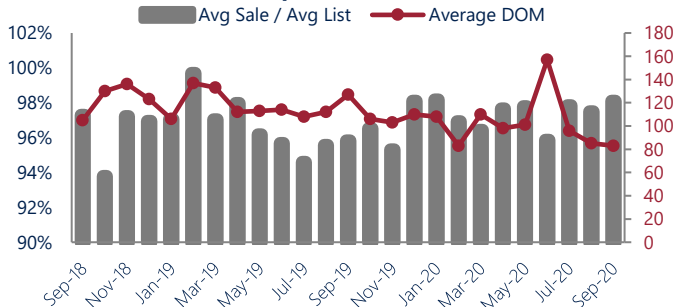
In September, there was 1.1 months of supply available in Bethany, Fenwick, and Ocean View, compared to 6.3 in September 2019. That is a decrease of 83% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Bethany, Fenwick, and Ocean View was 98.1% of the average list price, which is 2.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 83, lower than the average last year, which was 127, a decrease of 35%.



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