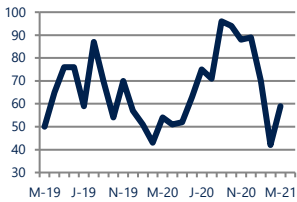




Zip Code(s): 08722, 08741, 08740 and 08721

Units Sold

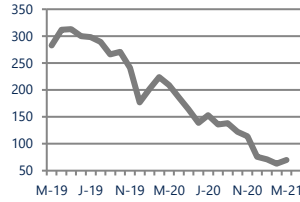
59



Up 9%
Vs. Year Ago

Active Inventory

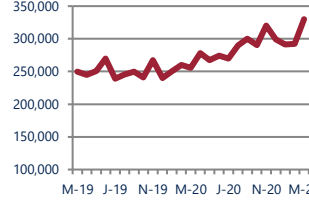
70



Down -67%
Vs. Year Ago

Median Sale Price

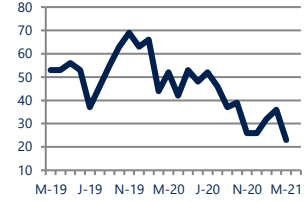
\$330,000



Up 29%
Vs. Year Ago

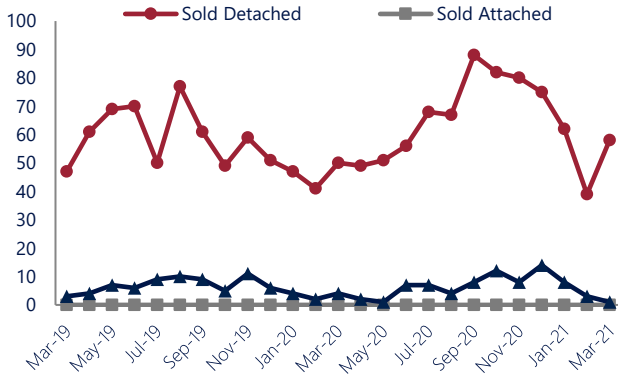
Days On Market

23



Down -56%
Vs. Year Ago

Units Sold*



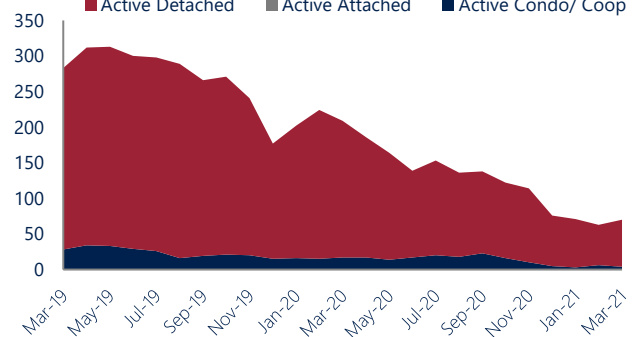
Units Sold

There was an increase in total units sold in March, with 59 sold this month in Beachwood, Pine Beach, Ocean Gate and Bayville. This month's total units sold was higher than at this time last year.

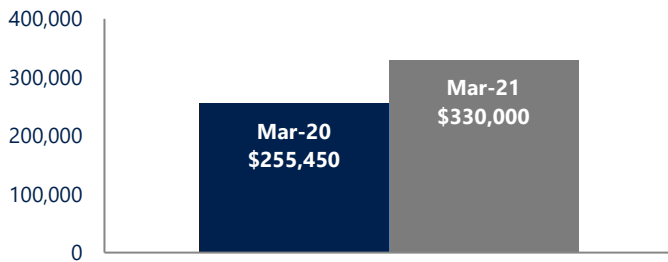
Active Inventory

Versus last year, the total number of homes available this month is lower by 139 units or 67%. The total number of active inventory this March was 70 compared to 209 in March 2020. This month's total of 70 is higher than the previous month's total supply of available inventory of 63, an increase of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Beachwood, Pine Beach, Ocean Gate and Bayville Homes was \$255,450. This March, the median sale price was \$330,000, an increase of \$74,550 compared to last year. The current median sold price is higher than in February.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Beachwood, Pine Beach, Ocean Gate and Bayville are defined as properties listed in zip code/s 08722, 08741, 08740 and 08721.

*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.
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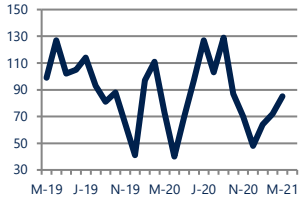




Zip Code(s): 08722, 08741, 08740 and 08721

New Listings

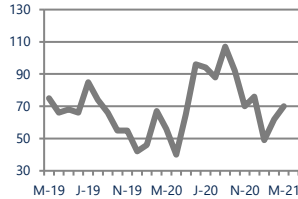
85



Up 16%
Vs. Year Ago

Current Contracts

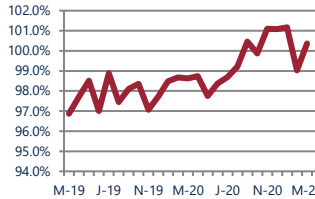
70



Up 25%
Vs. Year Ago

Sold Vs. List Price

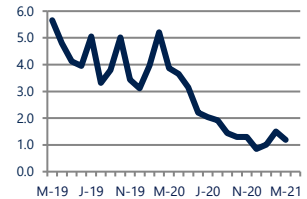
100.4%



Up 1.8%
Vs. Year Ago

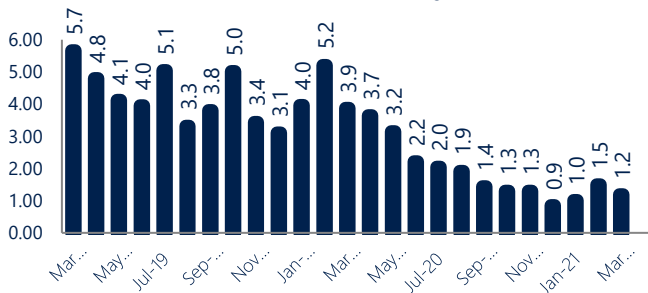
Months of Supply

1.2



Down -69%
Vs. Year Ago

Months Of Supply



Months of Supply

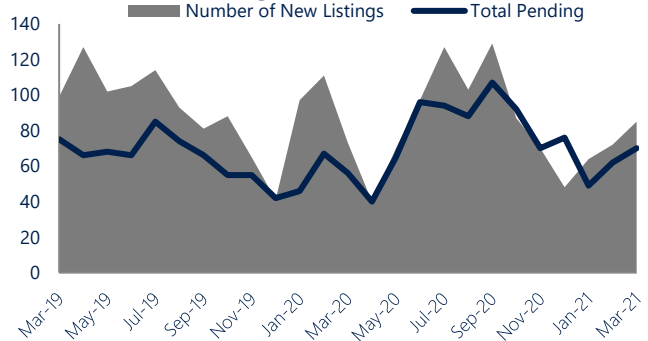
In March, there was 1.2 months of supply available in Beachwood, Pine Beach, Ocean Gate and Bayville, compared to 3.9 in March 2020. That is a decrease of 69% versus a year ago.

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.

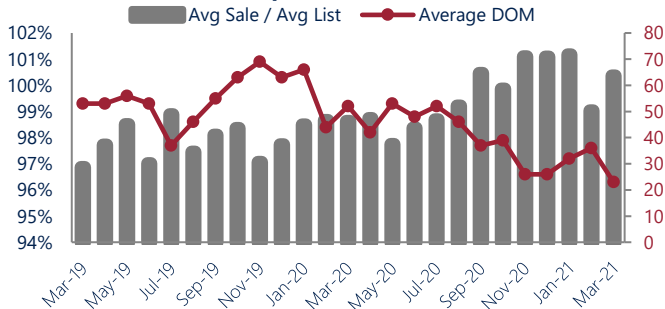
New Listings & Current Contracts

This month there were 85 homes newly listed for sale in Beachwood, Pine Beach, Ocean Gate and Bayville compared to 73 in March 2020, an increase of 16%. There were 70 current contracts pending sale this March compared to 56 a year ago. The number of current contracts is 25% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Beachwood, Pine Beach, Ocean Gate and Bayville was 100.4% of the average list price, which is 1.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 23, lower than the average last year, which was 52, a decrease of 56%.



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