



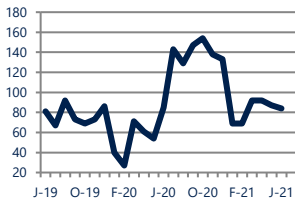
**Focus On: Bethany, Fenwick, and Ocean View Housing Market**

June 2021

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

**Units Sold**

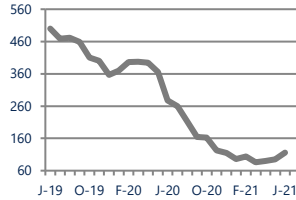
84



**Down -1%**  
Vs. Year Ago

**Active Inventory**

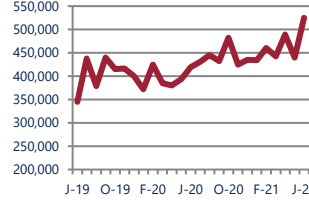
116



**Down -58%**  
Vs. Year Ago

**Median Sale Price**

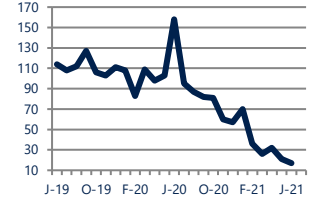
\$525,000



**Up 25%**  
Vs. Year Ago

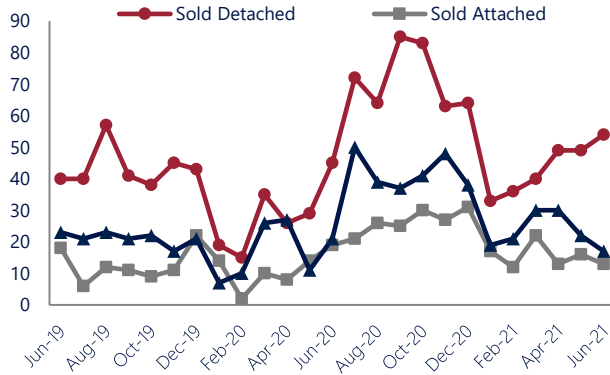
**Days On Market**

17



**Down -89%**  
Vs. Year Ago

**Units Sold\***



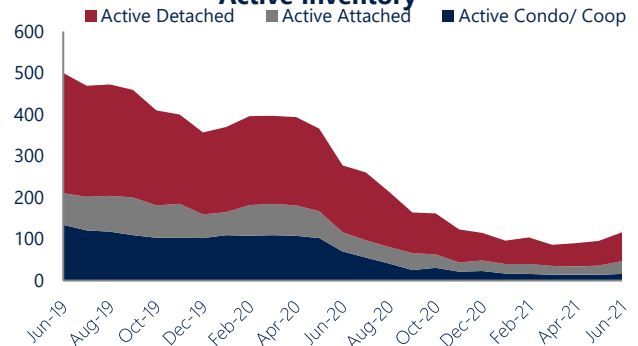
**Units Sold**

There was a decrease in total units sold in June, with 84 sold this month in Bethany, Fenwick, and Ocean View versus 87 last month, a decrease of 3%. This month's total units sold was lower than at this time last year, a decrease of 1% versus June 2020.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 161 units or 58%. The total number of active inventory this June was 116 compared to 277 in June 2020. This month's total of 116 is higher than the previous month's total supply of available inventory of 95, an increase of 22%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Bethany, Fenwick, and Ocean View Homes was \$419,000. This June, the median sale price was \$525,000, an increase of \$106,000 compared to last year. The current median sold price is higher than in May.

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.





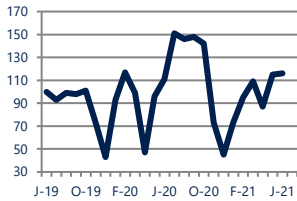
## Focus On: Bethany, Fenwick, and Ocean View Housing Market

June 2021

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

### New Listings

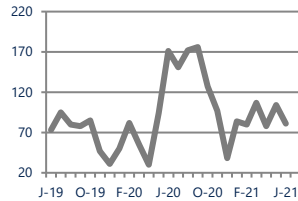
116



Up 5%  
Vs. Year Ago

### Current Contracts

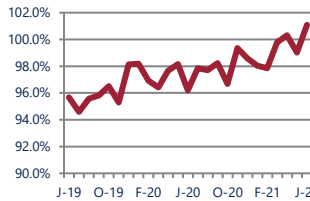
81



Down -53%  
Vs. Year Ago

### Sold Vs. List Price

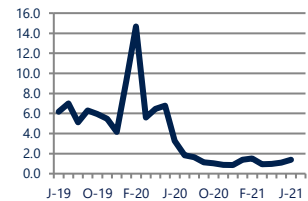
101.1%



Up  
Vs. Year Ago

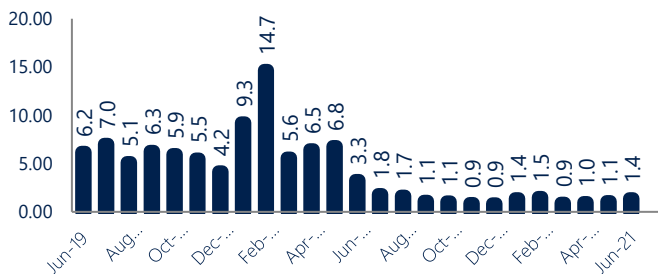
### Months of Supply

1.4



Down -58%  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

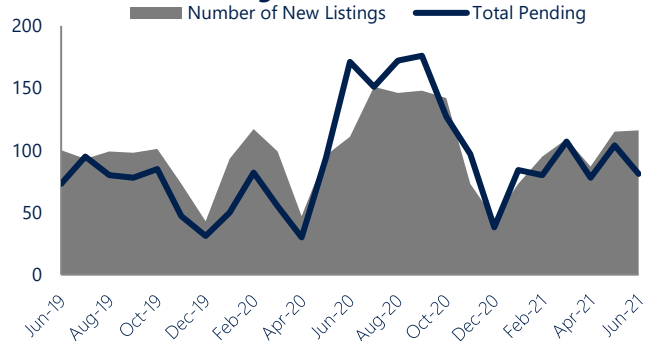
This month there were 116 homes newly listed for sale in Bethany, Fenwick, and Ocean View compared to 111 in June 2020, an increase of 5%. There were 81 current contracts pending sale this June compared to 171 a year ago. The number of current contracts is 53% lower than last June.

### Months of Supply

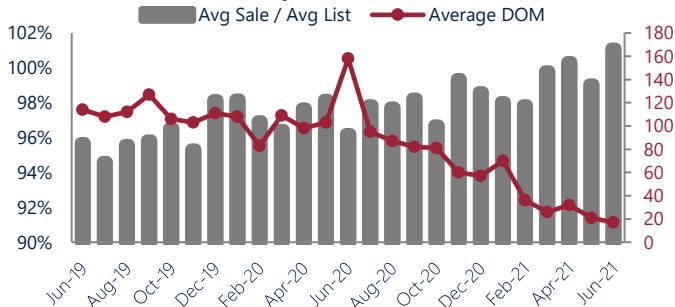
In June, there was 1.4 months of supply available in Bethany, Fenwick, and Ocean View, compared to 3.3 in June 2020. That is a decrease of 58% versus a year ago.

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 June, the average sale price in Bethany, Fenwick, and Ocean View was 101.1% of the average list price, which is higher than at this time last year.

### Days On Market

This month, the average number of days on market was 17, lower than the average last year, which was 158, a decrease of 89%.



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.

