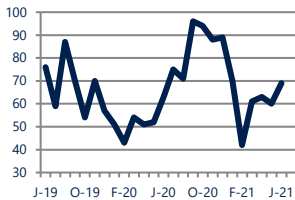




Zip Code(s): 08722, 08741, 08740 and 08721

Units Sold

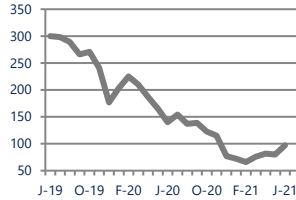
69



Up 10%
Vs. Year Ago

Active Inventory

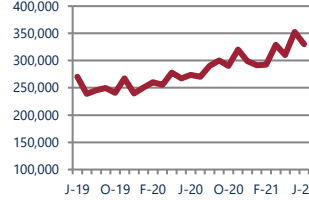
97



Down -31%
Vs. Year Ago

Median Sale Price

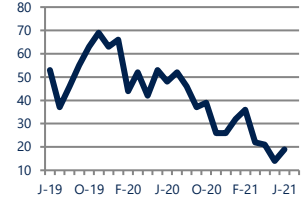
\$330,000



Up 20%
Vs. Year Ago

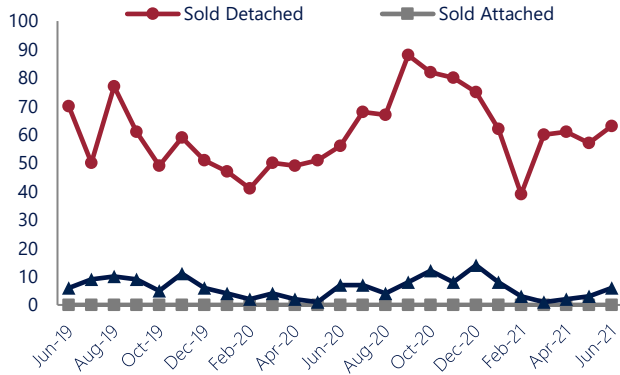
Days On Market

19



Down -60%
Vs. Year Ago

Units Sold*



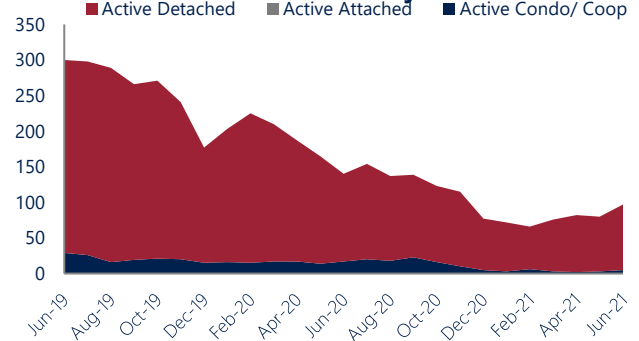
Units Sold

There was an increase in total units sold in June, with 69 sold this month in Beachwood, Pine Beach, Ocean Gate and Bayville versus 60 last month, an increase of 15%. This month's total units sold was higher than at this time last year, an increase of 10% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 43 units or 31%. The total number of active inventory this June was 97 compared to 140 in June 2020. This month's total of 97 is higher than the previous month's total supply of available inventory of 80, an increase of 21%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Beachwood, Pine Beach, Ocean Gate and Bayville Homes was \$274,000. This June, the median sale price was \$330,000, an increase of 20% or \$56,000 compared to last year. The current median sold price is 6% lower 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.

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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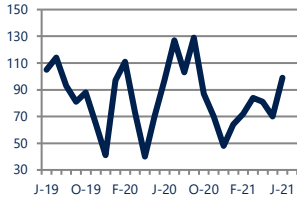




Zip Code(s): 08722, 08741, 08740 and 08721

New Listings

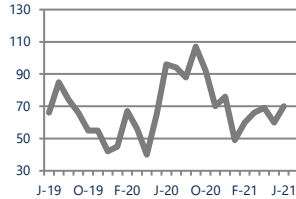
99



Up 2%
Vs. Year Ago

Current Contracts

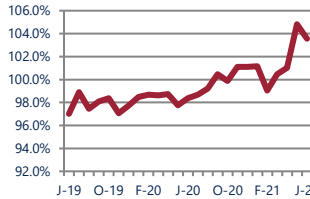
70



Down -27%
Vs. Year Ago

Sold Vs. List Price

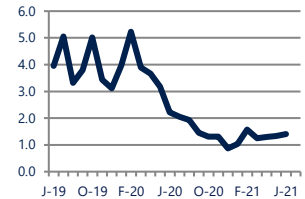
103.6%



Up
Vs. Year Ago

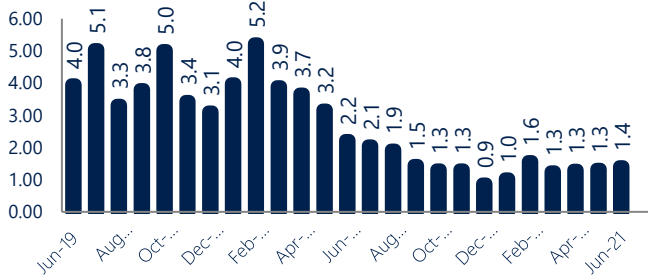
Months of Supply

1.4



Down -36%
Vs. Year Ago

Months Of Supply



Months of Supply

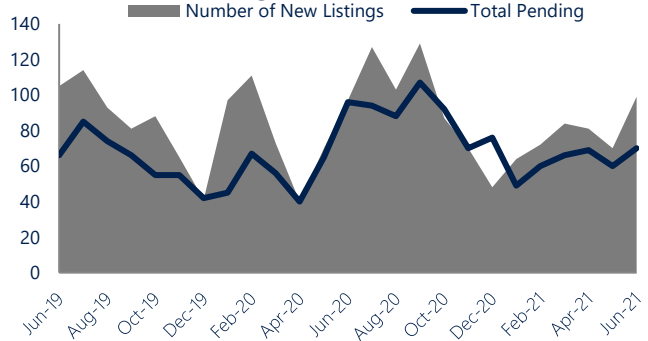
In June, there was 1.4 months of supply available in Beachwood, Pine Beach, Ocean Gate and Bayville, compared to 2.2 in June 2020. That is a decrease of 37% versus a year ago.

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.

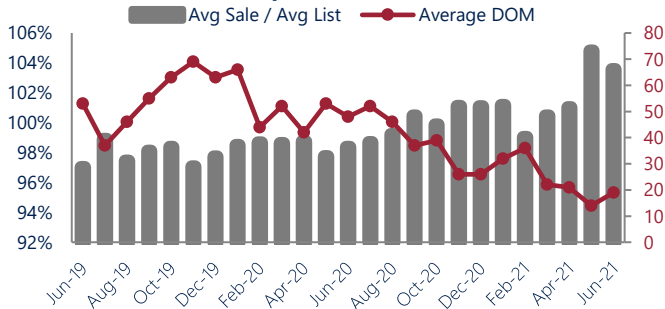
New Listings & Current Contracts

This month there were 99 homes newly listed for sale in Beachwood, Pine Beach, Ocean Gate and Bayville compared to 97 in June 2020, an increase of 2%. There were 70 current contracts pending sale this June compared to 96 a year ago. The number of current contracts is 27% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Beachwood, Pine Beach, Ocean Gate and Bayville was 103.6% 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 19, lower than the average last year, which was 48, a decrease of 60%.



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