



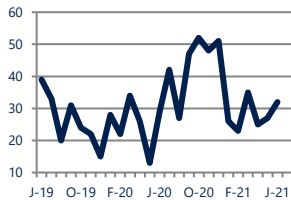
## Focus On: Belmar Housing Market

June 2021

Zip Code(s): 07719

### Units Sold

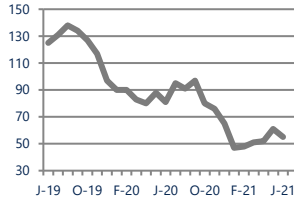
32



Up 10%  
Vs. Year Ago

### Active Inventory

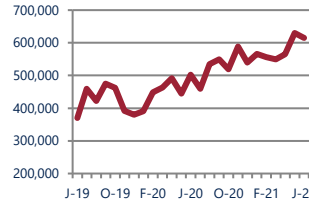
55



Down -32%  
Vs. Year Ago

### Median Sale Price

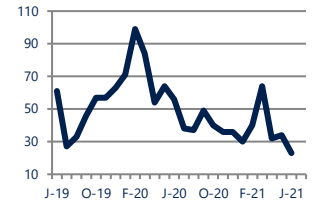
\$615,000



Up 23%  
Vs. Year Ago

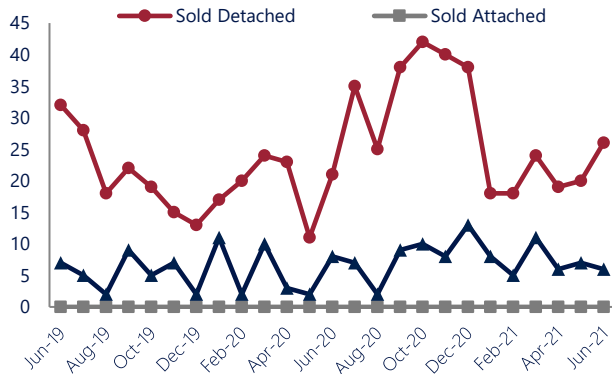
### Days On Market

23



Down  
Vs. Year Ago

### Units Sold\*



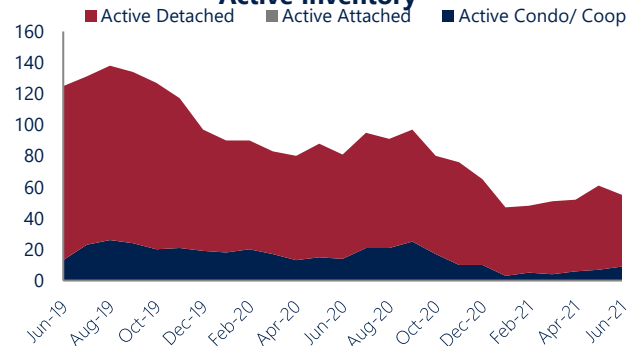
### Units Sold

There was an increase in total units sold in June, with 32 sold this month in Belmar versus 27 last month, an increase of 19%. 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 26 units or 32%. The total number of active inventory this June was 55 compared to 81 in June 2020. This month's total of 55 is lower than the previous month's total supply of available inventory of 61, a decrease of 10%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Belmar Homes was \$502,000. This June, the median sale price was \$615,000, an increase of 23% or \$113,000 compared to last year. The current median sold price is 2% 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.

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.





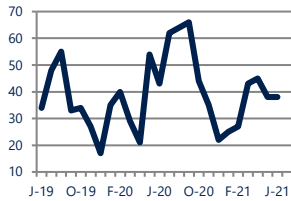
## Focus On: Belmar Housing Market

June 2021

Zip Code(s): 07719

### New Listings

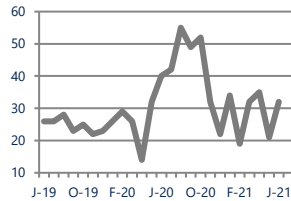
38



Down -12%  
Vs. Year Ago

### Current Contracts

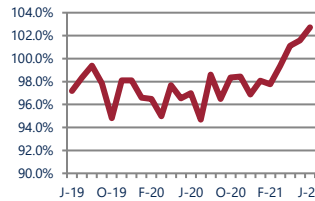
32



Down -20%  
Vs. Year Ago

### Sold Vs. List Price

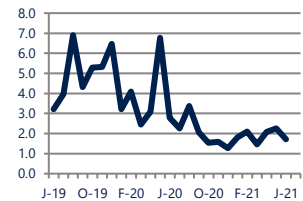
102.7%



Up  
Vs. Year Ago

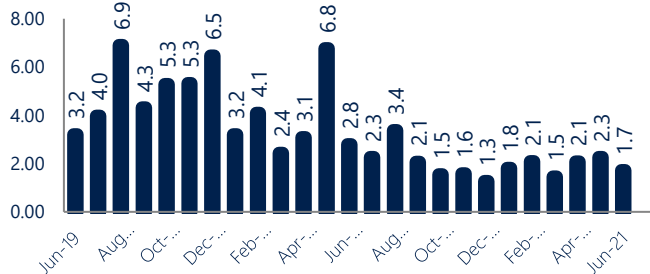
### Months of Supply

1.7



Down -38%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

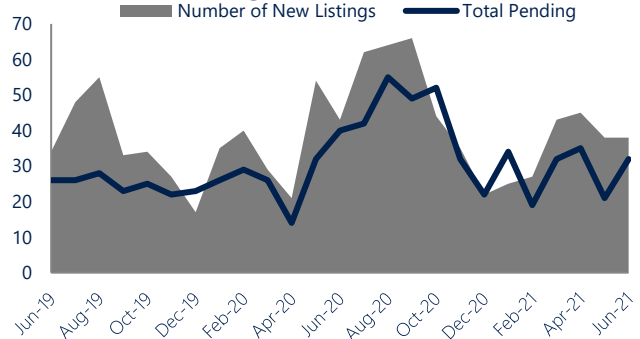
In June, there was 1.7 months of supply available in Belmar, compared to 2.8 in June 2020. That is a decrease of 38% versus a year ago.

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.

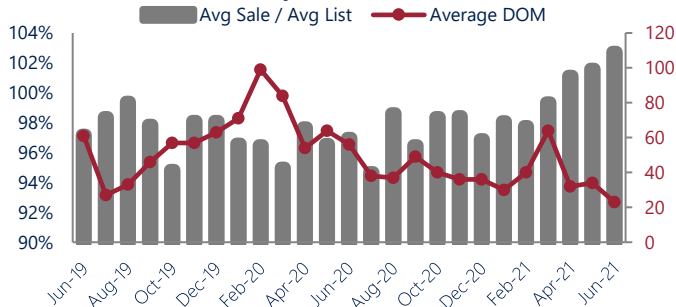
### New Listings & Current Contracts

This month there were 38 homes newly listed for sale in Belmar compared to 43 in June 2020, a decrease of 12%. There were 32 current contracts pending sale this June compared to 40 a year ago. The number of current contracts is 20% 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 Belmar was 102.7% 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 23, lower than the average last year, which was 56. This decrease was impacted by the limited number of sales.

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