



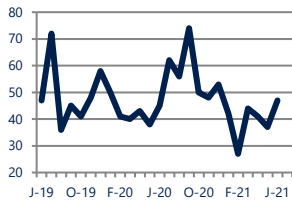
**Focus On: Manahawkin and Beach Haven West Housing Market**

June 2021

Zip Code(s): 08050

**Units Sold**

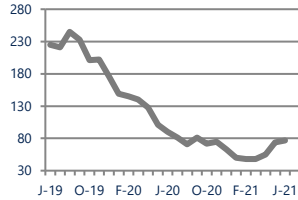
47



**Up 4%**  
Vs. Year Ago

**Active Inventory**

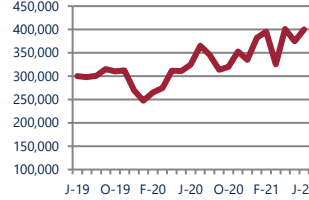
77



**Down -14%**  
Vs. Year Ago

**Median Sale Price**

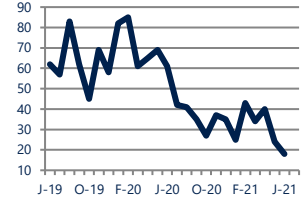
\$400,000



**Up 23%**  
Vs. Year Ago

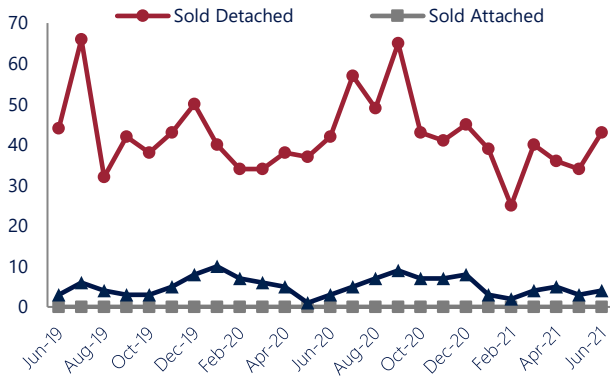
**Days On Market**

18



**Down -70%**  
Vs. Year Ago

**Units Sold\***



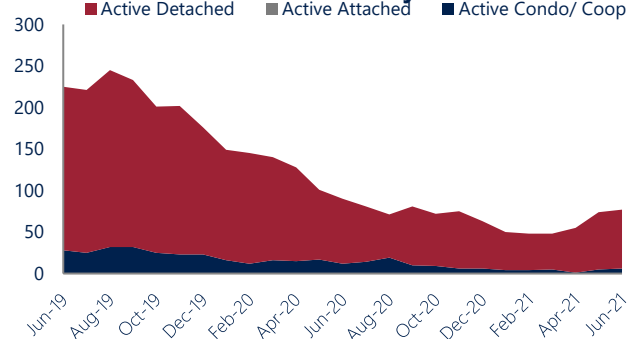
**Units Sold**

There was an increase in total units sold in June, with 47 sold this month in Manahawkin and Beach Haven West versus 37 last month, an increase of 27%. This month's total units sold was higher than at this time last year, an increase of 4% versus June 2020.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 13 units or 14%. The total number of active inventory this June was 77 compared to 90 in June 2020. This month's total of 77 is higher than the previous month's total supply of available inventory of 74, an increase of 4%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Manahawkin and Beach Haven West Homes was \$325,000. This June, the median sale price was \$400,000, an increase of 23% or \$75,000 compared to last year. The current median sold price is 7% 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.

Manahawkin and Beach Haven West are defined as properties listed in zip code/s 08050.

\*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.

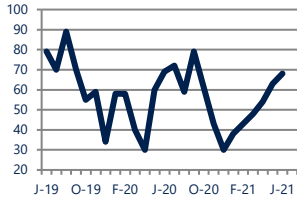




Zip Code(s): 08050

### New Listings

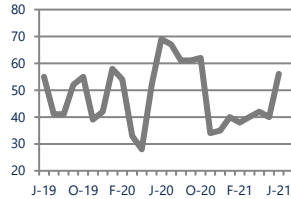
68



Down -1%  
Vs. Year Ago

### Current Contracts

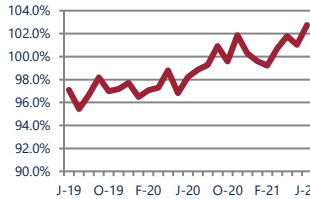
56



Down -19%  
Vs. Year Ago

### Sold Vs. List Price

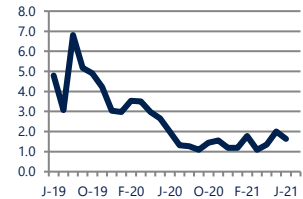
102.8%



Up 4.6%  
Vs. Year Ago

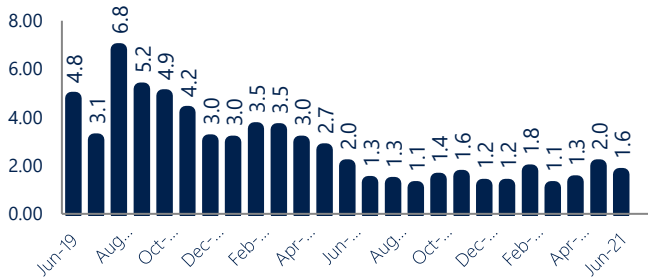
### Months of Supply

1.6



Down -18%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

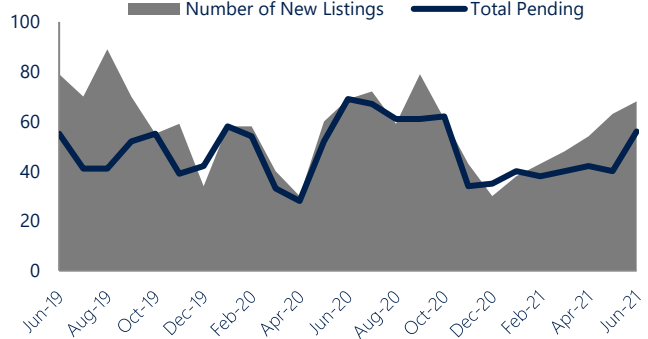
In June, there was 1.6 months of supply available in Manahawkin and Beach Haven West, compared to 2.0 in June 2020. That is a decrease of 18% versus a year ago.

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.

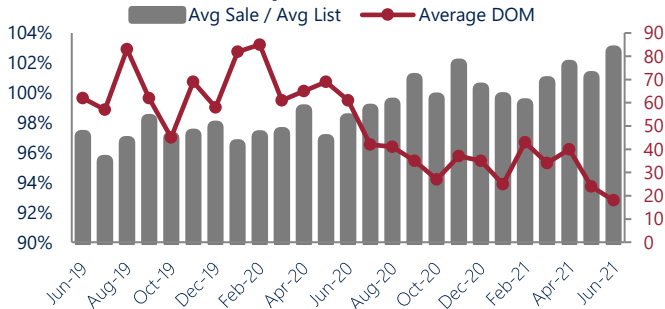
### New Listings & Current Contracts

This month there were 68 homes newly listed for sale in Manahawkin and Beach Haven West compared to 69 in June 2020, a decrease of 1%. There were 56 current contracts pending sale this June compared to 69 a year ago. The number of current contracts is 19% 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 Manahawkin and Beach Haven West was 102.8% of the average list price, which is 4.6% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 18, lower than the average last year, which was 61, a decrease of 70%.



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