



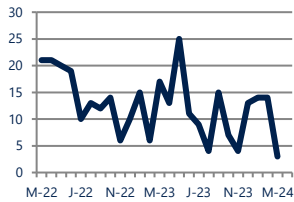
Focus On: **Sea Isle City Housing Market**

March 2024

Zip Code(s): 08243

Units Sold

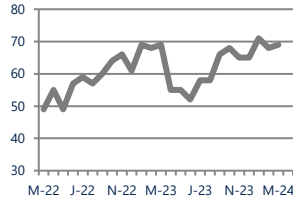
3



Down
Vs. Year Ago

Active Inventory

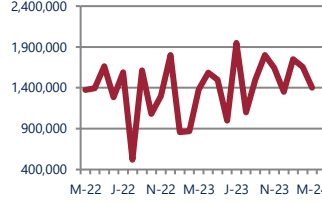
69



No Change
Vs. Year Ago

Median Sale Price

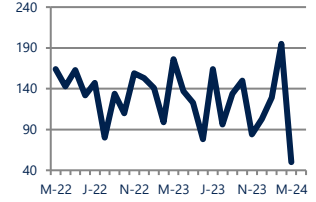
\$1,400,000



Up 2%
Vs. Year Ago

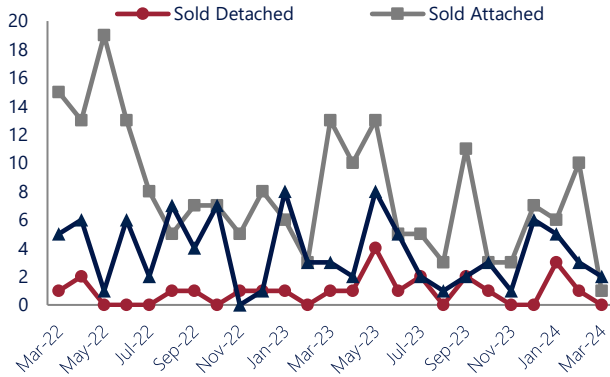
Days On Market

50



Down
Vs. Year Ago

Units Sold*



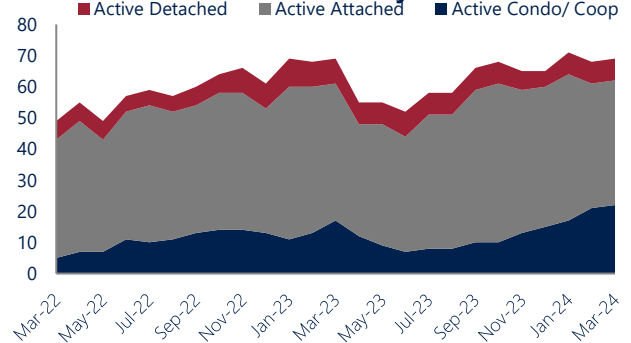
Units Sold

With relatively few transactions, there was a decrease in total units sold in March, with 3 sold this month in Sea Isle City. This month's total units sold was lower than at this time last year, a decrease from March 2023.

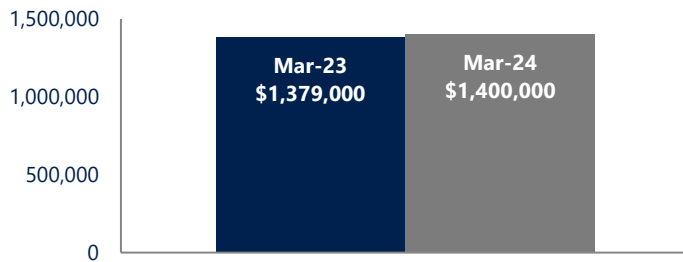
Active Inventory

The total number of homes available this month is 69 units, which is similar compared to a year ago. This month's total of 69 is higher than the previous month's total supply of available inventory of 68, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Sea Isle City Homes was \$1,379,000. This March, the median sale price was \$1,400,000, an increase of 2% or \$21,000 compared to last year. The current median sold price is 15% lower 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.

Sea Isle City are defined as properties listed in zip code/s 08243.

*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 CMCAOR 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 CMCAOR or Long & Foster Real Estate, Inc.



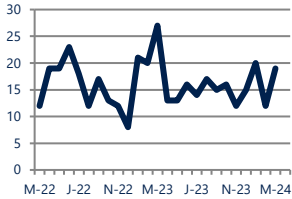
Focus On: Sea Isle City Housing Market

March 2024

Zip Code(s): 08243

New Listings

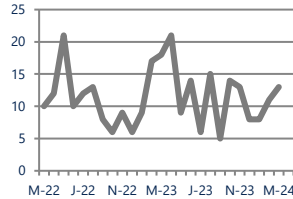
19



Down -30%
Vs. Year Ago

Current Contracts

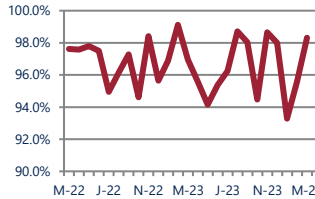
13



Down -28%
Vs. Year Ago

Sold Vs. List Price

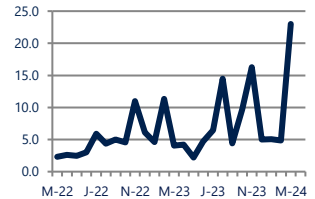
98.3%



Up 1.4%
Vs. Year Ago

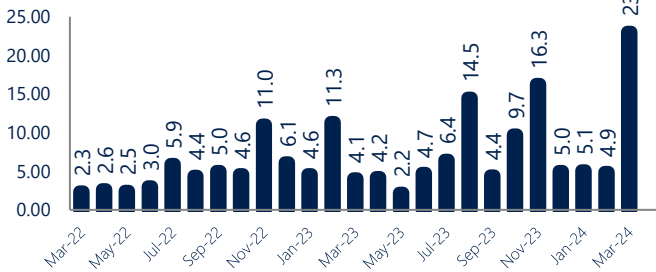
Months of Supply

23.0



Up
Vs. Year Ago

Months Of Supply



Months of Supply

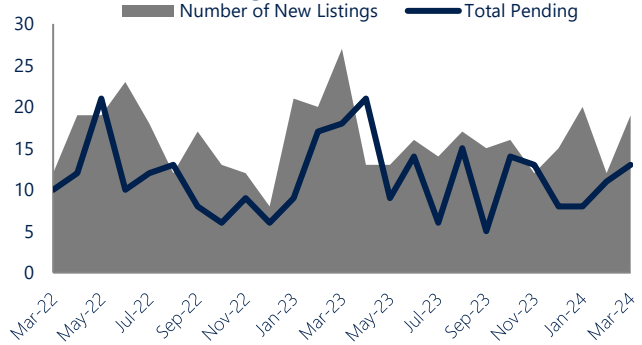
In March, there was 23.0 months of supply available in Sea Isle City, compared to 4.1 in March 2023. That is an increase versus a year ago.

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.

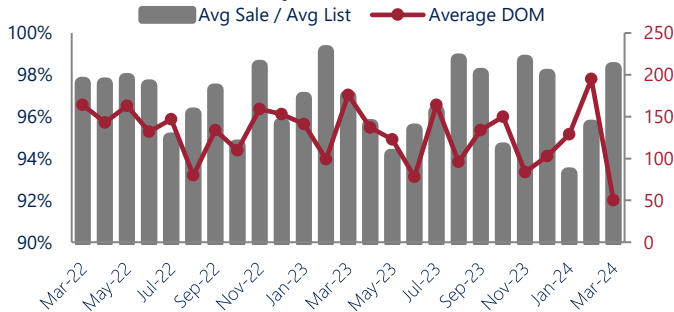
New Listings & Current Contracts

This month there were 19 homes newly listed for sale in Sea Isle City compared to 27 in March 2023, a decrease of 30%. There were 13 current contracts pending sale this March compared to 18 a year ago. The number of current contracts is 28% lower 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 Sea Isle City was 98.3% of the average list price, which is 1.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 50, lower than the average last year, which was 176. This decrease was impacted by the limited number of sales.

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