

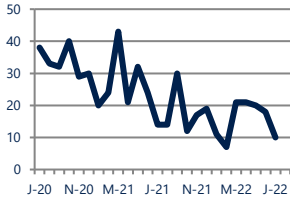


Focus On: Sea Isle City Housing Market

July 2022

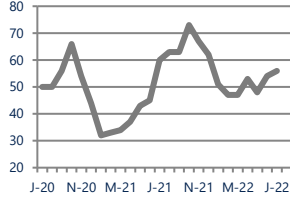
Zip Code(s): 08243

Units Sold
10



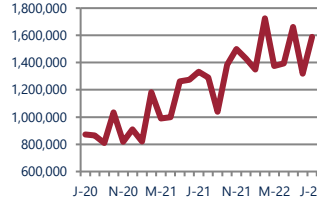
Down
Vs. Year Ago

Active Inventory
56



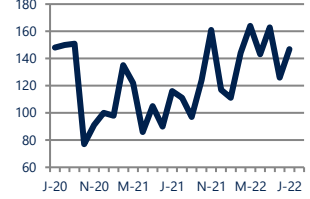
Down -7%
Vs. Year Ago

Median Sale Price
\$1,590,000

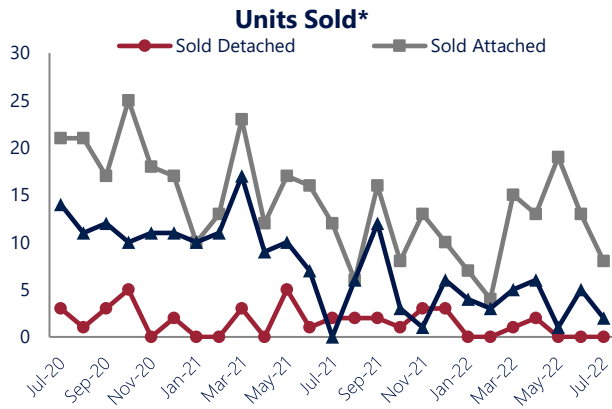


Up 19%
Vs. Year Ago

Days On Market
147

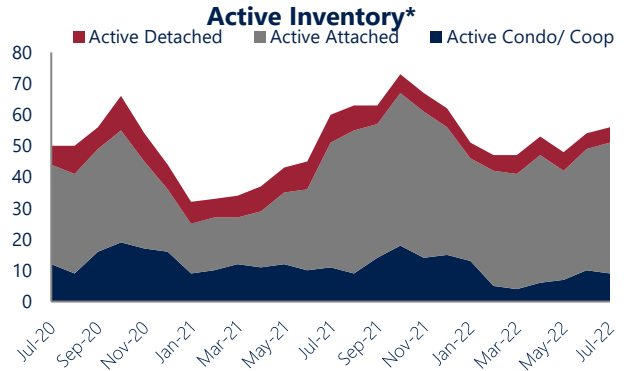


Up 27%
Vs. Year Ago



Units Sold

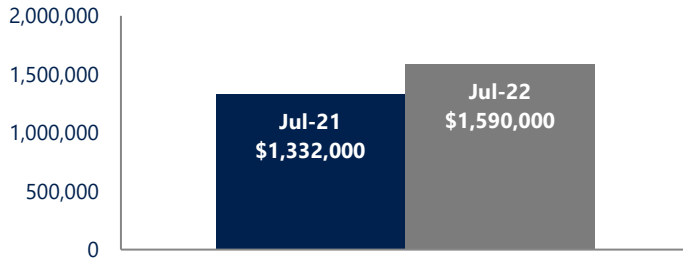
With relatively few transactions, there was a decrease in total units sold in July, with 10 sold this month in Sea Isle City. This month's total units sold was lower than at this time last year, a decrease from July 2021.



Active Inventory

Versus last year, the total number of homes available this month is lower by 4 units or 7%. The total number of active inventory this July was 56 compared to 60 in July 2021. This month's total of 56 is higher than the previous month's total supply of available inventory of 54, an increase of 4%.

Median Sale Price



Median Sale Price

Last July, the median sale price for Sea Isle City Homes was \$1,332,000. This July, the median sale price was \$1,590,000, an increase of 19% or \$258,000 compared to last year. The current median sold price is 21% higher than in June.

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.





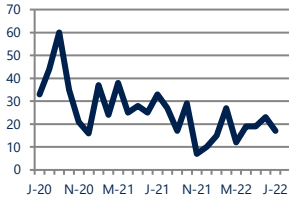
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July 2022

Zip Code(s): 08243

New Listings

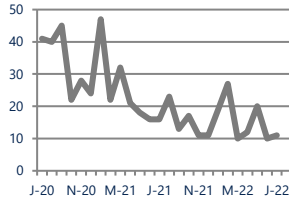
17



Down -48%
Vs. Year Ago

Current Contracts

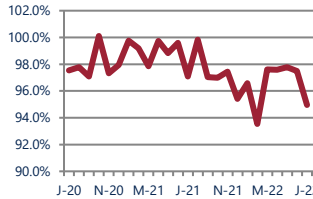
11



Down -31%
Vs. Year Ago

Sold Vs. List Price

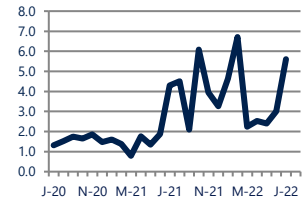
95.0%



Down -2.2%
Vs. Year Ago

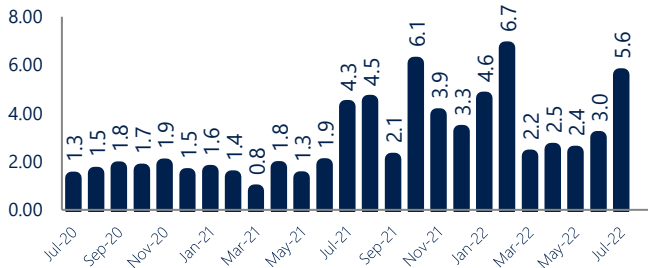
Months of Supply

5.6



Up 31%
Vs. Year Ago

Months Of Supply



Months of Supply

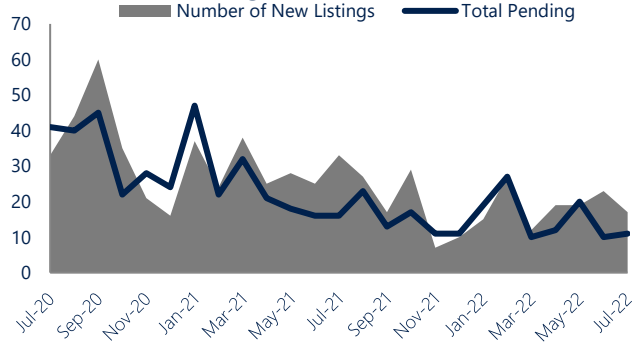
In July, there was 5.6 months of supply available in Sea Isle City, compared to 4.3 in July 2021. That is an increase of 31% versus a year ago.

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.

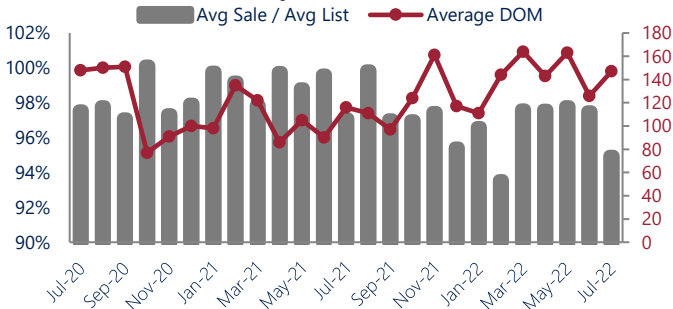
New Listings & Current Contracts

This month there were 17 homes newly listed for sale in Sea Isle City compared to 33 in July 2021, a decrease of 48%. There were 11 current contracts pending sale this July compared to 16 a year ago. The number of current contracts is 31% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Sea Isle City was 95.0% of the average list price, which is 2.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 147, higher than the average last year, which was 116, an increase of 27%.

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