

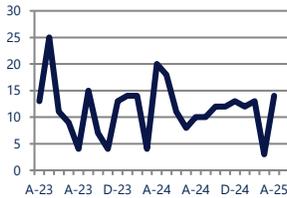
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SEA ISLE CITY HOUSING MARKET**

APRIL 2025

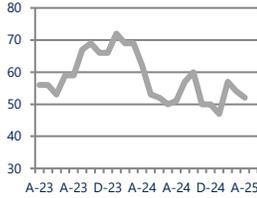
Zip Code(s): 08243

Units Sold
14



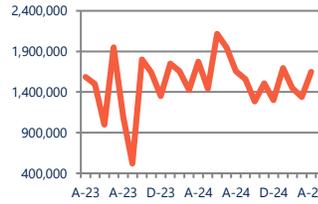
Down
Vs. Year Ago

Active Inventory
52



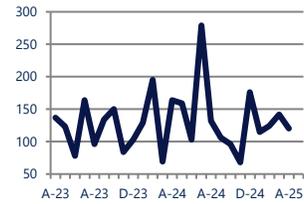
Down -16%
Vs. Year Ago

Median Sale Price
\$1,649,500



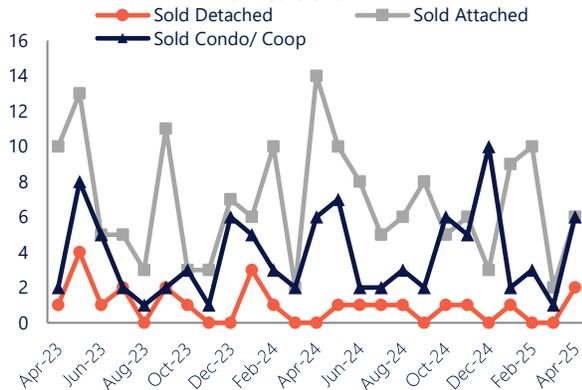
Down -7%
Vs. Year Ago

Days On Market
120



Down -27%
Vs. Year Ago

Units Sold*



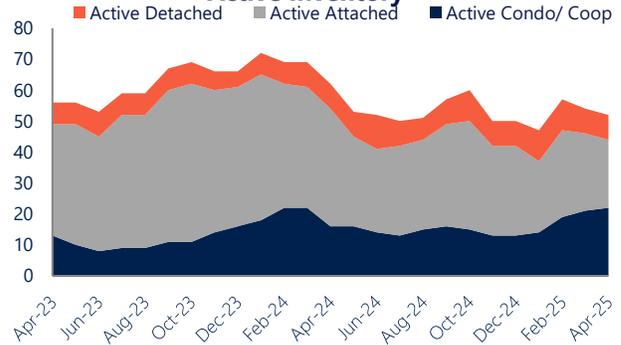
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 14 sold this month in Sea Isle City. This month's total units sold was lower than at this time last year, a decrease from April 2024.

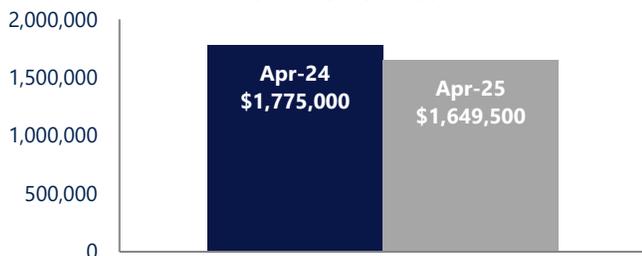
Active Inventory

Versus last year, the total number of homes available this month is lower by 10 units or 16%. The total number of active inventory this April was 52 compared to 62 in April 2024. This month's total of 52 is lower than the previous month's total supply of available inventory of 54, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Sea Isle City Homes was \$1,775,000. This April, the median sale price was \$1,649,500, a decrease of 7% or \$125,500 compared to last year. The current median sold price is 23% higher than in March.

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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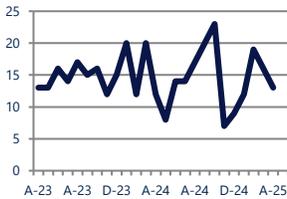
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APRIL 2025

Zip Code(s): 08243

New Listings

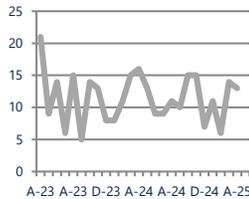
13



Up 8%
Vs. Year Ago

Current Contracts

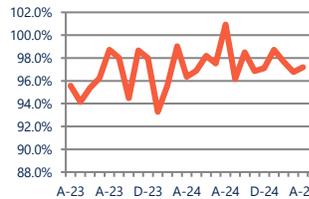
13



Down -19%
Vs. Year Ago

Sold Vs. List Price

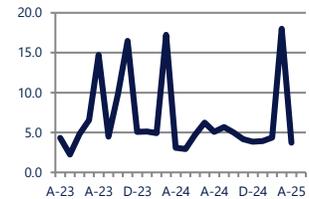
97.2%



Up 0.9%
Vs. Year Ago

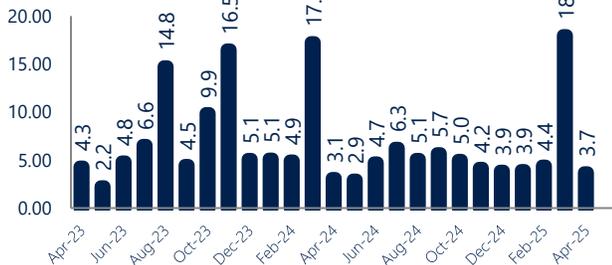
Months of Supply

3.7



Up 20%
Vs. Year Ago

Months Of Supply



Months of Supply

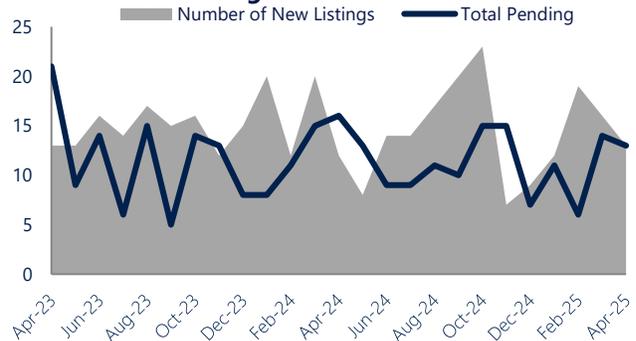
In April, there was 3.7 months of supply available in Sea Isle City, compared to 3.1 in April 2024. That is an increase of 20% versus a year ago.

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 13 homes newly listed for sale in Sea Isle City compared to 12 in April 2024, an increase of 8%. There were 13 current contracts pending sale this April compared to 16 a year ago. The number of current contracts is 19% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Sea Isle City was 97.2% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 120, lower than the average last year, which was 164, a decrease of 27%.

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