

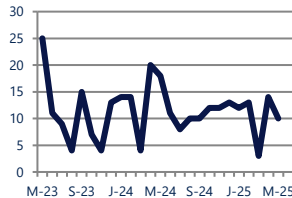
# THE LONG & FOSTER MARKET MINUTE™

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

MAY 2025

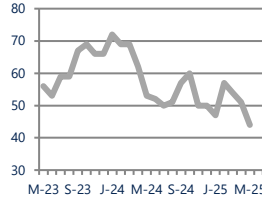
Zip Code(s): 08243

**Units Sold**  
10



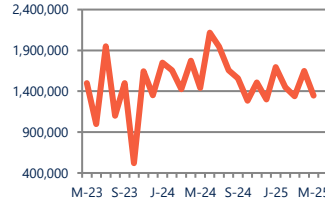
**Down**  
Vs. Year Ago

**Active Inventory**  
44



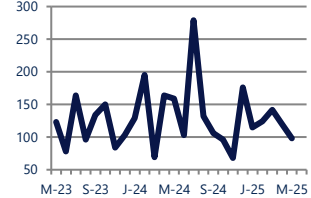
**Down -17%**  
Vs. Year Ago

**Median Sale Price**  
\$1,347,500

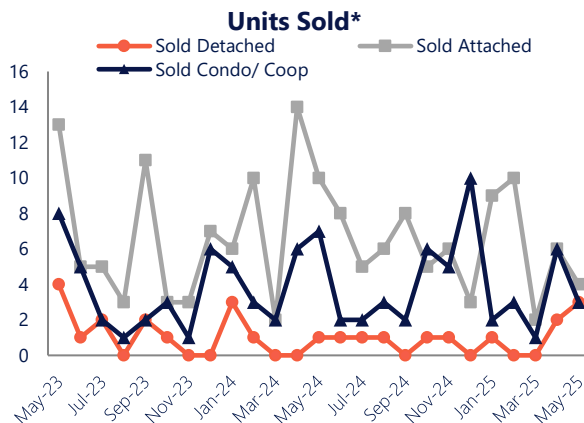


**Down -7%**  
Vs. Year Ago

**Days On Market**  
98

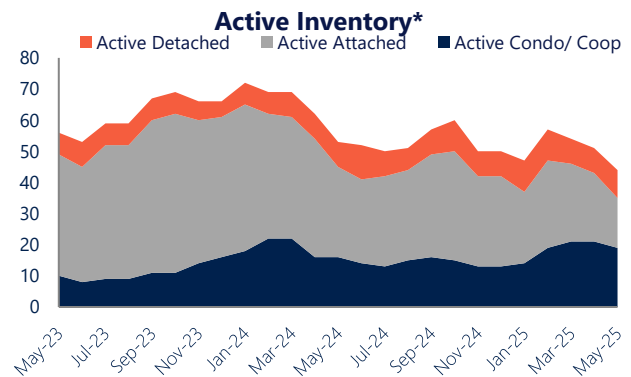


**Down -38%**  
Vs. Year Ago



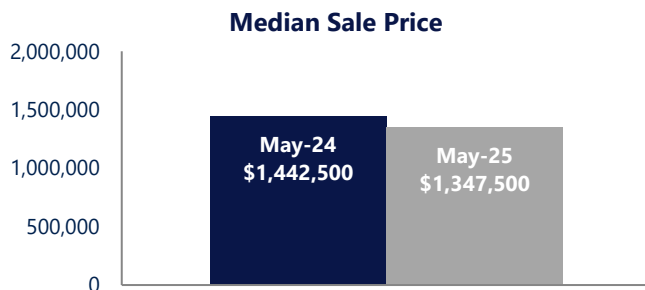
## Units Sold

With relatively few transactions, there was a decrease in total units sold in May, 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 May 2024.



## Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 17%. The total number of active inventory this May was 44 compared to 53 in May 2024. This month's total of 44 is lower than the previous month's total supply of available inventory of 51, a decrease of 14%.



## Median Sale Price

Last May, the median sale price for Sea Isle City Homes was \$1,442,500. This May, the median sale price was \$1,347,500, a decrease of 7% or \$95,000 compared to last year. The current median sold price is 18% lower than in April.

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.

**LONG & FOSTER**  
REAL ESTATE



# THE LONG & FOSTER MARKET MINUTE™

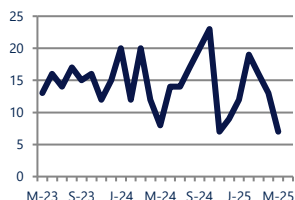
FOCUS ON: **SEA ISLE CITY HOUSING MARKET**

MAY 2025

Zip Code(s): 08243

## New Listings

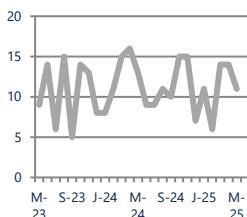
7



**Down -13%**  
Vs. Year Ago

## Current Contracts

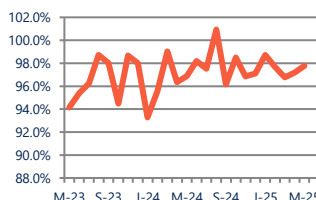
11



**Down -15%**  
Vs. Year Ago

## Sold Vs. List Price

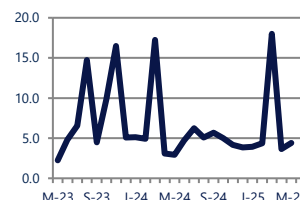
97.8%



**Up 0.9%**  
Vs. Year Ago

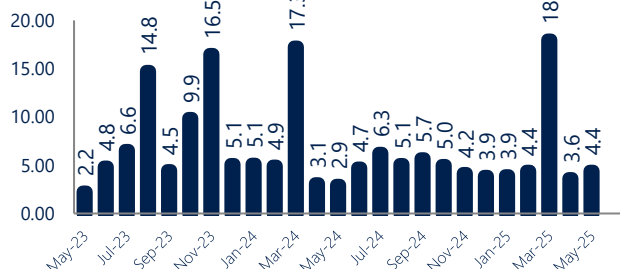
## Months of Supply

4.4



**Up 50%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

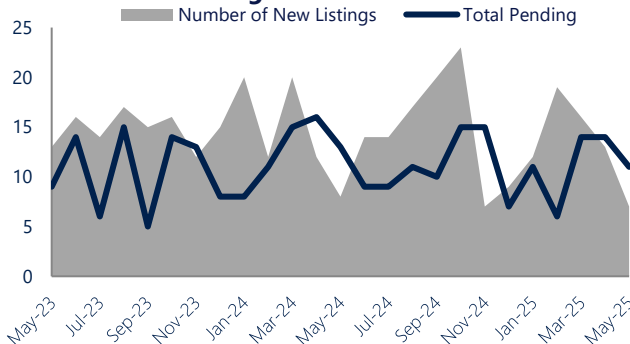
In May, there was 4.4 months of supply available in Sea Isle City, compared to 2.9 in May 2024. That is an increase of 49% versus a year ago.

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.

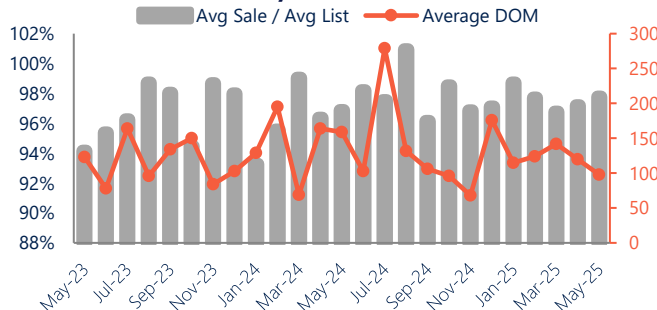
## New Listings & Current Contracts

This month there were 7 homes newly listed for sale in Sea Isle City compared to 8 in May 2024, a decrease of 13%. There were 11 current contracts pending sale this May compared to 13 a year ago. The number of current contracts is 15% lower than last May.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In May, the average sale price in Sea Isle City was 97.8% of the average list price, which is 0.9% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 98, lower than the average last year, which was 159, a decrease of 38%.

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