

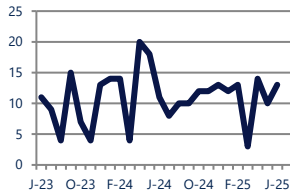
THE LONG & FOSTER MARKET MINUTE™

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

JUNE 2025

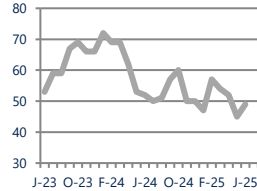
Zip Code(s): 08243

Units Sold
13



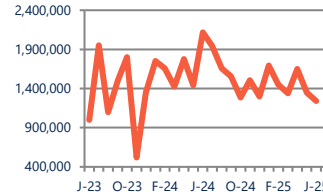
Up 18%
Vs. Year Ago

Active Inventory
49



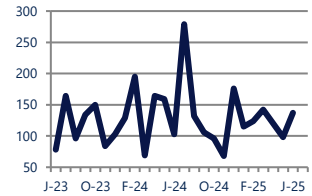
Down -6%
Vs. Year Ago

Median Sale Price
\$1,240,000

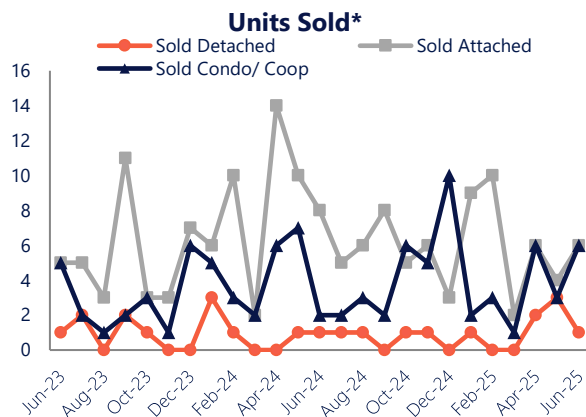


Down
Vs. Year Ago

Days On Market
137

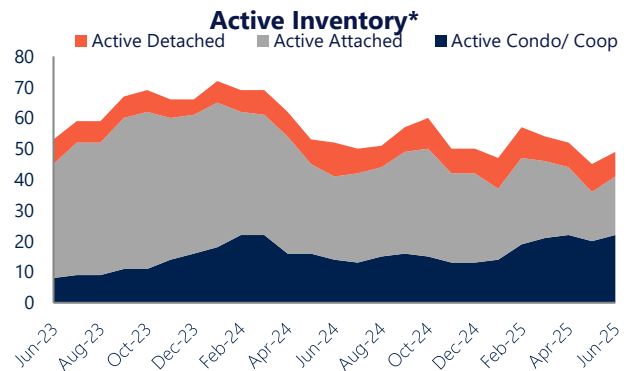


Up 33%
Vs. Year Ago



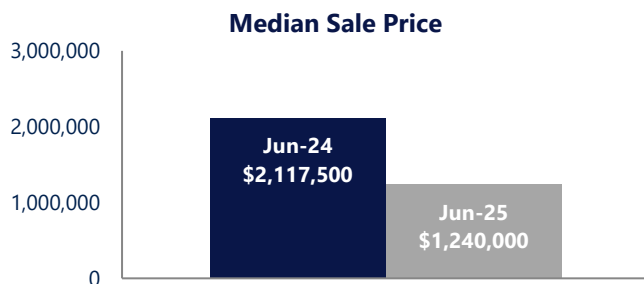
Units Sold

There was an increase in total units sold in June, with 13 sold this month in Sea Isle City versus 10 last month, an increase of 30%. This month's total units sold was higher than at this time last year, an increase of 18% versus June 2024.



Active Inventory

Versus last year, the total number of homes available this month is lower by 3 units or 6%. The total number of active inventory this June was 49 compared to 52 in June 2024. This month's total of 49 is higher than the previous month's total supply of available inventory of 45, an increase of 9%.



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last June, the median sale price for Sea Isle City Homes was \$2,117,500. This June, the median sale price was \$1,240,000, a decrease of \$877,500 compared to last year. The current median sold price is lower 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.

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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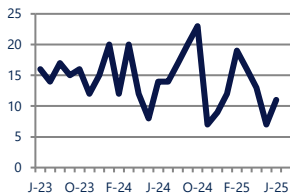
FOCUS ON: SEA ISLE CITY HOUSING MARKET

JUNE 2025

Zip Code(s): 08243

New Listings

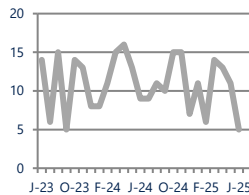
11



Down -21%
Vs. Year Ago

Current Contracts

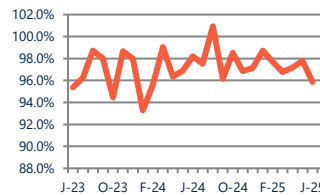
5



Down -44%
Vs. Year Ago

Sold Vs. List Price

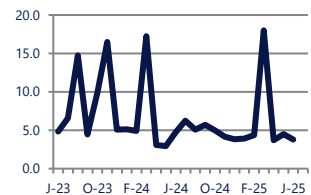
95.9%



Down -2.4%
Vs. Year Ago

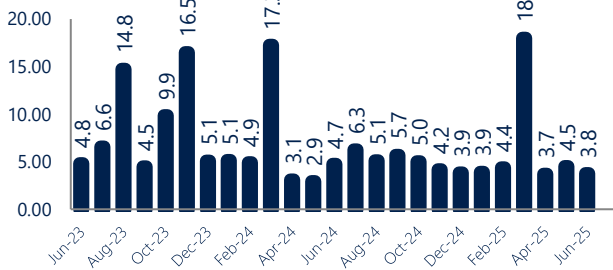
Months of Supply

3.8



Down -20%
Vs. Year Ago

Months Of Supply



Months of Supply

In June, there was 3.8 months of supply available in Sea Isle City, compared to 4.7 in June 2024. That is a decrease of 20% versus a year ago.

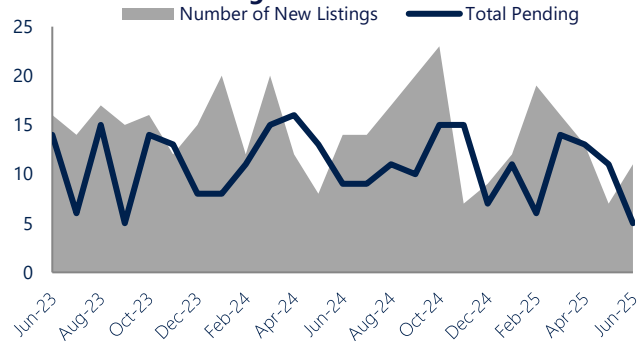
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

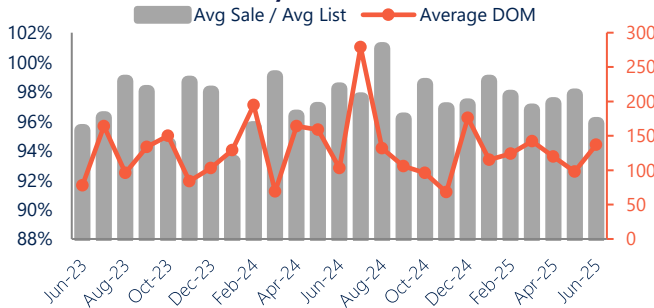
This month there were 11 homes newly listed for sale in Sea Isle City compared to 14 in June 2024, a decrease of 21%.

There were 5 current contracts pending sale this June compared to 9 a year ago. The number of current contracts is 44% 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 Sea Isle City was 95.9% of the average list price, which is 2.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 137, higher than the average last year, which was 103, an increase of 33%.

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