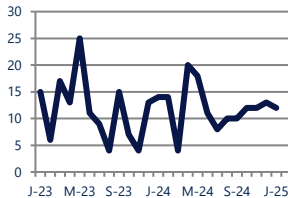


# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SEA ISLE CITY HOUSING MARKET** JANUARY 2025

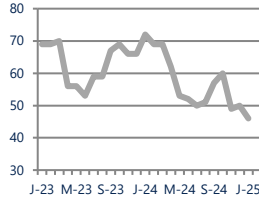
Zip Code(s): 08243

**Units Sold**  
12



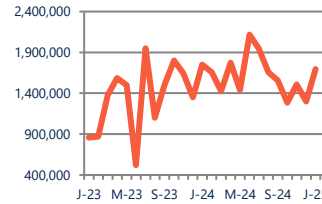
**Down -14%**  
Vs. Year Ago

**Active Inventory**  
46



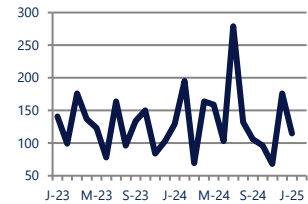
**Down -36%**  
Vs. Year Ago

**Median Sale Price**  
\$1,694,500



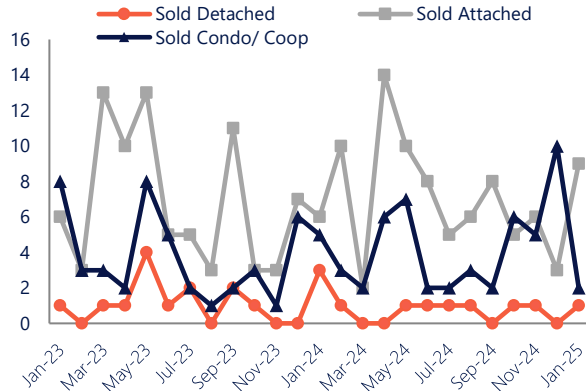
**Down**  
Vs. Year Ago

**Days On Market**  
115



**Down -11%**  
Vs. Year Ago

## Units Sold\*



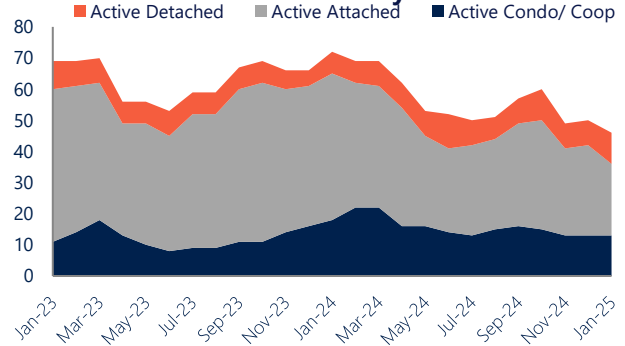
## Units Sold

There was a decrease in total units sold in January, with 12 sold this month in Sea Isle City versus 13 last month, a decrease of 8%. This month's total units sold was lower than at this time last year, a decrease of 14% versus January 2024.

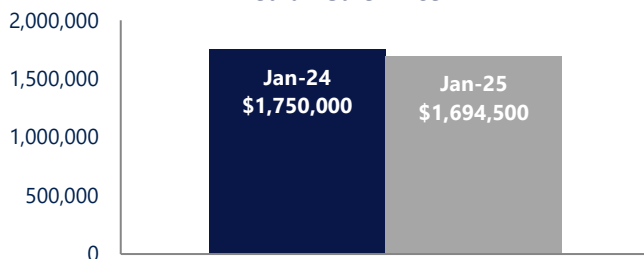
## Active Inventory

Versus last year, the total number of homes available this month is lower by 26 units or 36%. The total number of active inventory this January was 46 compared to 72 in January 2024. This month's total of 46 is lower than the previous month's total supply of available inventory of 50, a decrease of 8%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last January, the median sale price for Sea Isle City Homes was \$1,750,000. This January, the median sale price was \$1,694,500, a decrease of \$55,500 compared to last year. The current median sold price is higher than in December.

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.

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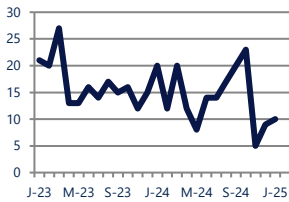
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SEA ISLE CITY HOUSING MARKET** JANUARY 2025

Zip Code(s): 08243

### New Listings

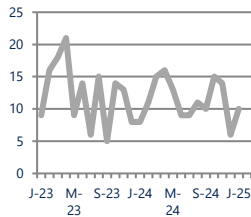
10



**Down -50%**  
Vs. Year Ago

### Current Contracts

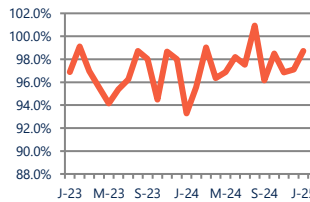
10



**Up 25%**  
Vs. Year Ago

### Sold Vs. List Price

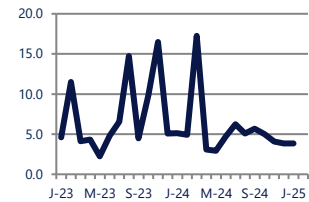
98.7%



**Up**  
Vs. Year Ago

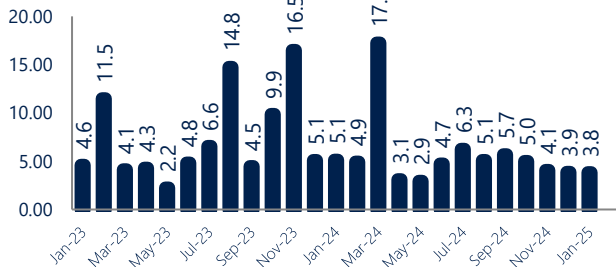
### Months of Supply

3.8



**Down -25%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

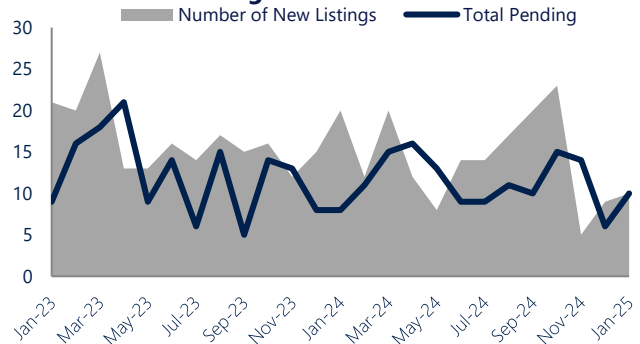
In January, there was 3.8 months of supply available in Sea Isle City, compared to 5.1 in January 2024. That is a decrease of 25% versus a year ago.

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.

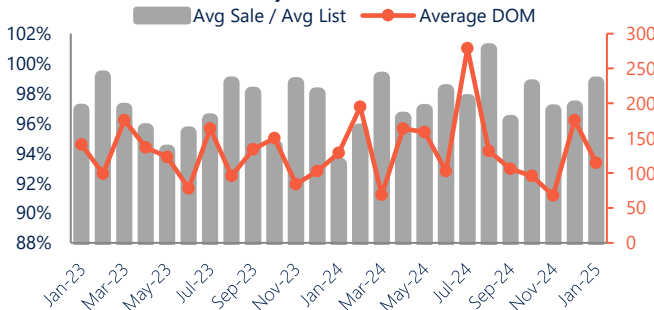
### New Listings & Current Contracts

This month there were 10 homes newly listed for sale in Sea Isle City compared to 20 in January 2024, a decrease of 50%. There were 10 current contracts pending sale this January compared to 8 a year ago. The number of current contracts is 25% higher than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Sea Isle City was 98.7% of the average list price, which is higher than at this time last year.

### Days On Market

This month, the average number of days on market was 115, lower than the average last year, which was 129, a decrease of 11%.

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