

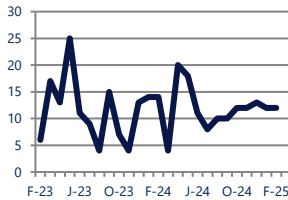
# THE LONG & FOSTER MARKET MINUTE™

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

Zip Code(s): 08243

## Units Sold

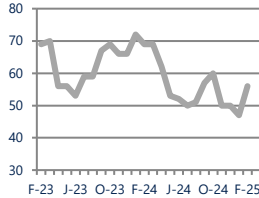
12



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

## Active Inventory

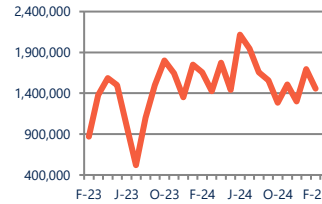
56



**Down -19%**  
Vs. Year Ago

## Median Sale Price

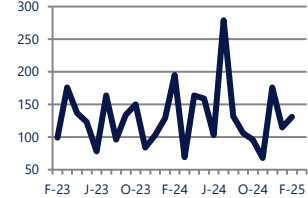
\$1,457,000



**Down -12%**  
Vs. Year Ago

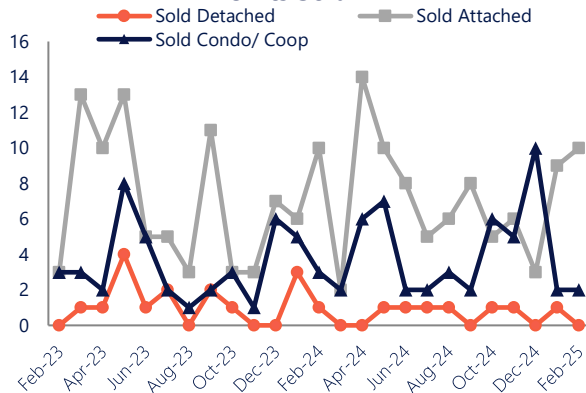
## Days On Market

131



**Down -33%**  
Vs. Year Ago

### Units Sold\*



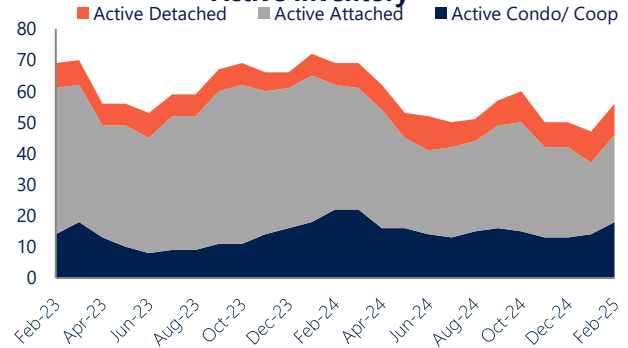
## Units Sold

The number of units sold remained stable in February, with 12 sold this month in Sea Isle City. This month's total units sold was lower than at this time last year, a decrease of 14% versus February 2024.

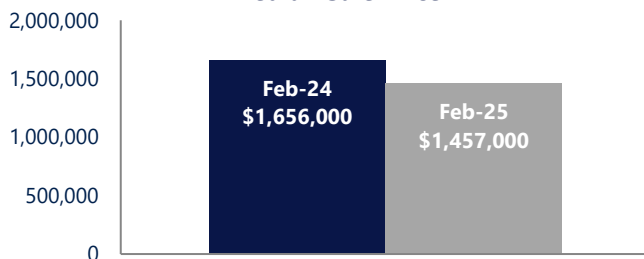
## Active Inventory

Versus last year, the total number of homes available this month is lower by 13 units or 19%. The total number of active inventory this February was 56 compared to 69 in February 2024. This month's total of 56 is higher than the previous month's total supply of available inventory of 47, an increase of 19%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last February, the median sale price for Sea Isle City Homes was \$1,656,000. This February, the median sale price was \$1,457,000, a decrease of 12% or \$199,000 compared to last year. The current median sold price is 14% lower than in January.

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.

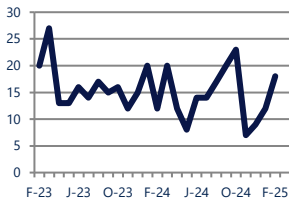
# THE LONG & FOSTER MARKET MINUTE™

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

Zip Code(s): 08243

## New Listings

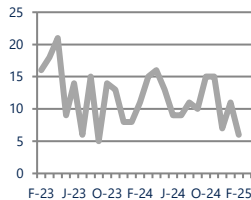
18



**Up 50%**  
Vs. Year Ago

## Current Contracts

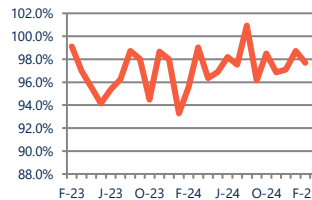
6



**Down -45%**  
Vs. Year Ago

## Sold Vs. List Price

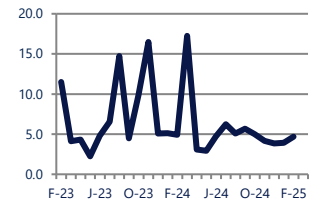
97.7%



**Up 2.2%**  
Vs. Year Ago

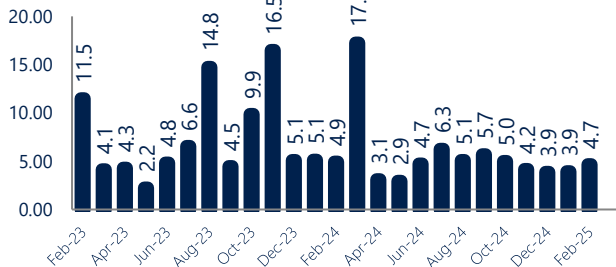
## Months of Supply

4.7



**Down -5%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

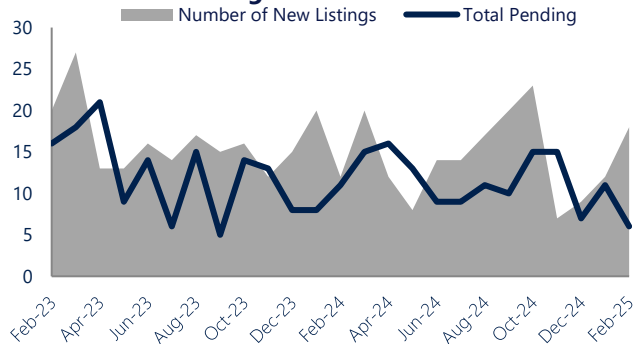
In February, there was 4.7 months of supply available in Sea Isle City, compared to 4.9 in February 2024. That is a decrease of 5% versus a year ago.

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.

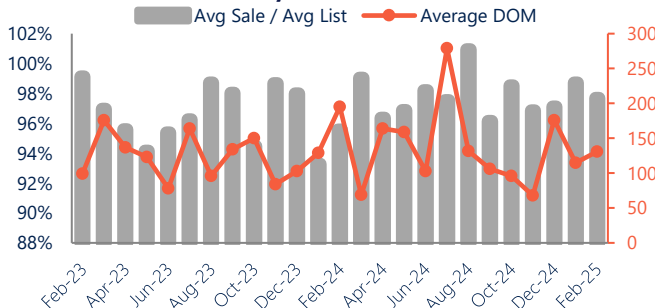
## New Listings & Current Contracts

This month there were 18 homes newly listed for sale in Sea Isle City compared to 12 in February 2024, an increase of 50%. There were 6 current contracts pending sale this February compared to 11 a year ago. The number of current contracts is 45% lower than last February.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In February, the average sale price in Sea Isle City was 97.7% of the average list price, which is 2.1% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 131, lower than the average last year, which was 195, a decrease of 33%.

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