

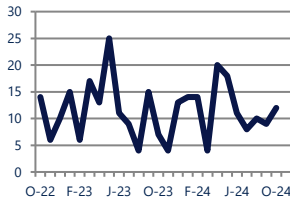
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SEA ISLE CITY HOUSING MARKET** OCTOBER 2024

Zip Code(s): 08243

Units Sold

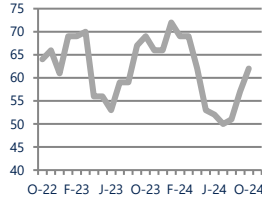
12



Up
Vs. Year Ago

Active Inventory

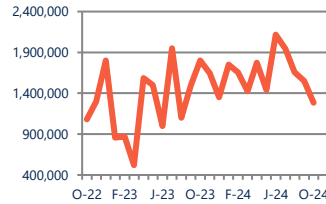
62



Down -10%
Vs. Year Ago

Median Sale Price

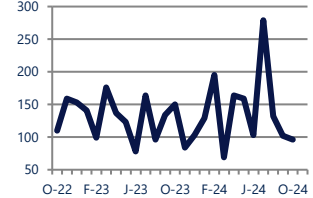
\$1,286,000



Down
Vs. Year Ago

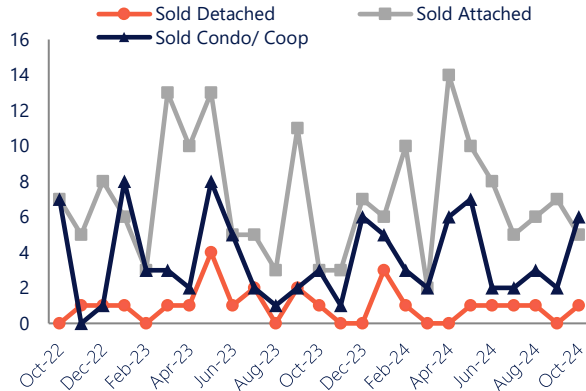
Days On Market

96



Down -36%
Vs. Year Ago

Units Sold*



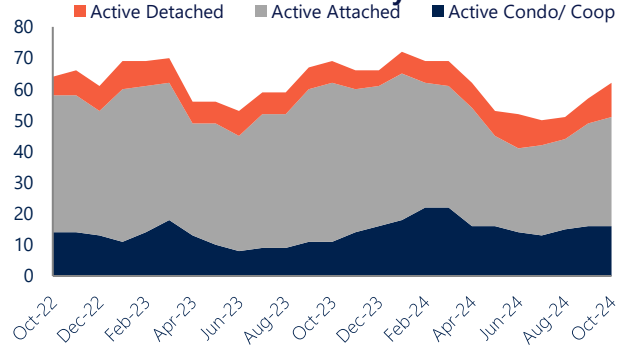
Units Sold

With relatively few transactions, there was an increase in total units sold in October, with 12 sold this month in Sea Isle City. This month's total units sold was higher than at this time last year, an increase from October 2023.

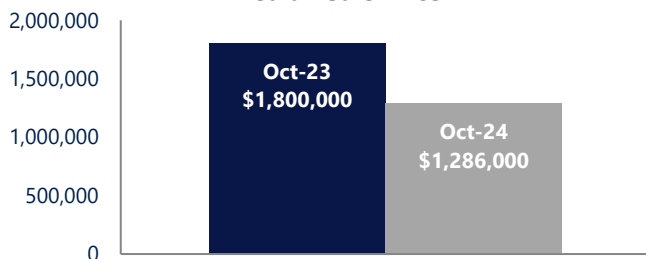
Active Inventory

Versus last year, the total number of homes available this month is lower by 7 units or 10%. The total number of active inventory this October was 62 compared to 69 in October 2023. This month's total of 62 is higher than the previous month's total supply of available inventory of 57, an increase of 9%.

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 October, the median sale price for Sea Isle City Homes was \$1,800,000. This October, the median sale price was \$1,286,000, a decrease of \$514,000 compared to last year. The current median sold price is lower than in September. 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.

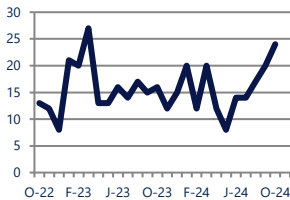
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SEA ISLE CITY HOUSING MARKET** OCTOBER 2024

Zip Code(s): 08243

New Listings

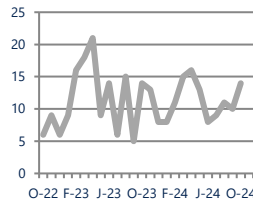
24



Up 50%
Vs. Year Ago

Current Contracts

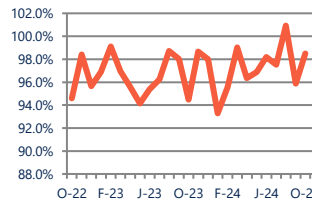
14



No Change
Vs. Year Ago

Sold Vs. List Price

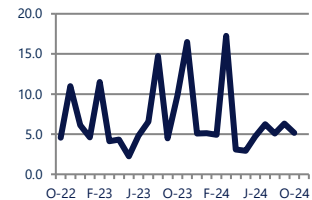
98.5%



Up 4.3%
Vs. Year Ago

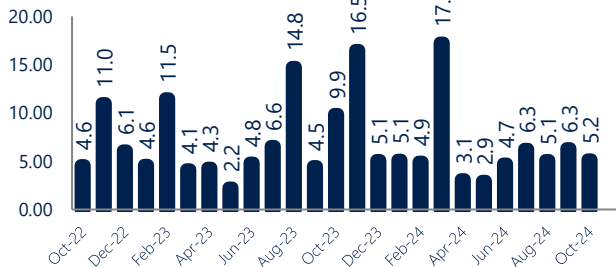
Months of Supply

5.2



Down -48%
Vs. Year Ago

Months Of Supply



Months of Supply

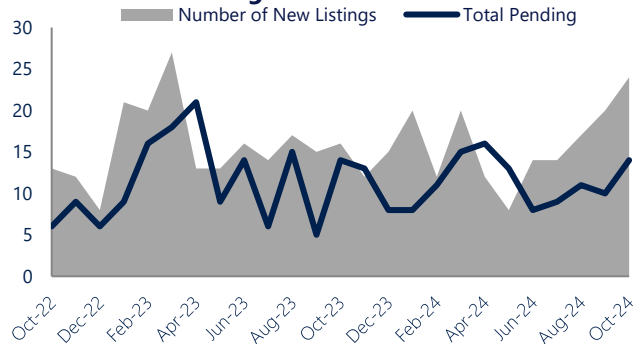
In October, there was 5.2 months of supply available in Sea Isle City, compared to 9.9 in October 2023. That is a decrease of 48% versus a year ago.

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.

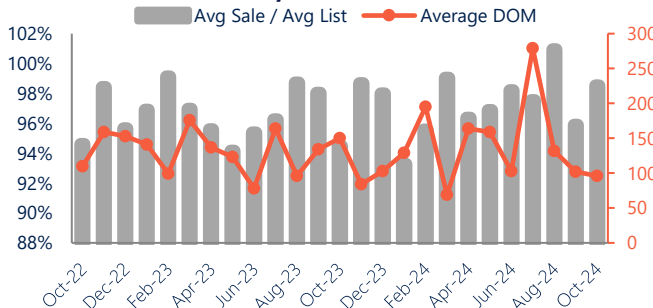
New Listings & Current Contracts

This month there were 24 homes newly listed for sale in Sea Isle City compared to 16 in October 2023, an increase of 50%. There were 14 current contracts pending sale this October, consistent with the volume a year ago. The number of current contracts is 40% higher than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Sea Isle City was 98.5% of the average list price, which is 4.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 96, lower than the average last year, which was 150, a decrease of 36%.

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.