

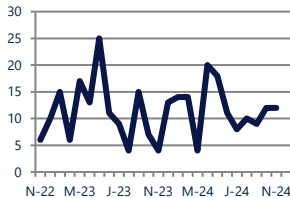
THE LONG & FOSTER MARKET MINUTE™

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

Zip Code(s): 08243

Units Sold

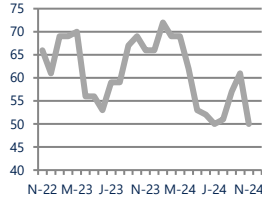
12



Up 200%
Vs. Year Ago

Active Inventory

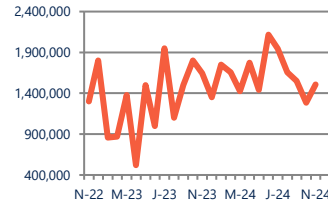
50



Down -24%
Vs. Year Ago

Median Sale Price

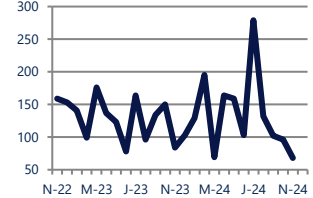
\$1,508,500



Down -8%
Vs. Year Ago

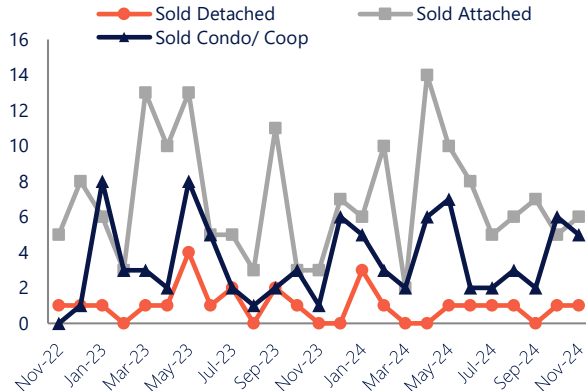
Days On Market

68



Down -19%
Vs. Year Ago

Units Sold*



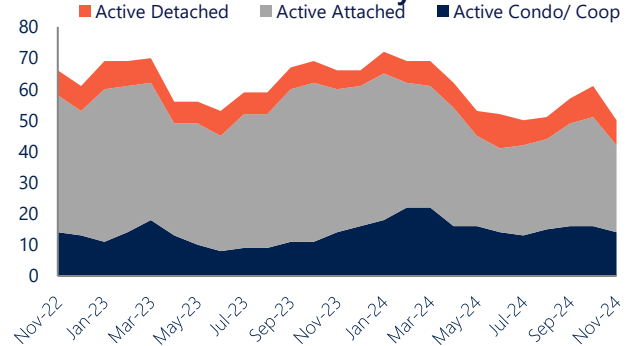
Units Sold

The number of units sold remained stable in November, 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 of 200% versus November 2023.

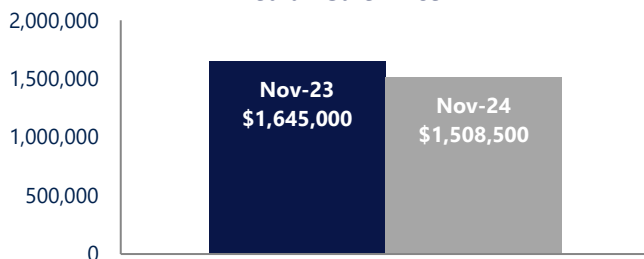
Active Inventory

Versus last year, the total number of homes available this month is lower by 16 units or 24%. The total number of active inventory this November was 50 compared to 66 in November 2023. This month's total of 50 is lower than the previous month's total supply of available inventory of 61, a decrease of 18%.

Active Inventory*



Median Sale Price



Median Sale Price

Last November, the median sale price for Sea Isle City Homes was \$1,645,000. This November, the median sale price was \$1,508,500, a decrease of 8% or \$136,500 compared to last year. The current median sold price is 17% higher than in October.

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.

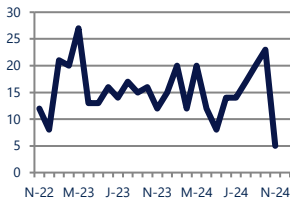
THE LONG & FOSTER MARKET MINUTE™

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

Zip Code(s): 08243

New Listings

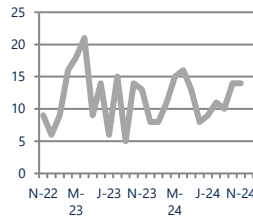
5



Down -58%
Vs. Year Ago

Current Contracts

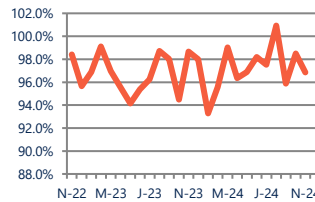
14



Up 8%
Vs. Year Ago

Sold Vs. List Price

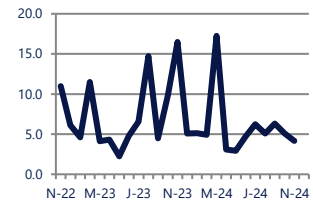
96.9%



Down -1.8%
Vs. Year Ago

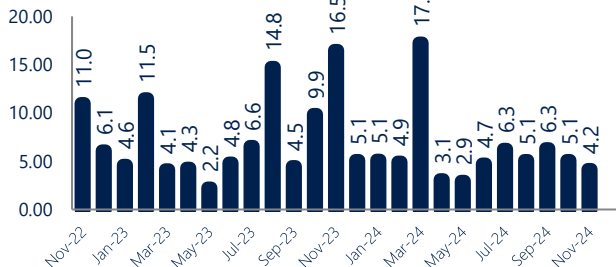
Months of Supply

4.2



Down -75%
Vs. Year Ago

Months Of Supply



Months of Supply

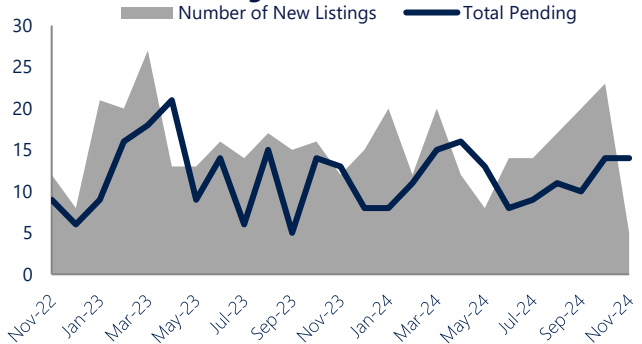
In November, there was 4.2 months of supply available in Sea Isle City, compared to 16.5 in November 2023. That is a decrease of 75% versus a year ago.

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.

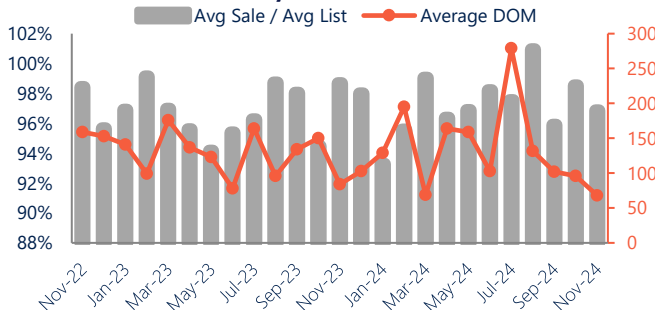
New Listings & Current Contracts

This month there were 5 homes newly listed for sale in Sea Isle City compared to 12 in November 2023, a decrease of 58%. There were 14 current contracts pending sale this November compared to 13 a year ago. The number of current contracts remained stable as compared to last November.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In November, the average sale price in Sea Isle City was 96.9% of the average list price, which is 1.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 68, lower than the average last year, which was 84, a decrease of 19%.

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.