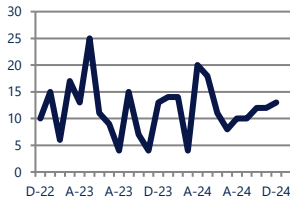


THE LONG & FOSTER MARKET MINUTE™

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

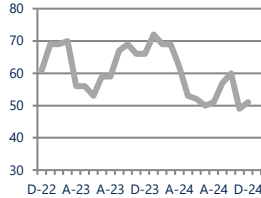
Zip Code(s): 08243

Units Sold
13



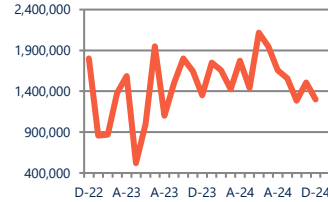
No Change
Vs. Year Ago

Active Inventory
51



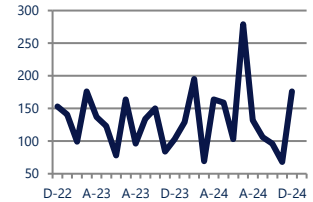
Down -23%
Vs. Year Ago

Median Sale Price
\$1,300,000



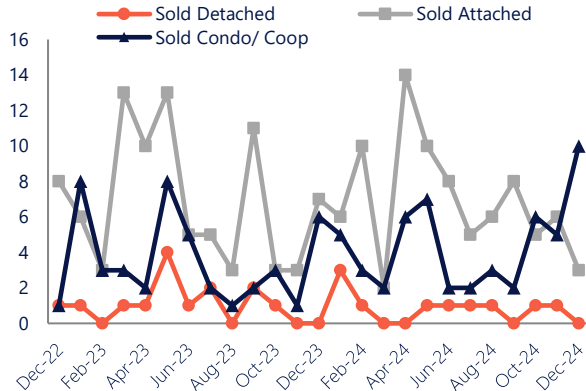
Down -4%
Vs. Year Ago

Days On Market
176



Up
Vs. Year Ago

Units Sold*



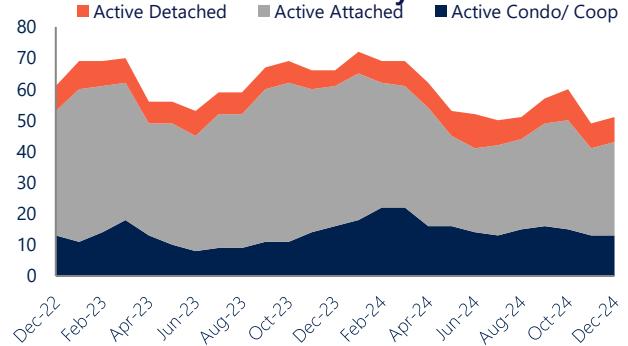
Units Sold

There was an increase in total units sold in December, with 13 sold this month in Sea Isle City, an increase of 8%. This month's total units sold is similar compared to a year ago.

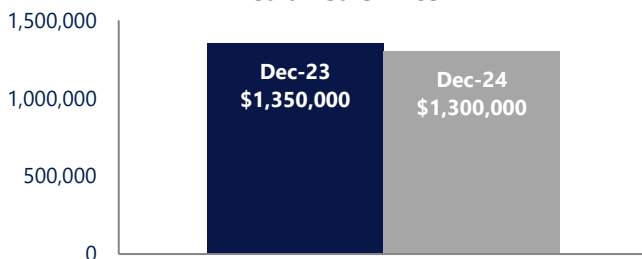
Active Inventory

Versus last year, the total number of homes available this month is lower by 15 units or 23%. The total number of active inventory this December was 51 compared to 66 in December 2023. This month's total of 51 is higher than the previous month's total supply of available inventory of 49, an increase of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Sea Isle City Homes was \$1,350,000. This December, the median sale price was \$1,300,000, a decrease of 4% or \$50,000 compared to last year. The current median sold price is 14% lower than in November.

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.

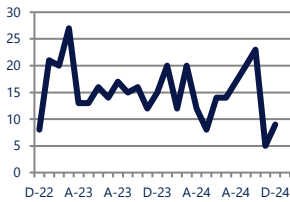
THE LONG & FOSTER MARKET MINUTE™

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

Zip Code(s): 08243

New Listings

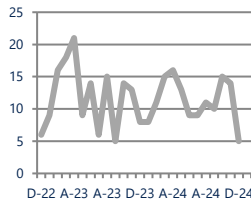
9



Down -40%
Vs. Year Ago

Current Contracts

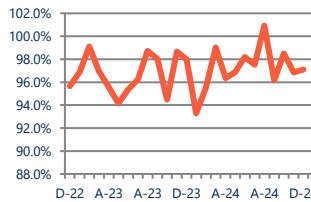
5



Down -38%
Vs. Year Ago

Sold Vs. List Price

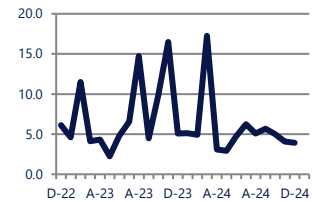
97.1%



Down -0.9%
Vs. Year Ago

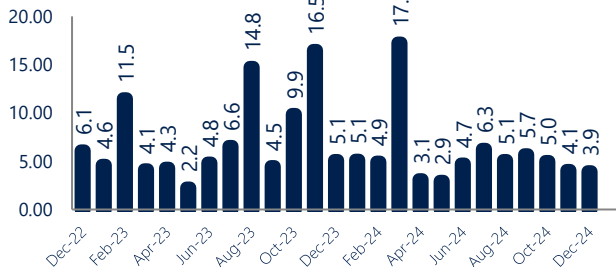
Months of Supply

3.9



Down -23%
Vs. Year Ago

Months Of Supply



Months of Supply

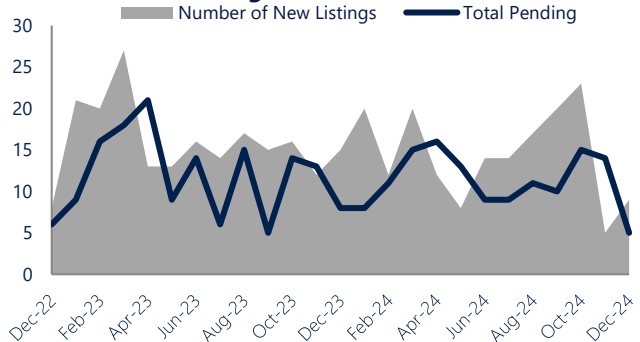
In December, there was 3.9 months of supply available in Sea Isle City, compared to 5.1 in December 2023. That is a decrease of 23% versus a year ago.

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.

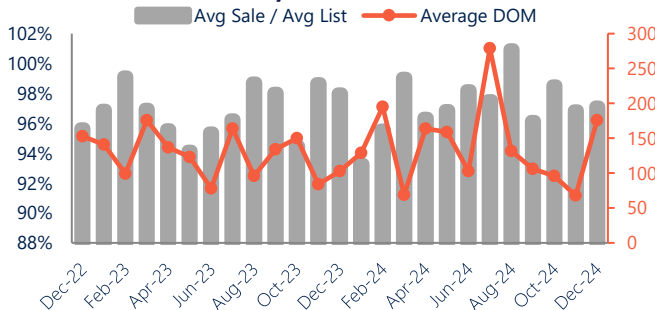
New Listings & Current Contracts

This month there were 9 homes newly listed for sale in Sea Isle City compared to 15 in December 2023, a decrease of 40%. There were 5 current contracts pending sale this December compared to 8 a year ago. The number of current contracts is 38% lower than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Sea Isle City was 97.1% of the average list price, which is 0.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 176, higher than the average last year, which was 103. This increase was impacted by the limited number of sales.

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