

THE LONG & FOSTER MARKET MINUTE™

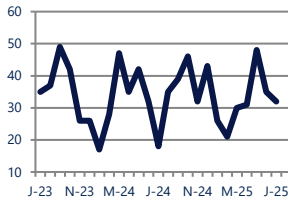
FOCUS ON: **MARGATE CITY, VENTNOR CITY, AND LONGPORT HOUSING MARKET**

JULY 2025

Zip Code(s): 08406, 08402 and 08403

Units Sold

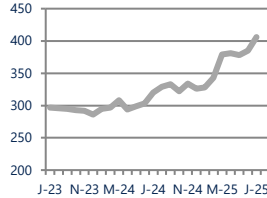
32



Up
Vs. Year Ago

Active Inventory

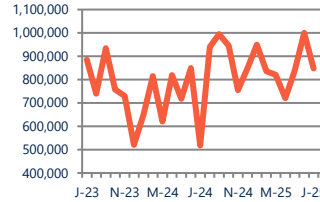
406



Up 27%
Vs. Year Ago

Median Sale Price

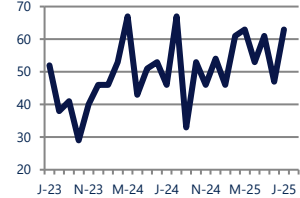
\$848,500



Up
Vs. Year Ago

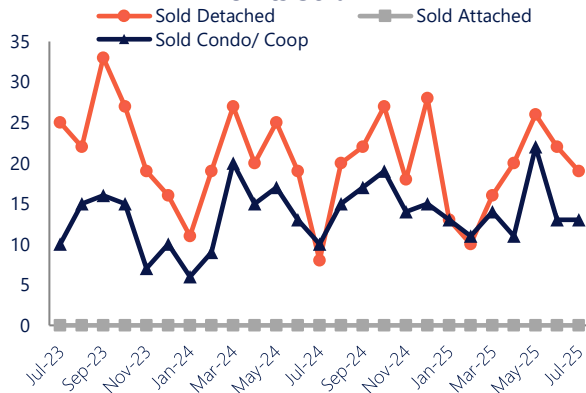
Days On Market

63



Up 37%
Vs. Year Ago

Units Sold*



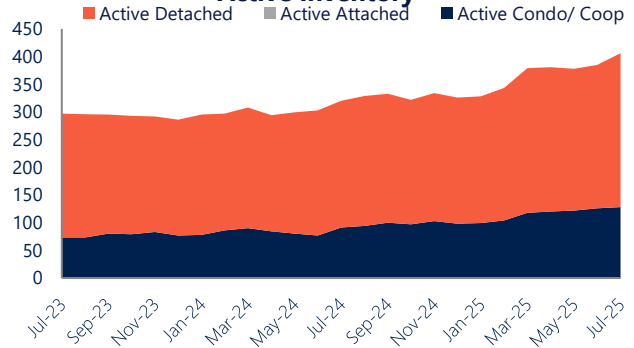
Units Sold

With relatively few transactions, there was a decrease in total units sold in July, with 32 sold this month in Margate City, Ventnor City, and Longport. This month's total units sold was higher than at this time last year, an increase from July 2024.

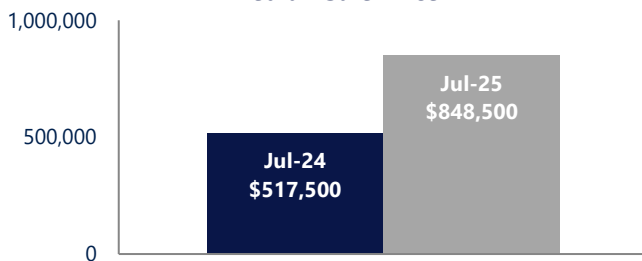
Active Inventory

Versus last year, the total number of homes available this month is higher by 86 units or 27%. The total number of active inventory this July was 406 compared to 320 in July 2024. This month's total of 406 is higher than the previous month's total supply of available inventory of 385, an increase of 5%.

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 July, the median sale price for Margate City, Ventnor City, and Longport Homes was \$517,500. This July, the median sale price was \$848,500, an increase of \$331,000 compared to last year. The current median sold price is lower than in June. Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Margate City, Ventnor City, and Longport are defined as properties listed in zip code/s 08406, 08402 and 08403.

*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 SJSMLS 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 SJSMLS or Long & Foster Real Estate, Inc.

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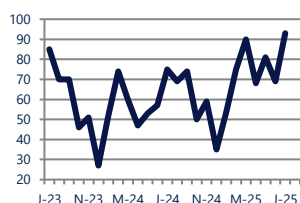
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JULY 2025

Zip Code(s): 08406, 08402 and 08403

New Listings

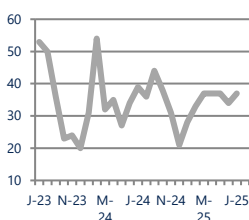
93



Up 24%
Vs. Year Ago

Current Contracts

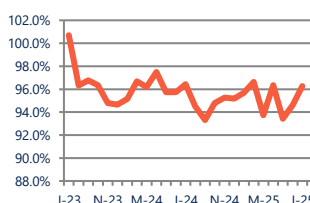
37



Down -5%
Vs. Year Ago

Sold Vs. List Price

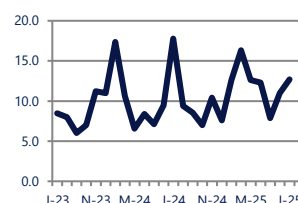
96.3%



No Change
Vs. Year Ago

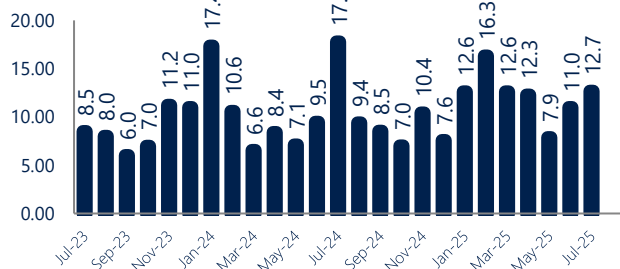
Months of Supply

12.7



Down -29%
Vs. Year Ago

Months Of Supply



Months of Supply

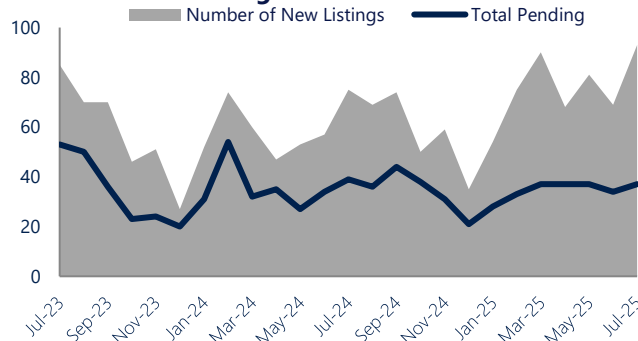
In July, there was 12.7 months of supply available in Margate City, Ventnor City, and Longport, compared to 17.8 in July 2024. That is a decrease of 29% versus a year ago.

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.

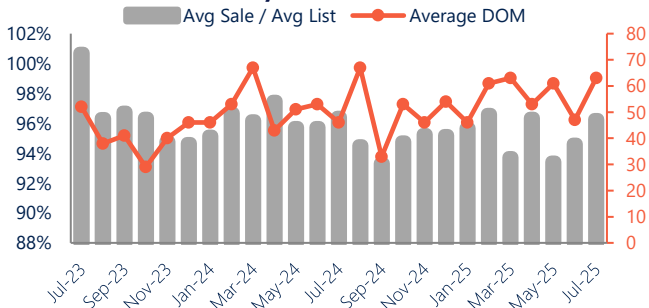
New Listings & Current Contracts

This month there were 93 homes newly listed for sale in Margate City, Ventnor City, and Longport compared to 75 in July 2024, an increase of 24%. There were 37 current contracts pending sale this July compared to 39 a year ago. The number of current contracts is 5% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Margate City, Ventnor City, and Longport was 96.3% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 63, higher than the average last year, which was 46, an increase of 37%.

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