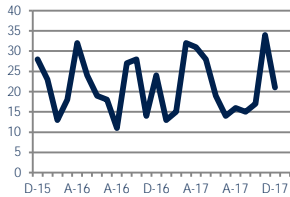


Focus On: Sea Isle City Housing Market

December 2017

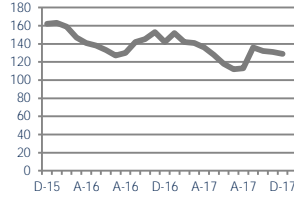
Zip Code(s): 08243

Units Sold
21



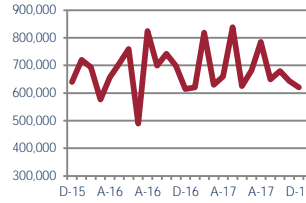
Down
Vs. Year Ago

Active Inventory
129



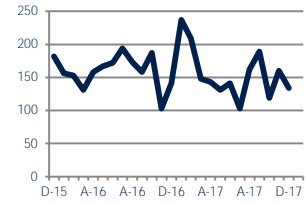
Down -9%
Vs. Year Ago

Median Sale Price
\$621,000

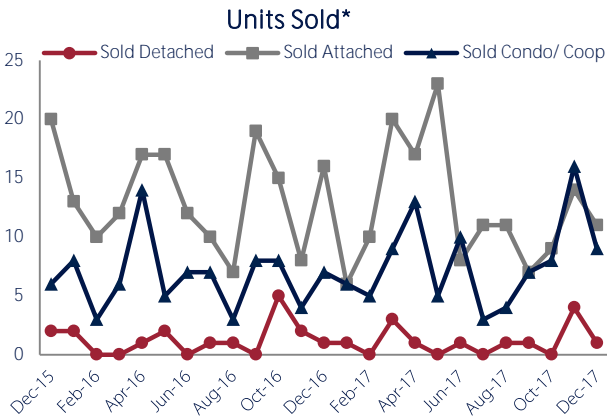


Up 1%
Vs. Year Ago

Days On Market
134



Down -5%
Vs. Year Ago

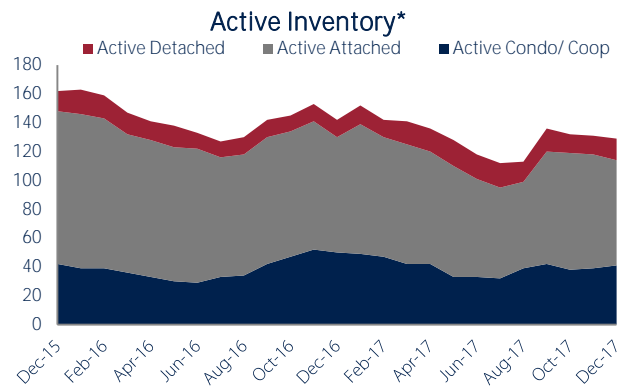


Units Sold

With relatively few transactions, there was a decrease in total units sold in December, with 21 sold this month in Sea Isle City. This month's total units sold was lower than at this time last year, a decrease from December 2016.

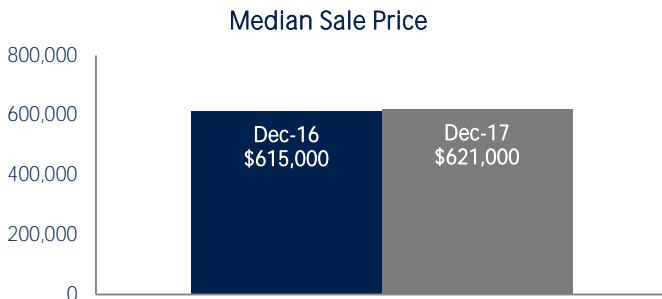
Active Inventory

Versus last year, the total number of homes available this month is lower by 13 units or 9%. The total number of active inventory this December was 129 compared to 142 in December 2016. This month's total of 129 is lower than the previous month's total supply of available inventory of 131, a decrease of 2%.



Median Sale Price

Last December, the median sale price for Sea Isle City Homes was \$615,000. This December, the median sale price was \$621,000, an increase of 1% or \$6,000 compared to last year. The current median sold price is 4% 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.

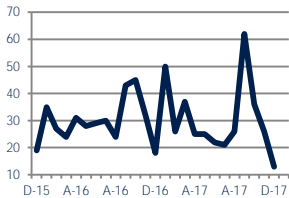
Information included in this report is based on data supplied by CMCAOR and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of CMCAOR or Long & Foster Real Estate, Inc.



Zip Code(s): 08243

New Listings

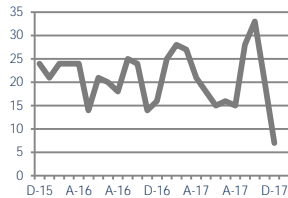
13



Down -28%
Vs. Year Ago

Current Contracts

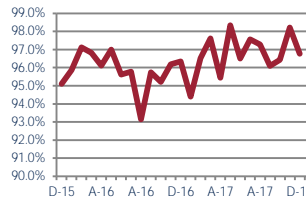
7



Down -56%
Vs. Year Ago

Sold Vs. List Price

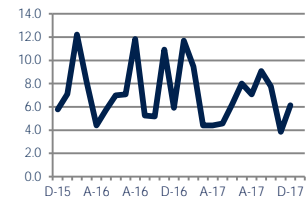
96.8%



No Change
Vs. Year Ago

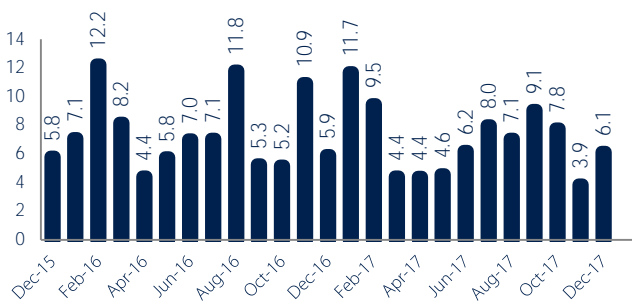
Months of Supply

6.1



Up 4%
Vs. Year Ago

Months Of Supply



Months of Supply

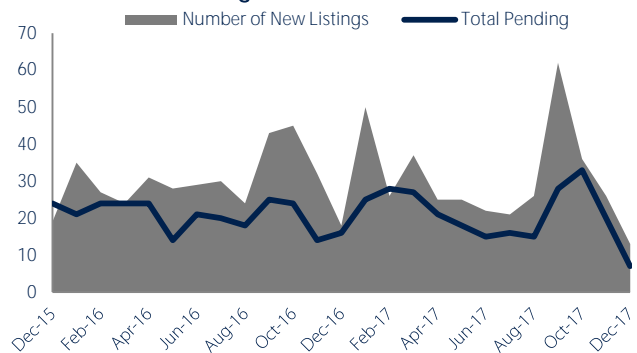
In December, there was 6.1 months of supply available in Sea Isle City, compared to 5.9 in December 2016. That is an increase of 4% versus a year ago.

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.

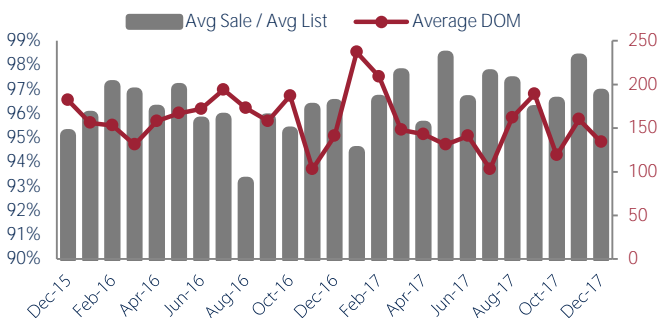
New Listings & Current Contracts

This month there were 13 homes newly listed for sale in Sea Isle City compared to 18 in December 2016, a decrease of 28%. There were 7 current contracts pending sale this December compared to 16 a year ago. The number of current contracts is 56% 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 96.8% 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 134, lower than the average last year, which was 141, a decrease of 5%.



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