

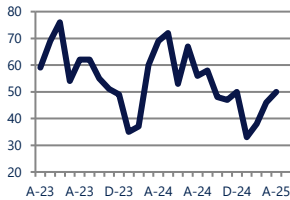
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BRIGANTINE AND ATLANTIC CITY HOUSING MARKET**

APRIL 2025

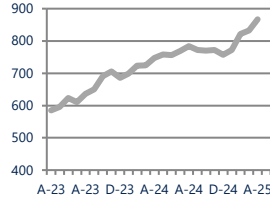
Zip Code(s): 08203 and 08401

Units Sold
50



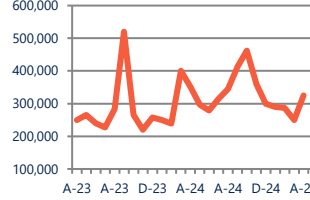
Down -28%
Vs. Year Ago

Active Inventory
867



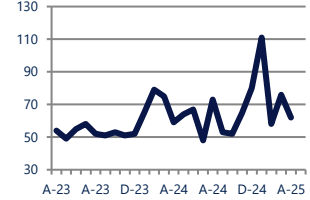
Up 16%
Vs. Year Ago

Median Sale Price
\$325,000



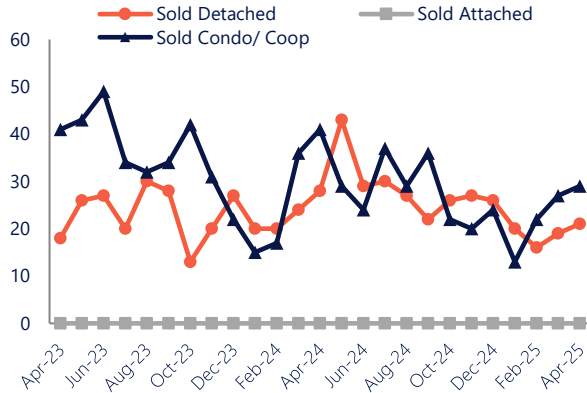
Down -8%
Vs. Year Ago

Days On Market
62



Up 5%
Vs. Year Ago

Units Sold*



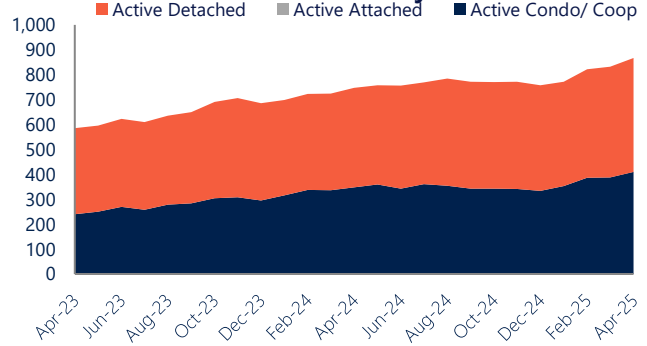
Units Sold

There was an increase in total units sold in April, with 50 sold this month in Brigantine and Atlantic City versus 46 last month, an increase of 9%. This month's total units sold was lower than at this time last year, a decrease of 28% versus April 2024.

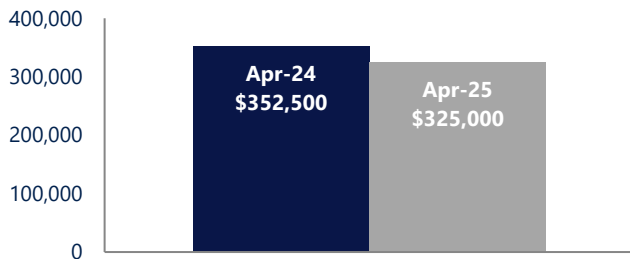
Active Inventory

Versus last year, the total number of homes available this month is higher by 120 units or 16%. The total number of active inventory this April was 867 compared to 747 in April 2024. This month's total of 867 is higher than the previous month's total supply of available inventory of 832, an increase of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Brigantine and Atlantic City Homes was \$352,500. This April, the median sale price was \$325,000, a decrease of \$27,500 compared to last year. The current median sold price is higher than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Brigantine and Atlantic City are defined as properties listed in zip code/s 08203 and 08401.

*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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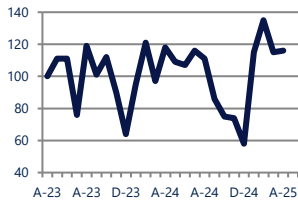
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APRIL 2025

Zip Code(s): 08203 and 08401

New Listings

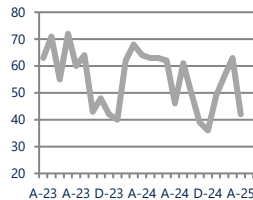
116



Down -2%
Vs. Year Ago

Current Contracts

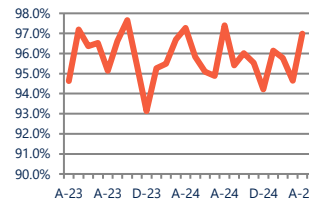
42



Down -34%
Vs. Year Ago

Sold Vs. List Price

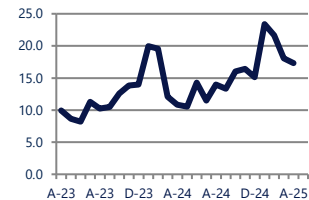
97.0%



No Change
Vs. Year Ago

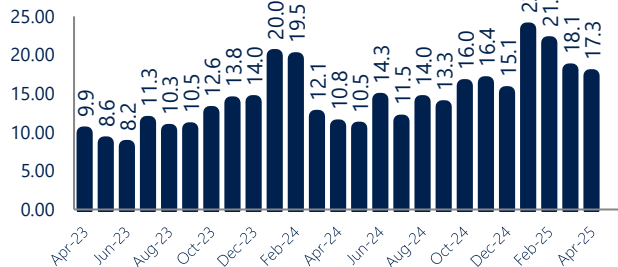
Months of Supply

17.3



Up
Vs. Year Ago

Months Of Supply



Months of Supply

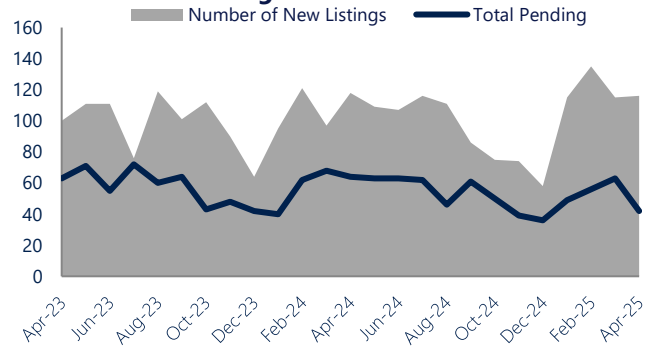
In April, there was 17.3 months of supply available in Brigantine and Atlantic City, compared to 10.8 in April 2024. That is an increase versus a year ago.

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.

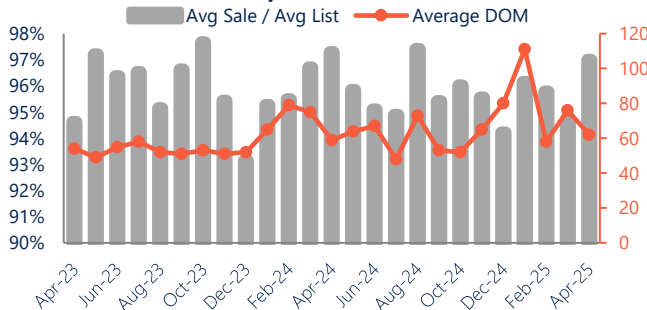
New Listings & Current Contracts

This month there were 116 homes newly listed for sale in Brigantine and Atlantic City compared to 118 in April 2024, a decrease of 2%. There were 42 current contracts pending sale this April compared to 64 a year ago. The number of current contracts is 34% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Brigantine and Atlantic City was 97.0% 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 62, higher than the average last year, which was 59, an increase of 5%.

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