

THE LONG & FOSTER MARKET MINUTE™

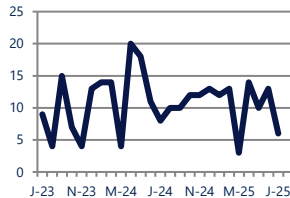
FOCUS ON: **SEA ISLE CITY HOUSING MARKET**

JULY 2025

Zip Code(s): 08243

Units Sold

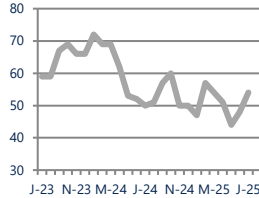
6



Down
Vs. Year Ago

Active Inventory

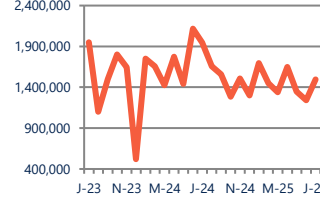
54



Up 8%
Vs. Year Ago

Median Sale Price

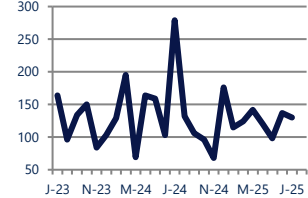
\$1,496,750



Down -23%
Vs. Year Ago

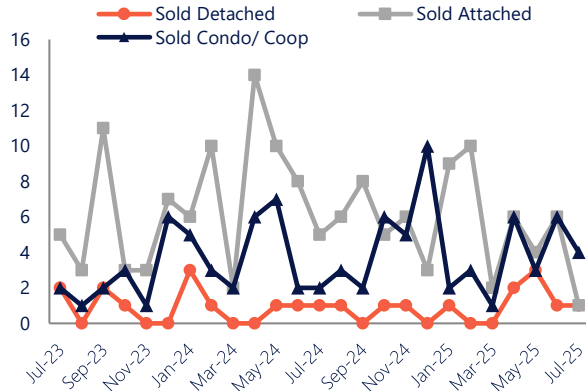
Days On Market

130



Down
Vs. Year Ago

Units Sold*



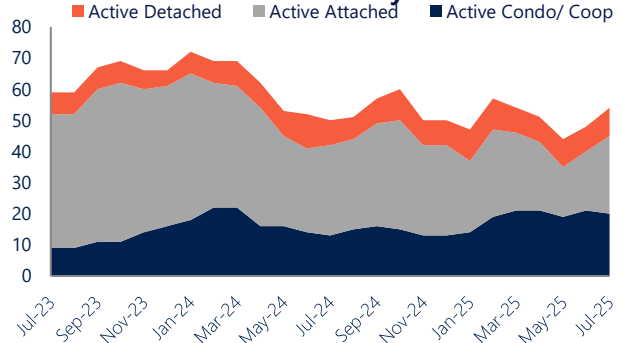
Units Sold

With relatively few transactions, there was a decrease in total units sold in July, with 6 sold this month in Sea Isle City. This month's total units sold was lower than at this time last year, a decrease from July 2024.

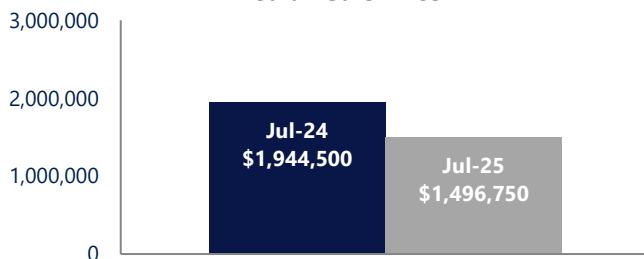
Active Inventory

Versus last year, the total number of homes available this month is higher by 4 units or 8%. The total number of active inventory this July was 54 compared to 50 in July 2024. This month's total of 54 is higher than the previous month's total supply of available inventory of 48, an increase of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Sea Isle City Homes was \$1,944,500. This July, the median sale price was \$1,496,750, a decrease of 23% or \$447,750 compared to last year. The current median sold price is 21% higher 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.

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.

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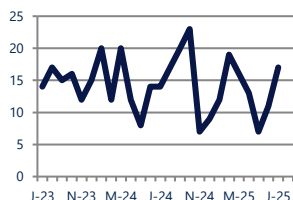
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JULY 2025

Zip Code(s): 08243

New Listings

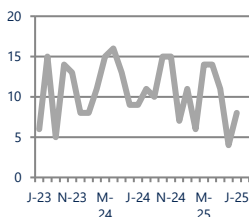
17



Up 21%
Vs. Year Ago

Current Contracts

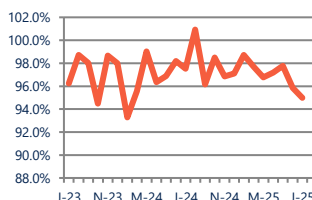
8



Down -11%
Vs. Year Ago

Sold Vs. List Price

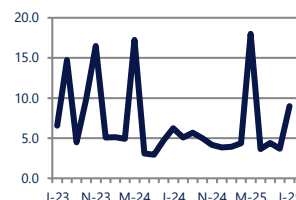
95.0%



Down -2.6%
Vs. Year Ago

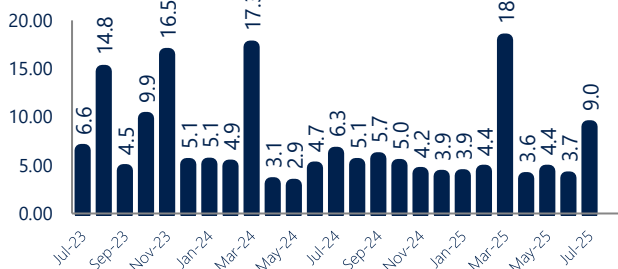
Months of Supply

9.0



Up 44%
Vs. Year Ago

Months Of Supply



Months of Supply

In July, there was 9.0 months of supply available in Sea Isle City, compared to 6.3 in July 2024. That is an increase of 44% versus a year ago.

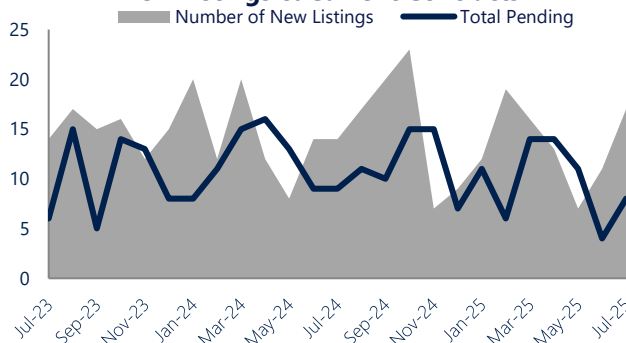
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

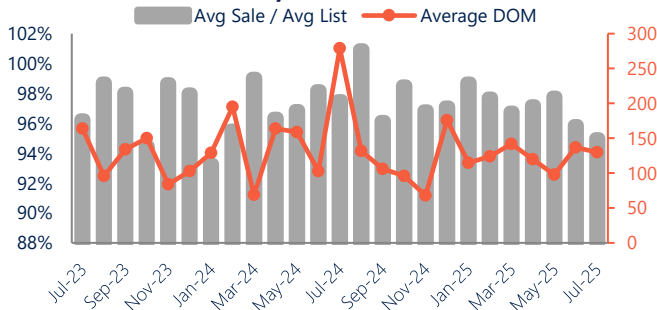
This month there were 17 homes newly listed for sale in Sea Isle City compared to 14 in July 2024, an increase of 21%.

There were 8 current contracts pending sale this July compared to 9 a year ago. The number of current contracts is 11% 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 Sea Isle City was 95.0% of the average list price, which is 2.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 130, lower than the average last year, which was 279. This decrease was impacted by the limited number of sales.

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