

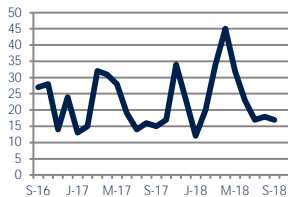
Focus On: Sea Isle City Housing Market

September 2018

Zip Code(s): 08243

Units Sold

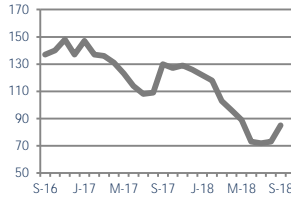
17



Up 13%
Vs. Year Ago

Active Inventory

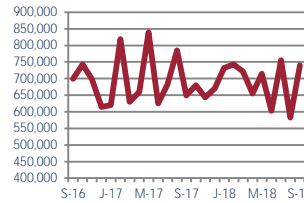
85



Down -35%
Vs. Year Ago

Median Sale Price

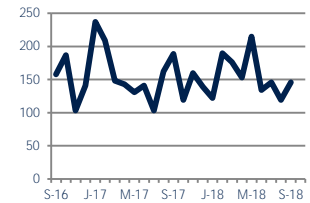
\$740,000



Up
Vs. Year Ago

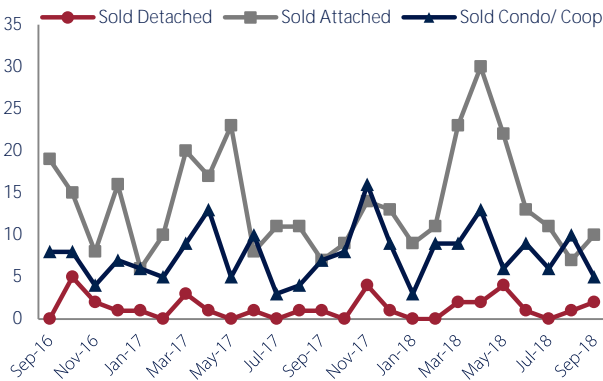
Days On Market

146



Down -23%
Vs. Year Ago

Units Sold*



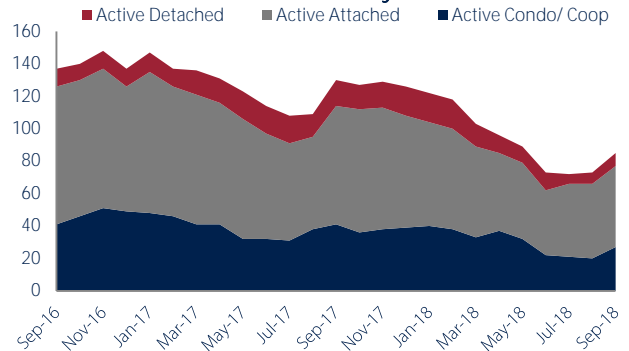
Units Sold

There was a decrease in total units sold in September, with 17 sold this month in Sea Isle City versus 18 last month, a decrease of 6%. This month's total units sold was higher than at this time last year, an increase of 13% versus September 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 45 units or 35%. The total number of active inventory this September was 85 compared to 130 in September 2017. This month's total of 85 is higher than the previous month's total supply of available inventory of 73, an increase of 16%.

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 September, the median sale price for Sea Isle City Homes was \$649,000. This September, the median sale price was \$740,000, an increase of \$91,000 compared to last year. The current median sold price is higher than in August.

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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE





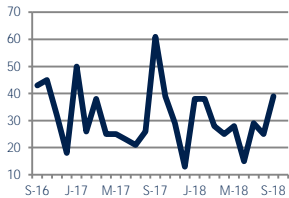
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Zip Code(s): 08243

New Listings

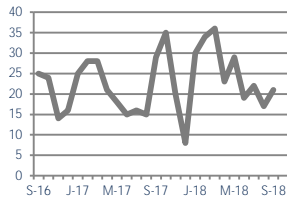
39



Down -36%
Vs. Year Ago

Current Contracts

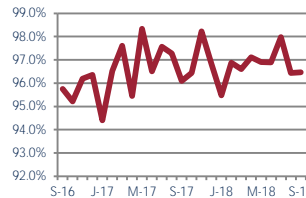
21



Down -28%
Vs. Year Ago

Sold Vs. List Price

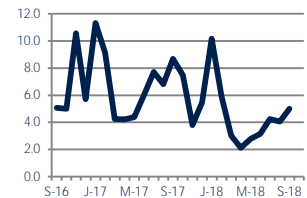
96.5%



No Change
Vs. Year Ago

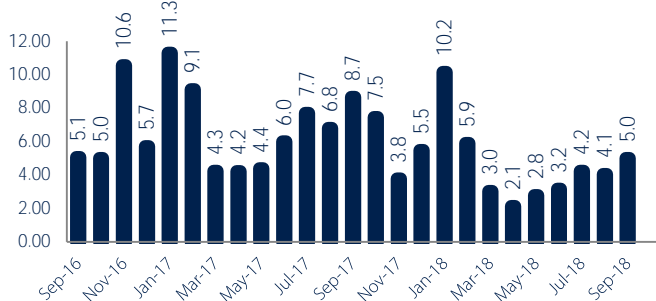
Months of Supply

5.0



Down -42%
Vs. Year Ago

Months Of Supply



Months of Supply

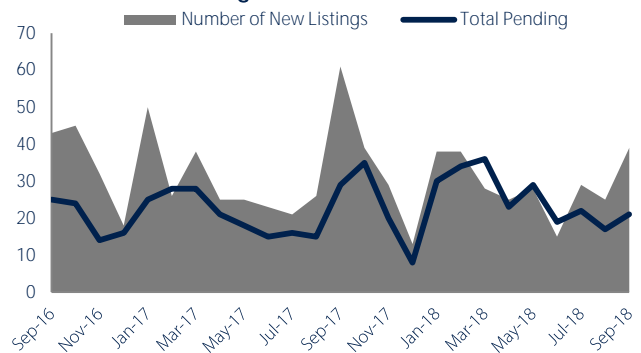
In September, there was 5.0 months of supply available in Sea Isle City, compared to 8.7 in September 2017. That is a decrease of 42% versus a year ago.

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.

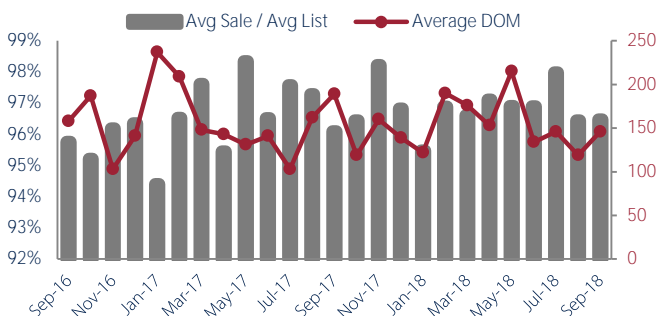
New Listings & Current Contracts

This month there were 39 new listings for sale in Sea Isle City compared to 61 in September 2017, a decrease of 36%. There were 21 current contracts pending sale this September compared to 29 a year ago. The number of current contracts is 28% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Sea Isle City was 96.5% 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 146, lower than the average last year, which was 189, a decrease of 23%.



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