



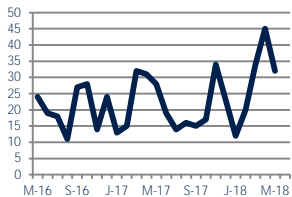
Focus On: Sea Isle City Housing Market

May 2018

Zip Code(s): 08243

Units Sold

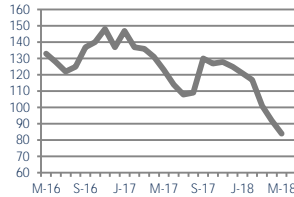
32



Up 14%  
Vs. Year Ago

Active Inventory

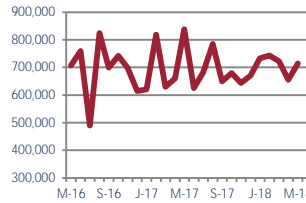
84



Down -32%  
Vs. Year Ago

Median Sale Price

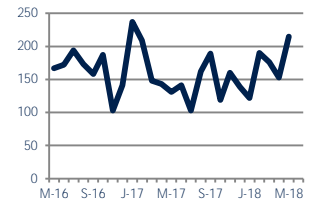
\$714,500



Down -15%  
Vs. Year Ago

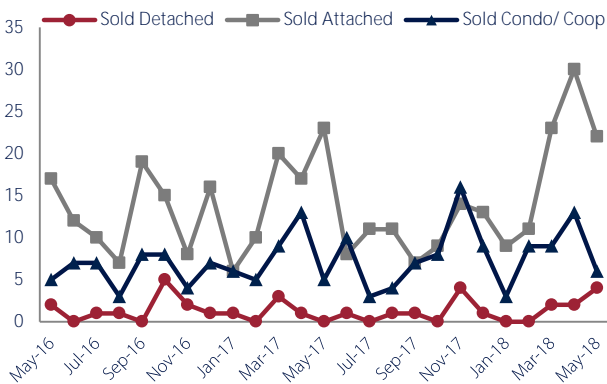
Days On Market

215



Up  
Vs. Year Ago

Units Sold\*



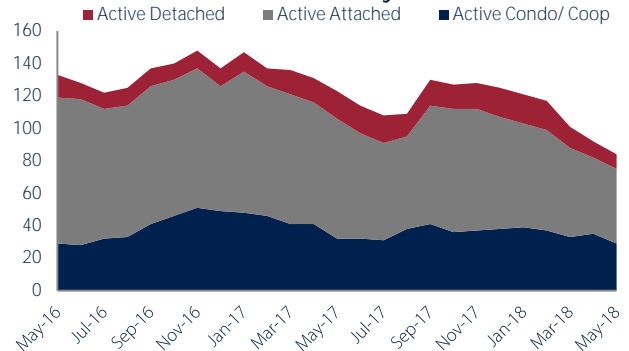
Units Sold

There was a decrease in total units sold in May, with 32 sold this month in Sea Isle City versus 45 last month, a decrease of 29%. This month's total units sold was higher than at this time last year, an increase of 14% versus May 2017.

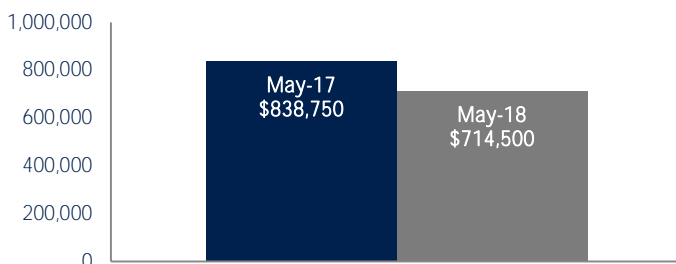
Active Inventory

Versus last year, the total number of homes available this month is lower by 39 units or 32%. The total number of active inventory this May was 84 compared to 123 in May 2017. This month's total of 84 is lower than the previous month's total supply of available inventory of 92, a decrease of 9%.

Active Inventory\*



Median Sale Price



Median Sale Price

Last May, the median sale price for Sea Isle City Homes was \$838,750. This May, the median sale price was \$714,500, a decrease of 15% or \$124,250 compared to last year. The current median sold price is 9% higher than in April.

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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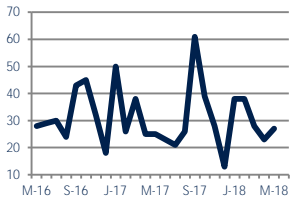
## Focus On: Sea Isle City Housing Market

May 2018

Zip Code(s): 08243

### New Listings

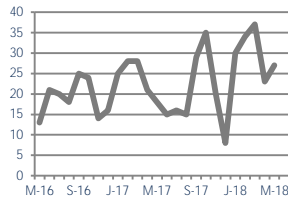
27



Up 8%  
Vs. Year Ago

### Current Contracts

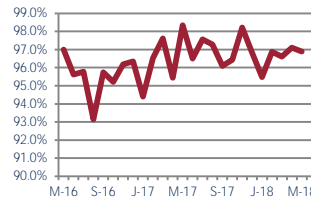
27



Up 50%  
Vs. Year Ago

### Sold Vs. List Price

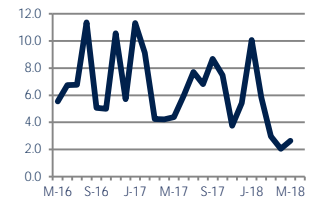
96.9%



Down -1.5%  
Vs. Year Ago

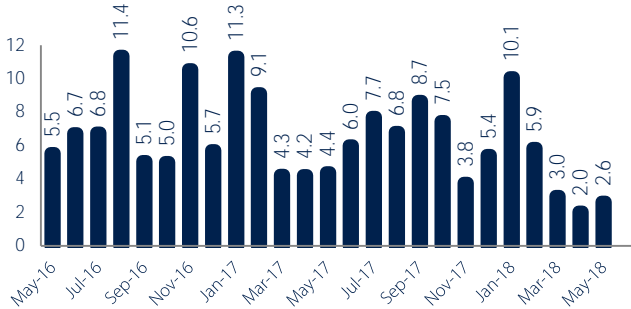
### Months of Supply

2.6



Down -40%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

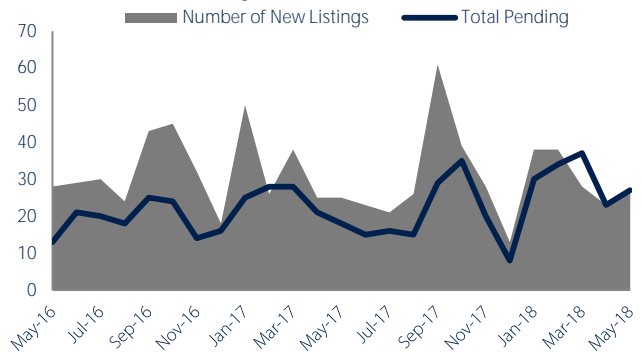
In May, there was 2.6 months of supply available in Sea Isle City, compared to 4.4 in May 2017. That is a decrease of 40% versus a year ago.

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.

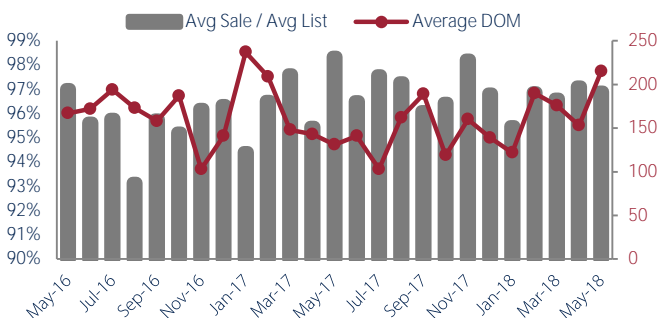
### New Listings & Current Contracts

This month there were 27 homes newly listed for sale in Sea Isle City compared to 25 in May 2017, an increase of 8%. There were 27 current contracts pending sale this May compared to 18 a year ago. The number of current contracts is 50% higher than last May.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In May, the average sale price in Sea Isle City was 96.9% of the average list price, which is 1.4% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 215, higher than the average last year, which was 131. This increase was impacted by the limited number of sales.

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