

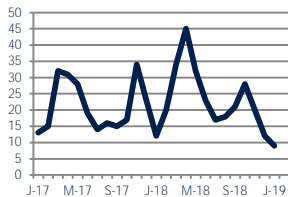
Focus On: Sea Isle City Housing Market

January 2019

Zip Code(s): 08243

Units Sold

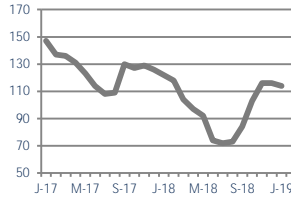
9



Down -25%
Vs. Year Ago

Active Inventory

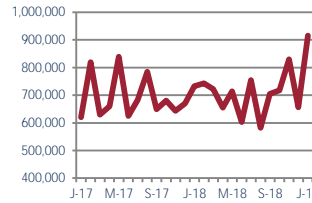
114



Down -7%
Vs. Year Ago

Median Sale Price

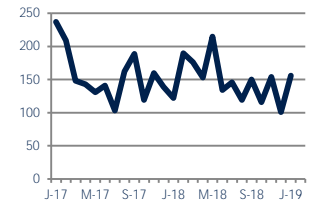
\$915,000



Up
Vs. Year Ago

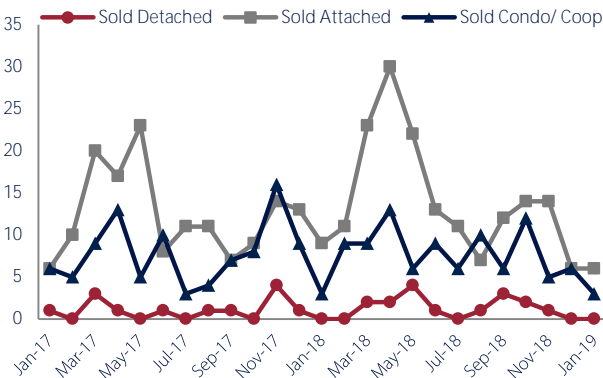
Days On Market

156



Up 28%
Vs. Year Ago

Units Sold*



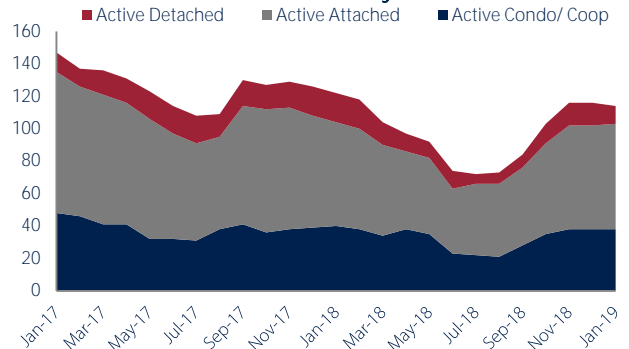
Units Sold

There was a decrease in total units sold in January, with 9 sold this month in Sea Isle City versus 12 last month, a decrease of 25%. This month's total units sold was lower than at this time last year, a decrease of 25% versus January 2018.

Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 7%. The total number of active inventory this January was 114 compared to 122 in January 2018. This month's total of 114 is lower than the previous month's total supply of available inventory of 116, a decrease of 2%.

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 January, the median sale price for Sea Isle City Homes was \$732,500. This January, the median sale price was \$915,000, an increase of \$182,500 compared to last year. The current median sold price is higher than in December.

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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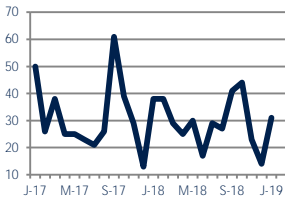
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January 2019

Zip Code(s): 08243

New Listings

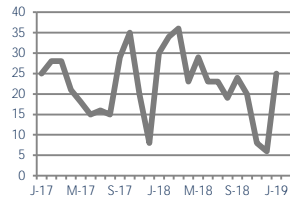
31



Down -18%
Vs. Year Ago

Current Contracts

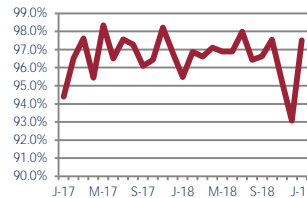
25



Down -17%
Vs. Year Ago

Sold Vs. List Price

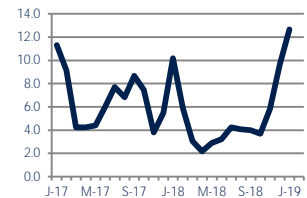
97.5%



Up 2.1%
Vs. Year Ago

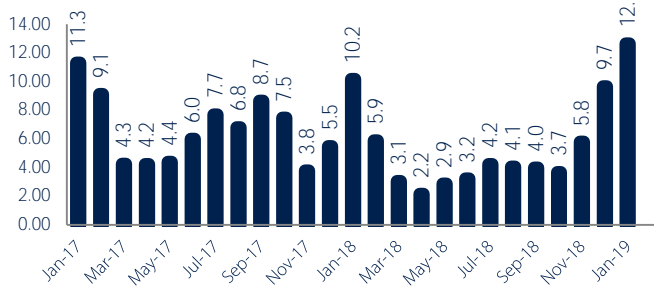
Months of Supply

12.7



Up 25%
Vs. Year Ago

Months Of Supply



Months of Supply

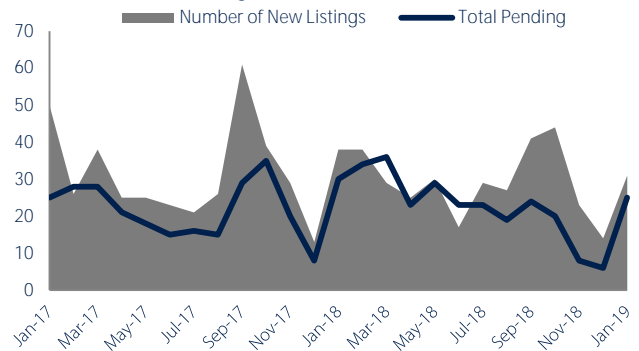
In January, there was 12.7 months of supply available in Sea Isle City, compared to 10.2 in January 2018. That is an increase of 25% versus a year ago.

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.

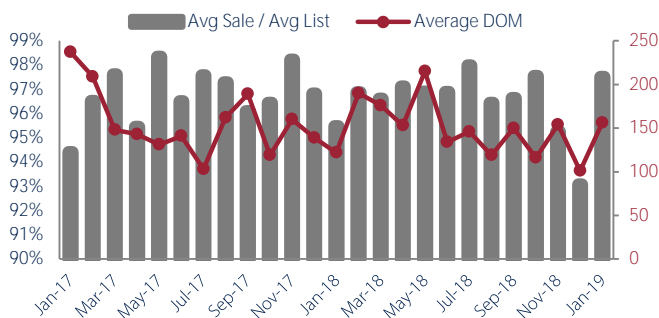
New Listings & Current Contracts

This month there were 31 homes newly listed for sale in Sea Isle City compared to 38 in January 2018, a decrease of 18%. There were 25 current contracts pending sale this January compared to 30 a year ago. The number of current contracts is 17% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Sea Isle City was 97.5% of the average list price, which is 2.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 156, higher than the average last year, which was 122, an increase of 28%.



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