

# THE LONG & FOSTER MARKET MINUTE™

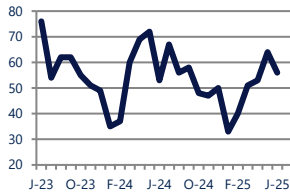
FOCUS ON: **BRIGANTINE AND ATLANTIC CITY HOUSING MARKET**

JUNE 2025

Zip Code(s): 08203 and 08401

## Units Sold

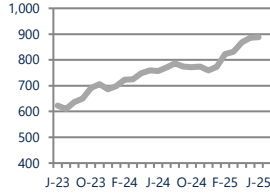
56



**Up 6%**  
Vs. Year Ago

## Active Inventory

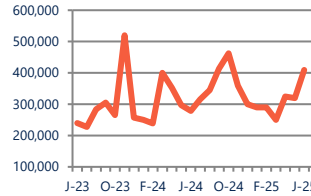
888



**Up 17%**  
Vs. Year Ago

## Median Sale Price

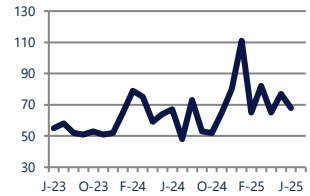
\$409,000



**Up**  
Vs. Year Ago

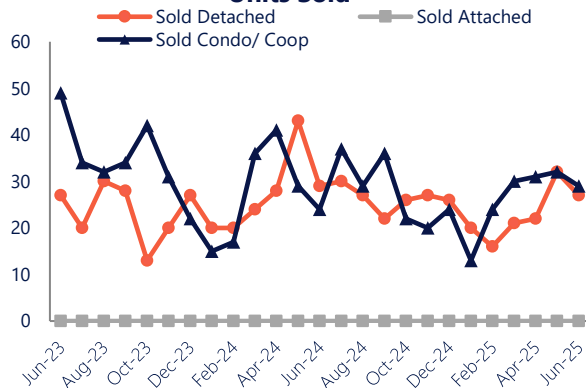
## Days On Market

68



**Up 1%**  
Vs. Year Ago

### Units Sold\*



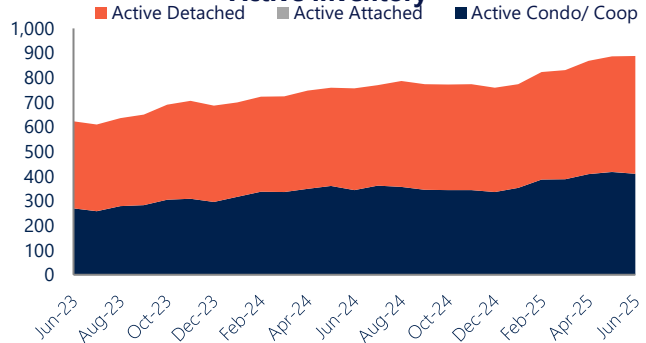
## Units Sold

There was a decrease in total units sold in June, with 56 sold this month in Brigantine and Atlantic City versus 64 last month, a decrease of 13%. This month's total units sold was higher than at this time last year, an increase of 6% versus June 2024.

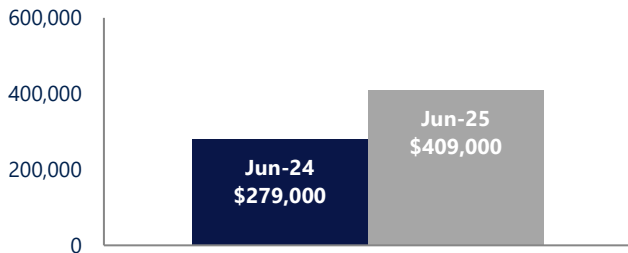
## Active Inventory

Versus last year, the total number of homes available this month is higher by 131 units or 17%. The total number of active inventory this June was 888 compared to 757 in June 2024. This month's supply remained stable as compared to last month.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last June, the median sale price for Brigantine and Atlantic City Homes was \$279,000. This June, the median sale price was \$409,000, an increase of \$130,000 compared to last year. The current median sold price is higher than in May.

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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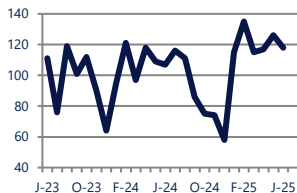
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JUNE 2025

Zip Code(s): 08203 and 08401

## New Listings

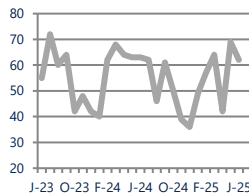
118



**Up 10%**  
Vs. Year Ago

## Current Contracts

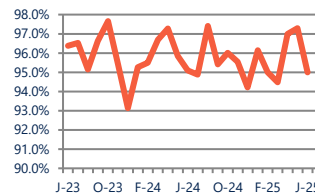
62



**Down -2%**  
Vs. Year Ago

## Sold Vs. List Price

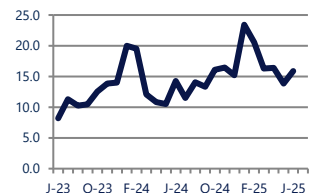
95.0%



**No Change**  
Vs. Year Ago

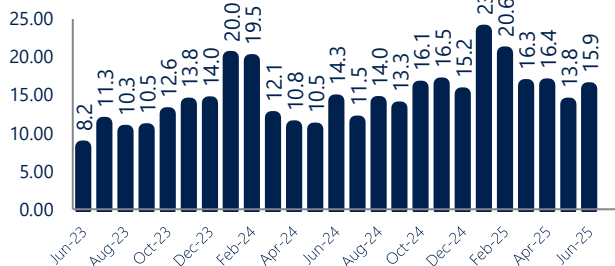
## Months of Supply

15.9



**Up 11%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

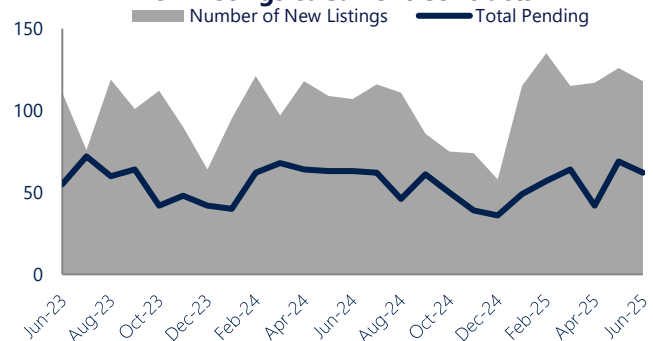
In June, there was 15.9 months of supply available in Brigantine and Atlantic City, compared to 14.3 in June 2024. That is an increase of 11% versus a year ago.

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.

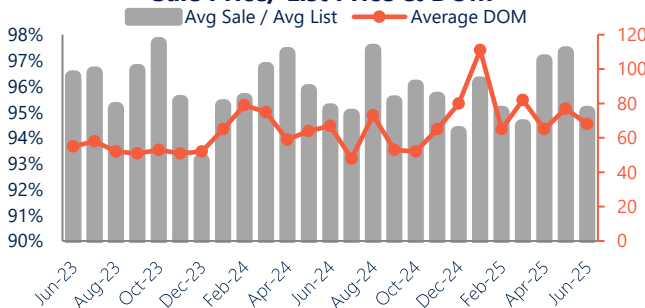
## New Listings & Current Contracts

This month there were 118 homes newly listed for sale in Brigantine and Atlantic City compared to 107 in June 2024, an increase of 10%. There were 62 current contracts pending sale this June compared to 63 a year ago. The number of current contracts is 2% lower than last June.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In June, the average sale price in Brigantine and Atlantic City was 95.0% 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 68, higher than the average last year, which was 67, an increase of 1%.

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