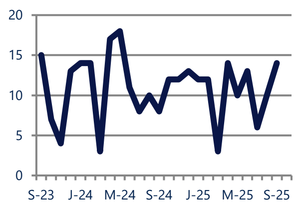
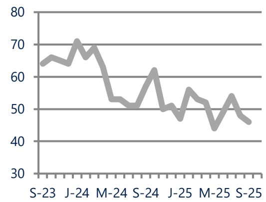
THE LONG & FOSTER
MARKET MINUTE™

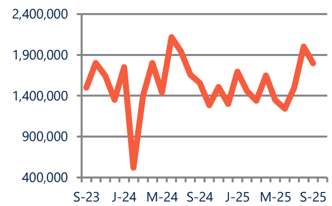
FOCUS ON: **SEA ISLE CITY HOUSING MARKET** SEPTEMBER 2025

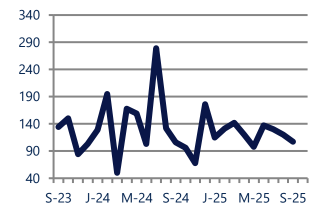
Zip Code(s): 08243

Units Sold	Active Inventory	Median Sale Price	Days On Market
14	46	$1,797,500	107

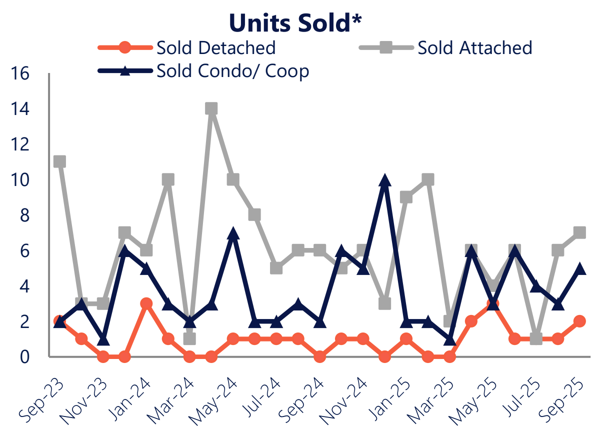






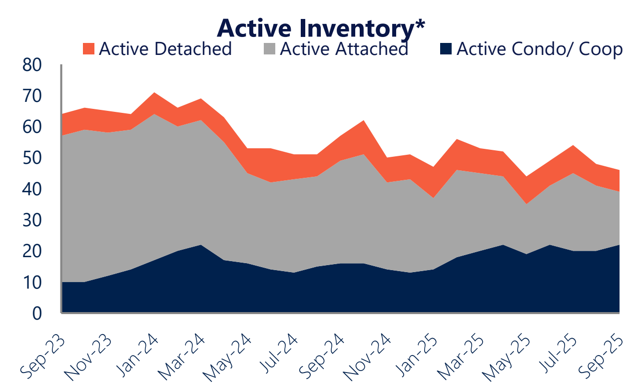


Up	Down -19%	Up 15%	Up 1%
Vs. Year Ago	Vs. Year Ago	Vs. Year Ago	Vs. Year Ago



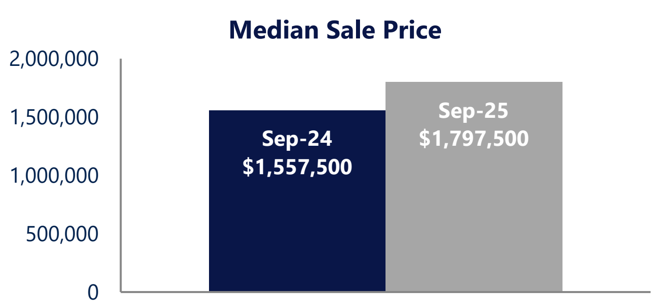
Units Sold

With relatively few transactions, there was an increase in total units sold in September, with 14 sold this month in Sea Isle City. This month's total units sold was higher than at this time last year, an increase from September 2024.



Active Inventory

Versus last year, the total number of homes available this month is lower by 11 units or 19%. The total number of active inventory this September was 46 compared to 57 in September 2024. This month's total of 46 is lower than the previous month's total supply of available inventory of 48, a decrease of 4%.



Median Sale Price

Last September, the median sale price for Sea Isle City Homes was $1,557,500. This September, the median sale price was $1,797,500, an increase of 15% or $240,000 compared to last year. The current median sold price is 10% lower 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.

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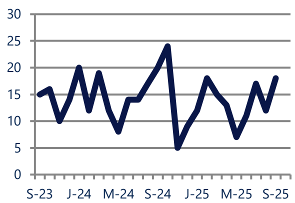
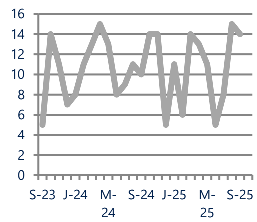
New Listings
18



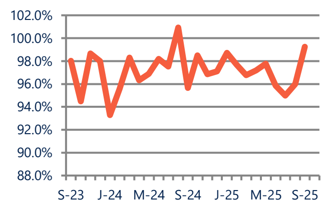
Down -10%
Vs. Year Ago

Current Contracts
14



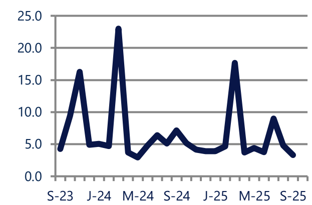
Up 40%
Vs. Year Ago

Sold Vs. List Price
99.2%

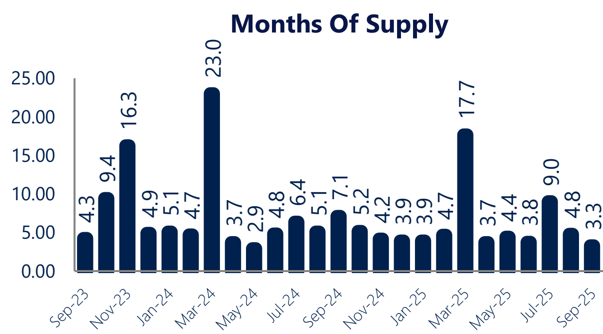


Up 3.8%
Vs. Year Ago

Months of Supply
3.3



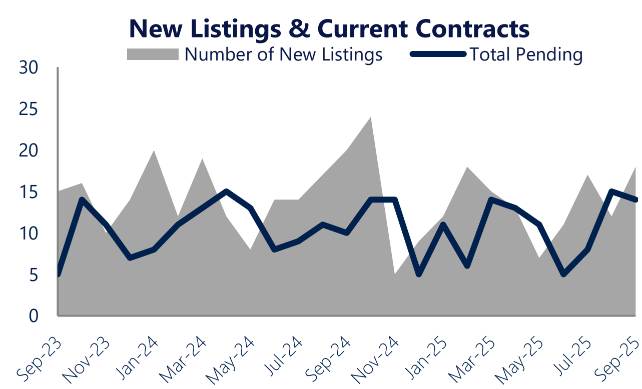
Down -54%
Vs. Year Ago



Months of Supply

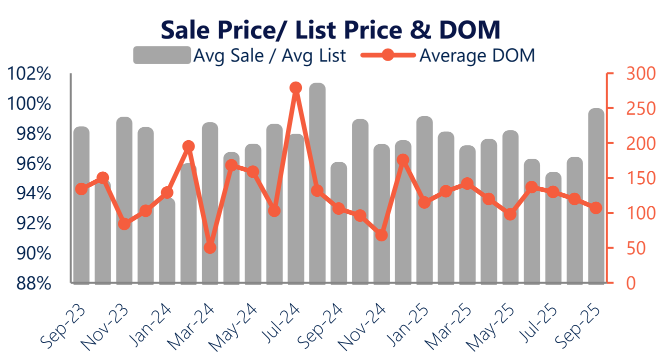
In September, there was 3.3 months of supply available in Sea Isle City, compared to 7.1 in September 2024. That is a decrease of 54% versus a year ago.

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 18 homes newly listed for sale in Sea Isle City compared to 20 in September 2024, a decrease of 10%. There were 14 current contracts pending sale this September compared to 10 a year ago. The number of current contracts is 40% higher than last September.



Sale Price to List Price Ratio

In September, the average sale price in Sea Isle City was 99.2% of the average list price, which is 3.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 107, higher than the average last year, which was 106, an increase of 1%.

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