

A photograph of a red brick building with a yellow door and a white bicycle parked against the wall. The door has a small arched window with a grid pattern. There are two black lantern-style light fixtures on the wall, one on each side of the door. A brass mailbox is mounted on the wall to the right of the door. A white bicycle with a black seat and handlebars is parked against the wall to the right of the door. The ground is a concrete sidewalk.

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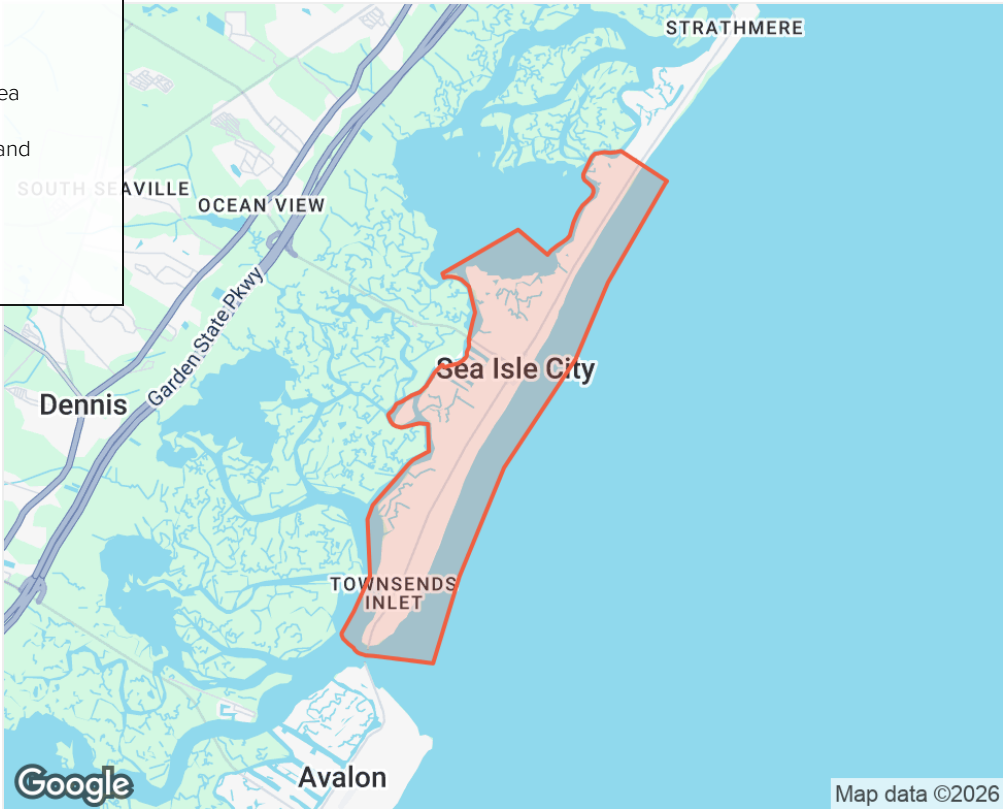
## Community Market Report

### **Sea Isle City, New Jersey**

February 2026

## About Sea Isle City

Welcome to your personalized market report for Sea Isle City in New Jersey. Dive into the latest market trends, insights, and key statistics to better understand the real estate landscape in this area.



Contact me to get  
the full Market  
Report and to learn  
more about Sea Isle  
City.





# Market Summary - All Property Types

## Recent Sales Trends

The statistics below highlight key market indicators for Sea Isle City, New Jersey. The data in the Sold Listings table is based on homes sold within the month of January 2026.

	Current Period Jan 2026	Last Month Dec 2025	Change From Last Month	Last Year Jan 2025	Change From Last Year
Homes Sold	10	6	▲ 67%	10	0%
Median Sale Price	\$1,530,000	\$1,800,000	▼ 15%	\$1,694,500	▼ 10%
Median List Price	\$1,399,999	\$1,750,000	▼ 20%	\$1,644,000	▼ 15%
Sale to List Price Ratio	102%	99%	▲ 3%	99%	▲ 3%
Sales Volume	\$14,392,000	\$9,415,000	▲ 53%	\$17,839,000	▼ 19%
Median Days on Market	61 days	53 days	▲ 8 days	111 days	▼ 50 days
Homes Sold Year to Date	10	140	▼ 93%	10	0%

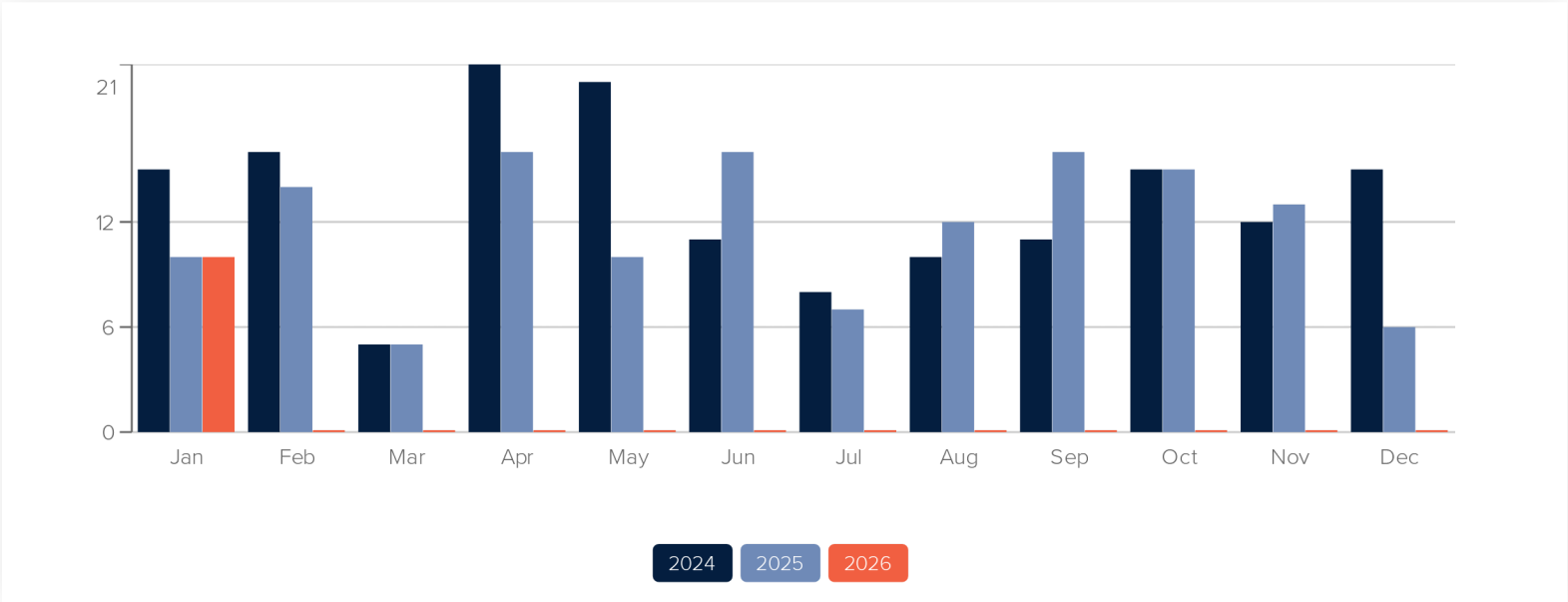
## Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of February 2, 2026. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.

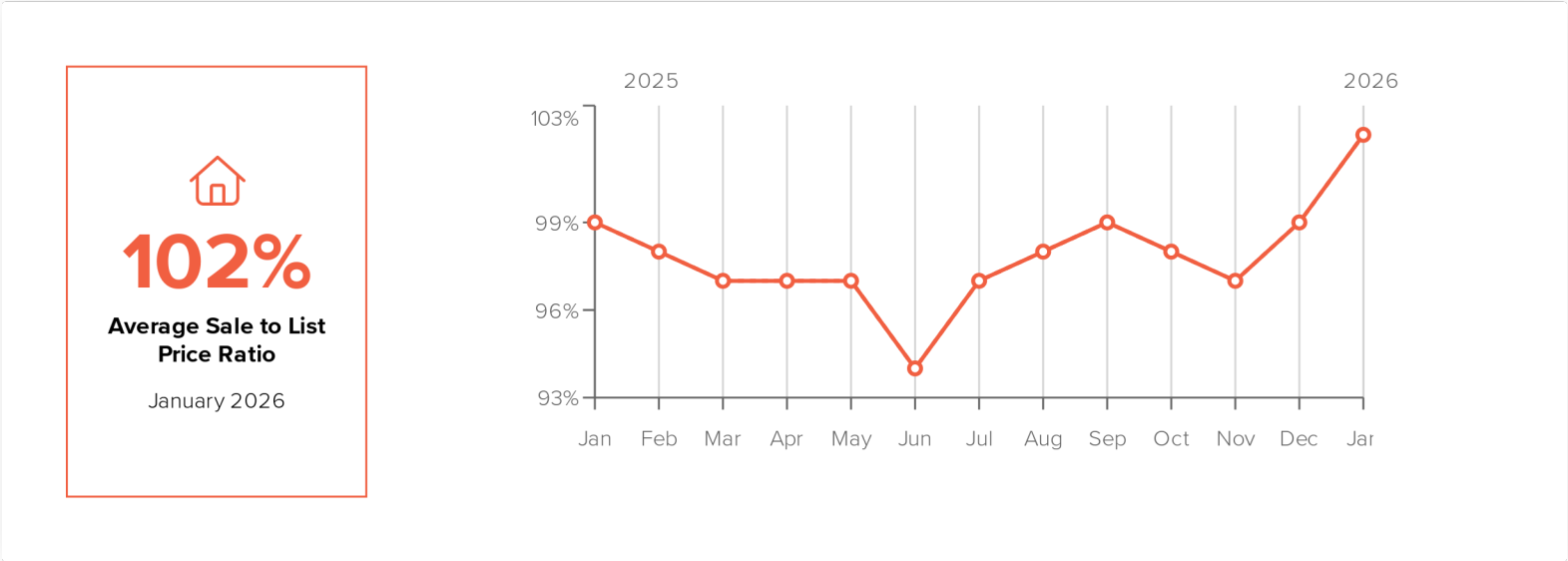
44 Homes for Sale	\$1,674,500 Median List Price	86 Median Days on Market
32 Homes Under Contract	\$6,250,000 High Price	\$549,000 Low Price

Values pulled on 2/2/2026

Homes Sold



Sale to List Price Ratio

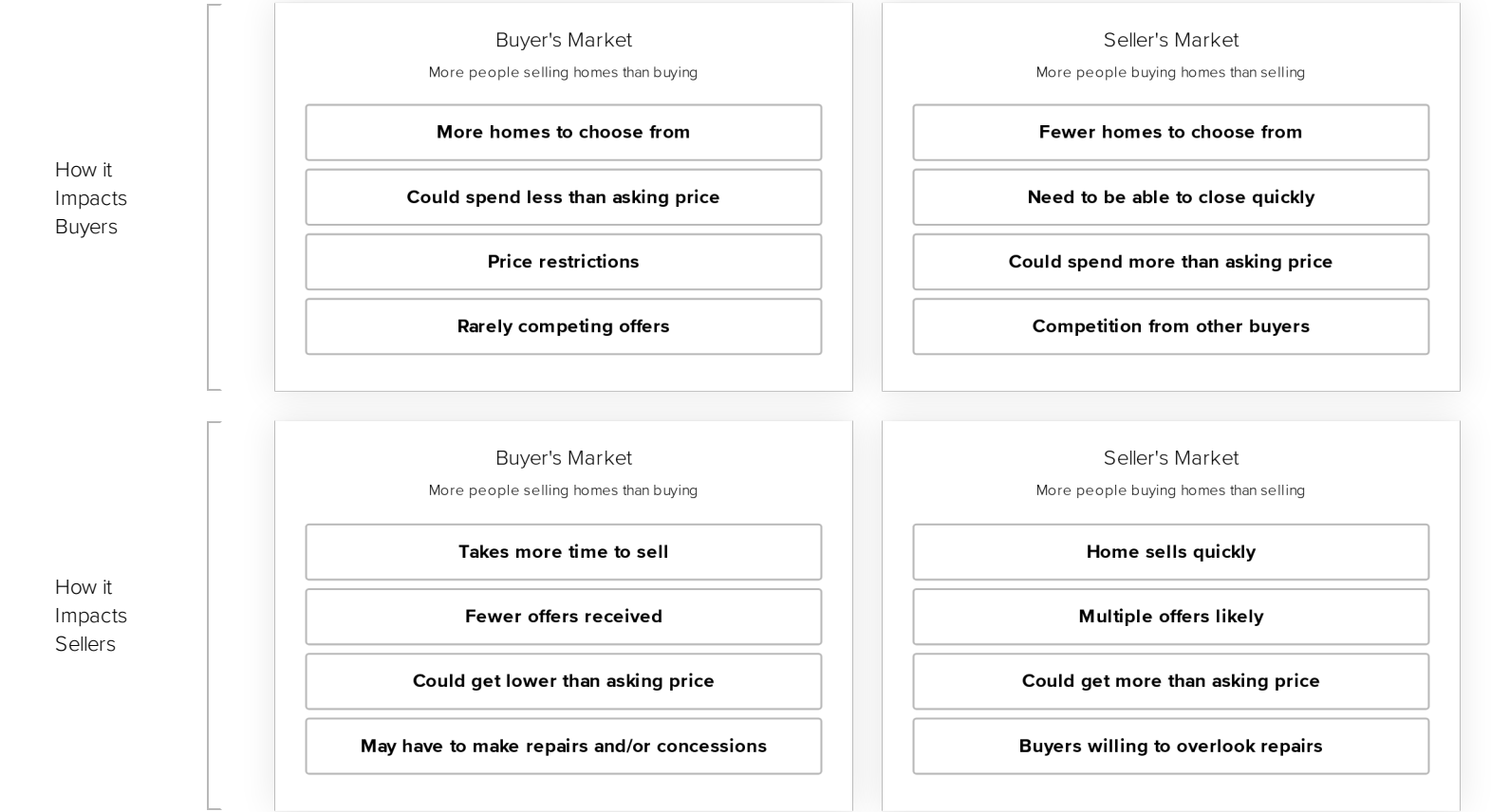


# Market Conditions



## Buyer's vs. Seller's Market

This graphic explains the key similarities and differences between a buyer's and seller's market; and how these market factors impact each group.



Market Conditions by Price Range

This table provides insight into key market indicators at specific price breakpoints. This information is valuable as the market conditions can vary by price category.

Price Range	Active Listings	Months of Inventory		Sales		Market Climate
		As of 2/2/26	Current Period Jan 2026	3 Month Trend	Current Period Jan 2026	6 Month Avg
All Price Ranges	44	4.4	1.5	10	12	Balanced
< \$400,000	0	—	0.0	0	0	—
\$400,000 - \$800,000	6	3.0	2.0	2	0	● Seller's
\$800,000 - \$1,200,000	13	6.5	1.4	2	2	● Buyer's
\$1,200,000 - \$1,600,000	5	1.7	1.3	3	1	● Seller's
\$1,600,000 - \$2,000,000	2	1.0	0.2	2	3	● Seller's
\$2,000,000 - \$2,400,000	4	—	—	0	1	—
\$2,400,000 - \$2,800,000	1	—	1.0	0	1	—
\$2,800,000 - \$3,200,000	11	11.0	11.0	1	0	● Buyer's
\$3,200,000 - \$3,600,000	1	—	—	0	0	—
\$3,600,000 - \$4,000,000	0	—	—	0	0	—
> \$4,000,000	1	—	—	0	0	—

Seller's Market

Less than 4 months of inventory

Balanced Market

Between 4-6 months of inventory

Buyer's Market

More than 6 months of inventory

# Statistics

## Days on Market by Price Range

The bar graph below indicates the median days on the market value for each price range breakpoint in Sea Isle City, New Jersey. The values are based on closed transactions in January 2026.

