

Year-over-Year Housing Statistics for Sea Isle City, NJ 1st Half 2021

Jan-Jun 2021 vs 2020

Condo/Townhouse

- Inventory is down 41%
- New listings are up 20%
 - Sales are up 35%
- Average sale price has increased 25%
- % of Asking Price is up 3% to 99.1%
- Average Days on Market is down 42%

| Condo/Townhouse | 2019 (Jan-Jun) | 2020 (Jan-Jun) | 2021 (Jan-Jun) | 2021 vs 2020 |
|-----------------------|----------------|----------------|----------------|--------------|
| Avg Monthly Inventory | 164 | 149 | 88 | Down 41% |
| New Listings | 149 | 116 | 139 | Up 20% |
| Number Sold | 116 | 113 | 152 | Up 35% |
| Avg Sale Price | \$763K | \$812K | \$1.01M | Up 25% |
| % of Asking Price | 97.1% | 96.1% | 99.1% | +3% |
| Avg Days on Market | 143 | 180 | 105 | Down 42% |

June 2021 vs June 2020

Condo/Townhouse

- Inventory down 57%
- Listings down 29%
 - Sales are up 12%
- Average sale price has increased 58%
- % of Asking Price is up 3.1% to 99.3%
- Average Days on Market is down 51%

| Condo/Townhouse | Jun-20 | Jan-21 | Feb-21 | Mar-21 | Apr-21 | May-21 | Jun-21 | vs Jun-20 |
|--------------------|--------|--------|--------|--------|--------|---------|---------|-----------|
| Inventory | 122 | 110 | 104 | 110 | 80 | 72 | 53 | Down 57% |
| New Listings | 24 | 33 | 22 | 32 | 18 | 17 | 17 | Down 29% |
| Number Sold | 17 | 20 | 24 | 40 | 22 | 27 | 19 | Up 12% |
| Avg Sale Price | \$807K | \$824K | \$1.0M | \$949K | \$956K | \$1.12M | \$1.28M | Up 58% |
| % of Asking Price | 96.2% | 99.8% | 99.2% | 98.3% | 99.9% | 99.2% | 99.3% | +3.1% |
| Avg Days on Market | 203 | 98 | 135 | 115 | 83 | 98 | 99 | Down 51% |

**Information was acquired from the Cape May County MLS and is deemed credible but not guaranteed.*

Jan-Jun 2021 vs 2020

Single-Family

- Inventory is down 34%
- New listings are unchanged
 - Sales are up 43%
- Average sale price has increased 88%
- % of Asking Price is up 2.3% to 97.2%
- Average Days on Market is up 35%

| Single-Family | 2019 (Jan-Jun) | 2020 (Jan-Jun) | 2021 (Jan-Jun) | 2021 vs 2020 |
|------------------------|----------------|----------------|----------------|--------------|
| Avg Monthly Inventory | 16 | 14 | 9 | Down 34% |
| Number of New Listings | 16 | 13 | 13 | No Change |
| Number Sold | 6 | 7 | 10 | Up 43% |
| Avg Sale Price | \$1.83M | \$998K | \$1.88M | Up 88% |
| % of Asking Price | 94.0% | 94.9% | 97.2% | +2.3% |
| Avg Days on Market | 114 | 106 | 143 | Up 35% |

June 2021 vs June 2020

Single-Family

- Inventory down 54%
- 3 new listings vs 0 in 2020
 - Sales are unchanged
 - Average sale price up 49%
- % of Asking Price is up 6% to 100.3%
- Average Days on Market is up 10%

| Single-Family | Jun-20 | Jan-21 | Feb-21 | Mar-21 | Apr-21 | May-21 | Jun-21 | vs Jun-20 |
|--------------------|--------|--------|--------|--------|--------|---------|---------|-----------|
| Inventory | 13 | 9 | 9 | 11 | 10 | 10 | 6 | Down 54% |
| New Listings | 0 | 1 | 1 | 4 | 2 | 2 | 3 | Up 100% |
| Number Sold | 2 | - | - | 3 | - | 5 | 2 | No Change |
| Avg Sale Price | \$705K | - | - | \$1.8M | - | \$2.25M | \$1.05M | Up 49% |
| % of Asking Price | 94.3% | - | - | 94.9% | - | 97.8% | 100.3% | +6% |
| Avg Days on Market | 63 | - | - | 214 | - | 146 | 70 | Up 10% |

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