

Local Market Update for April 2026

Provided by New Jersey REALTORS®



Atlantic County

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Single Family

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	324	385	+ 18.8%	1,197	1,197	0.0%
Closed Sales	178	175	- 1.7%	633	630	- 0.5%
Days on Market Until Sale	48	54	+ 12.5%	52	56	+ 7.7%
Median Sales Price*	\$402,000	\$400,000	- 0.5%	\$381,000	\$425,000	+ 11.5%
Percent of List Price Received*	98.2%	98.3%	+ 0.1%	98.0%	97.5%	- 0.5%
Inventory of Homes for Sale	710	680	- 4.2%	--	--	--
Months Supply of Inventory	3.7	3.4	- 8.1%	--	--	--

Townhouse-Condo

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	146	180	+ 23.3%	594	634	+ 6.7%
Closed Sales	92	73	- 20.7%	299	255	- 14.7%
Days on Market Until Sale	49	70	+ 42.9%	55	68	+ 23.6%
Median Sales Price*	\$232,500	\$238,000	+ 2.4%	\$230,000	\$231,990	+ 0.9%
Percent of List Price Received*	98.0%	96.2%	- 1.8%	97.0%	96.4%	- 0.6%
Inventory of Homes for Sale	416	491	+ 18.0%	--	--	--
Months Supply of Inventory	5.3	5.8	+ 9.4%	--	--	--

Adult Community

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	34	52	+ 52.9%	153	147	- 3.9%
Closed Sales	30	22	- 26.7%	87	78	- 10.3%
Days on Market Until Sale	55	94	+ 70.9%	62	76	+ 22.6%
Median Sales Price*	\$306,500	\$176,500	- 42.4%	\$317,516	\$284,500	- 10.4%
Percent of List Price Received*	97.7%	95.2%	- 2.6%	97.2%	96.2%	- 1.0%
Inventory of Homes for Sale	83	110	+ 32.5%	--	--	--
Months Supply of Inventory	3.7	4.4	+ 18.9%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type By Month

