

Local Market Update for May 2025

Provided by New Jersey REALTORS®



Atlantic County

Atlantic County

| Single Family | May | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 5-2024 | Thru 5-2025 | Percent Change |
| New Listings | 277 | 355 | + 28.2% | 1,381 | 1,550 | + 12.2% |
| Closed Sales | 232 | 234 | + 0.9% | 909 | 862 | - 5.2% |
| Days on Market Until Sale | 46 | 44 | - 4.3% | 47 | 50 | + 6.4% |
| Median Sales Price* | \$407,500 | \$419,500 | + 2.9% | \$370,000 | \$390,000 | + 5.4% |
| Percent of List Price Received* | 99.6% | 98.3% | - 1.3% | 98.8% | 98.1% | - 0.7% |
| Inventory of Homes for Sale | 594 | 732 | + 23.2% | -- | -- | -- |
| Months Supply of Inventory | 3.1 | 3.8 | + 22.6% | -- | -- | -- |

| Townhouse-Condo | May | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 5-2024 | Thru 5-2025 | Percent Change |
| New Listings | 115 | 160 | + 39.1% | 593 | 759 | + 28.0% |
| Closed Sales | 88 | 97 | + 10.2% | 384 | 392 | + 2.1% |
| Days on Market Until Sale | 46 | 68 | + 47.8% | 44 | 59 | + 34.1% |
| Median Sales Price* | \$235,450 | \$244,900 | + 4.0% | \$230,000 | \$230,000 | 0.0% |
| Percent of List Price Received* | 97.8% | 97.1% | - 0.7% | 98.1% | 96.9% | - 1.2% |
| Inventory of Homes for Sale | 292 | 440 | + 50.7% | -- | -- | -- |
| Months Supply of Inventory | 3.6 | 5.5 | + 52.8% | -- | -- | -- |

| Adult Community | May | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 5-2024 | Thru 5-2025 | Percent Change |
| New Listings | 31 | 41 | + 32.3% | 159 | 195 | + 22.6% |
| Closed Sales | 25 | 23 | - 8.0% | 112 | 110 | - 1.8% |
| Days on Market Until Sale | 34 | 54 | + 58.8% | 50 | 60 | + 20.0% |
| Median Sales Price* | \$247,000 | \$223,000 | - 9.7% | \$295,000 | \$310,000 | + 5.1% |
| Percent of List Price Received* | 97.2% | 97.7% | + 0.5% | 96.7% | 97.4% | + 0.7% |
| Inventory of Homes for Sale | 68 | 85 | + 25.0% | -- | -- | -- |
| Months Supply of Inventory | 3.0 | 3.7 | + 23.3% | -- | -- | -- |

* 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

