Local Market Update for September 2025

Provided by New Jersey REALTORS®



Cape May County

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Single Family		September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change	
New Listings	155	197	+ 27.1%	1,678	1,755	+ 4.6%	
Closed Sales	133	149	+ 12.0%	991	1,136	+ 14.6%	
Days on Market Until Sale	59	65	+ 10.2%	56	66	+ 17.9%	
Median Sales Price*	\$624,990	\$695,000	+ 11.2%	\$570,000	\$600,000	+ 5.3%	
Percent of List Price Received*	98.1%	96.2%	- 1.9%	97.3%	96.6%	- 0.7%	
Inventory of Homes for Sale	546	466	- 14.7%				
Months Supply of Inventory	4.9	3.6	- 26.5%				

Townhouse-Condo		September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change	
New Listings	204	206	+ 1.0%	1,476	1,553	+ 5.2%	
Closed Sales	114	125	+ 9.6%	951	972	+ 2.2%	
Days on Market Until Sale	52	62	+ 19.2%	60	58	- 3.3%	
Median Sales Price*	\$705,000	\$829,000	+ 17.6%	\$700,000	\$755,000	+ 7.9%	
Percent of List Price Received*	98.3%	97.9%	- 0.4%	97.9%	97.6%	- 0.3%	
Inventory of Homes for Sale	430	462	+ 7.4%				
Months Supply of Inventory	4.2	4.3	+ 2.4%				

Adult Community		September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change	
New Listings	5	5	0.0%	39	43	+ 10.3%	
Closed Sales	7	2	- 71.4%	38	38	0.0%	
Days on Market Until Sale	51	11	- 78.4%	56	63	+ 12.5%	
Median Sales Price*	\$475,000	\$492,450	+ 3.7%	\$447,000	\$435,000	- 2.7%	
Percent of List Price Received*	95.0%	98.5%	+ 3.7%	98.5%	97.6%	- 0.9%	
Inventory of Homes for Sale	7	12	+ 71.4%				
Months Supply of Inventory	2.0	3.1	+ 55.0%				

^{*} 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

