

Local Market Update for May 2025

Provided by New Jersey REALTORS®



Cape May County

Cape May County

Single Family

	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	214	195	- 8.9%	884	957	+ 8.3%
Closed Sales	125	131	+ 4.8%	503	583	+ 15.9%
Days on Market Until Sale	54	60	+ 11.1%	57	70	+ 22.8%
Median Sales Price*	\$546,200	\$615,000	+ 12.6%	\$560,000	\$565,500	+ 1.0%
Percent of List Price Received*	96.8%	96.8%	0.0%	96.9%	96.7%	- 0.2%
Inventory of Homes for Sale	501	545	+ 8.8%	--	--	--
Months Supply of Inventory	4.5	4.5	0.0%	--	--	--

Townhouse-Condo

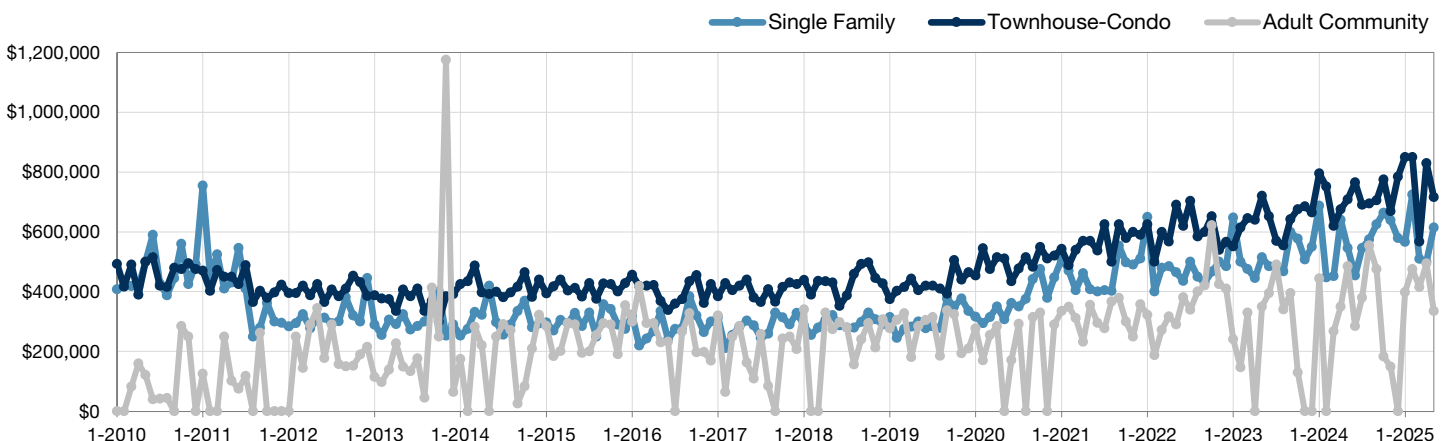
	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	156	180	+ 15.4%	809	840	+ 3.8%
Closed Sales	136	134	- 1.5%	546	506	- 7.3%
Days on Market Until Sale	59	50	- 15.3%	61	60	- 1.6%
Median Sales Price*	\$708,750	\$716,250	+ 1.1%	\$700,000	\$756,750	+ 8.1%
Percent of List Price Received*	97.9%	97.4%	- 0.5%	98.0%	97.4%	- 0.6%
Inventory of Homes for Sale	402	458	+ 13.9%	--	--	--
Months Supply of Inventory	3.7	4.5	+ 21.6%	--	--	--

Adult Community

	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	7	8	+ 14.3%	24	24	0.0%
Closed Sales	4	5	+ 25.0%	17	22	+ 29.4%
Days on Market Until Sale	76	75	- 1.3%	65	65	0.0%
Median Sales Price*	\$485,000	\$335,000	- 30.9%	\$359,000	\$420,000	+ 17.0%
Percent of List Price Received*	99.8%	95.3%	- 4.5%	98.7%	96.3%	- 2.4%
Inventory of Homes for Sale	12	10	- 16.7%	--	--	--
Months Supply of Inventory	3.8	2.3	- 39.5%	--	--	--

* 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



Current as of June 20, 2025. All data from the multiple listing services in the state of New Jersey. Margin of error for reported statewide numbers is +/- 4% at a 95% confidence level. Report © 2025 ShowingTime Plus, LLC.