Local Market Update for August 2026

Provided by New Jersey REALTORS®

Cape May County

Cape May County

Single Family

Key Metrics	August 2025	August 2026	Percent Change	Year to Date Thru 8-2025	Year to Date Thru 8-2026	Percent Change
New Listings	192	**187**	- 2.6%	1,550	**1,406**	- 9.3%
Closed Sales	123	**118**	- 4.1%	980	**871**	- 11.1%
Days on Market Until Sale	57	**66**	+ 15.8%	67	**64**	- 4.5%
Median Sales Price*	$600,000	**$659,000**	+ 9.8%	$585,000	**$660,000**	+ 12.8%
Percent of List Price Received*	96.8%	**96.1%**	- 0.7%	96.6%	**97.3%**	+ 0.7%
Inventory of Homes for Sale	503	**479**	- 4.8%	--	**--**	--
Months Supply of Inventory	4.1	**4.1**	0.0%	--	**--**	--

Townhouse-Condo

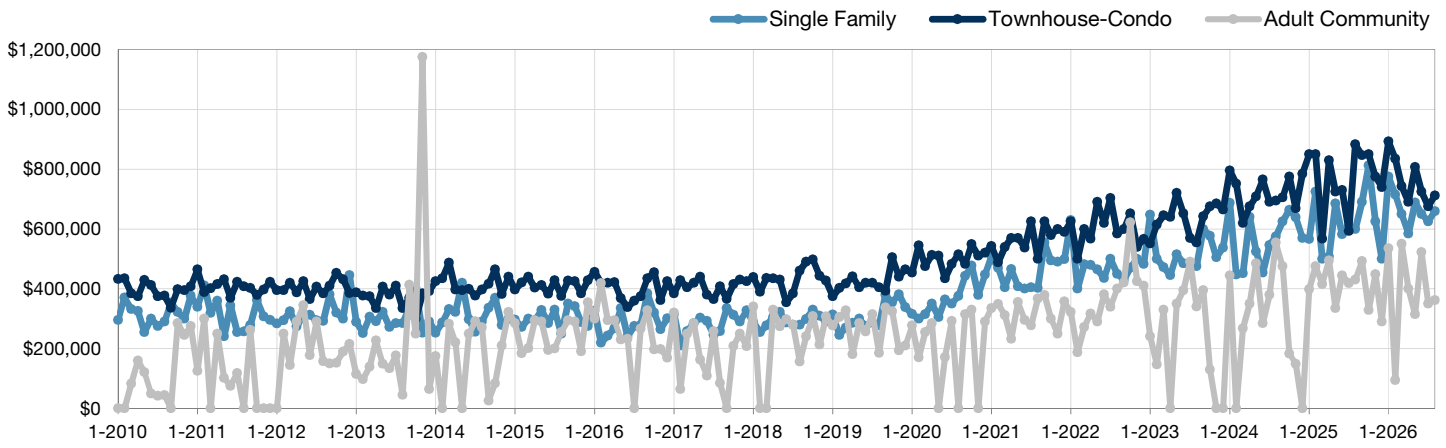
Key Metrics	August 2025	August 2026	Percent Change	Year to Date Thru 8-2025	Year to Date Thru 8-2026	Percent Change
New Listings	177	**163**	- 7.9%	1,352	**1,332**	- 1.5%
Closed Sales	126	**98**	- 22.2%	847	**869**	+ 2.6%
Days on Market Until Sale	55	**61**	+ 10.9%	58	**64**	+ 10.3%
Median Sales Price*	$883,575	**$712,000**	- 19.4%	$749,900	**$745,000**	- 0.7%
Percent of List Price Received*	97.8%	**97.8%**	0.0%	97.5%	**97.8%**	+ 0.3%
Inventory of Homes for Sale	444	**465**	+ 4.7%	--	**--**	--
Months Supply of Inventory	4.2	**4.2**	0.0%	--	**--**	--

Adult Community

Key Metrics	August 2025	August 2026	Percent Change	Year to Date Thru 8-2025	Year to Date Thru 8-2026	Percent Change
New Listings	2	**3**	+ 50.0%	35	**42**	+ 20.0%
Closed Sales	4	**3**	- 25.0%	36	**22**	- 38.9%
Days on Market Until Sale	102	**19**	- 81.4%	66	**37**	- 43.9%
Median Sales Price*	$430,000	**$362,000**	- 15.8%	$420,000	**$388,000**	- 7.6%
Percent of List Price Received*	98.4%	**98.4%**	0.0%	97.5%	**97.5%**	0.0%
Inventory of Homes for Sale	10	**14**	+ 40.0%	--	**--**	--
Months Supply of Inventory	2.8	**3.7**	+ 32.1%	--	**--**	--

* 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 September 09, 2026. 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 © 2026 ShowingTime Plus, LLC.