Local Market Update for September 2026

Provided by New Jersey REALTORS®

Cape May County

Cape May County

Single Family

Key Metrics	September 2025	September 2026	Percent Change	Year to Date Thru 9-2025	Year to Date Thru 9-2026	Percent Change
New Listings	202	**172**	- 14.9%	1,751	**1,593**	- 9.0%
Closed Sales	150	**142**	- 5.3%	1,130	**1,015**	- 10.2%
Days on Market Until Sale	67	**55**	- 17.9%	67	**63**	- 6.0%
Median Sales Price*	$690,135	**$803,500**	+ 16.4%	$600,000	**$685,000**	+ 14.2%
Percent of List Price Received*	96.1%	**97.0%**	+ 0.9%	96.6%	**97.3%**	+ 0.7%
Inventory of Homes for Sale	487	**489**	+ 0.4%	--	**--**	--
Months Supply of Inventory	3.9	**4.3**	+ 10.3%	--	**--**	--

Townhouse-Condo

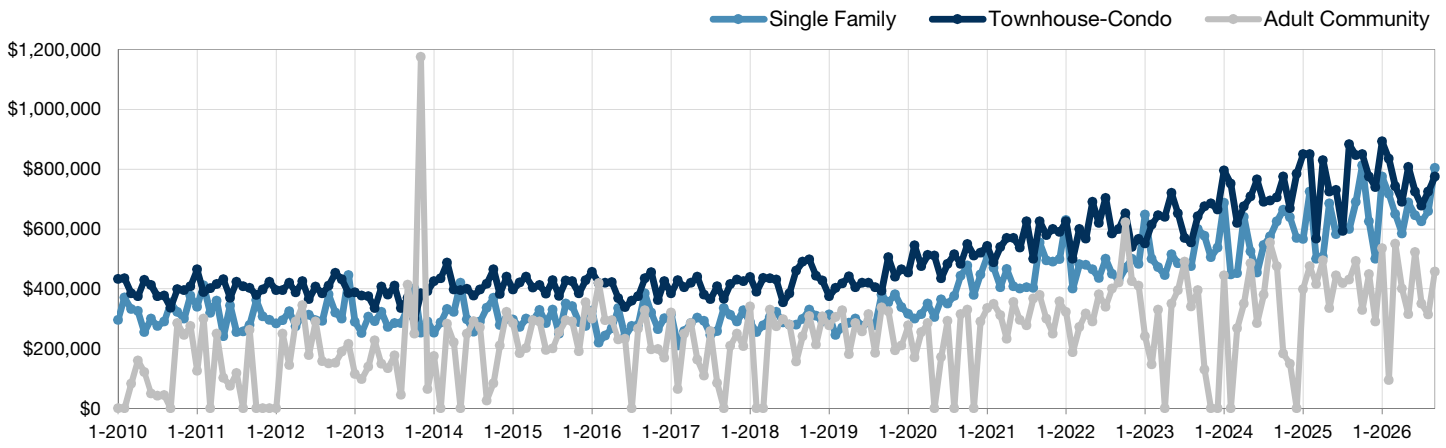
Key Metrics	September 2025	September 2026	Percent Change	Year to Date Thru 9-2025	Year to Date Thru 9-2026	Percent Change
New Listings	206	**219**	+ 6.3%	1,558	**1,548**	- 0.6%
Closed Sales	134	**148**	+ 10.4%	981	**1,021**	+ 4.1%
Days on Market Until Sale	62	**59**	- 4.8%	58	**64**	+ 10.3%
Median Sales Price*	$846,250	**$775,000**	- 8.4%	$765,000	**$750,000**	- 2.0%
Percent of List Price Received*	97.9%	**97.7%**	- 0.2%	97.6%	**97.8%**	+ 0.2%
Inventory of Homes for Sale	462	**498**	+ 7.8%	--	**--**	--
Months Supply of Inventory	4.3	**4.5**	+ 4.7%	--	**--**	--

Adult Community

Key Metrics	September 2025	September 2026	Percent Change	Year to Date Thru 9-2025	Year to Date Thru 9-2026	Percent Change
New Listings	5	**6**	+ 20.0%	40	**49**	+ 22.5%
Closed Sales	2	**6**	+ 200.0%	38	**29**	- 23.7%
Days on Market Until Sale	11	**18**	+ 63.6%	63	**36**	- 42.9%
Median Sales Price*	$492,450	**$457,500**	- 7.1%	$435,000	**$406,000**	- 6.7%
Percent of List Price Received*	98.5%	**100.5%**	+ 2.0%	97.6%	**98.2%**	+ 0.6%
Inventory of Homes for Sale	8	**18**	+ 125.0%	--	**--**	--
Months Supply of Inventory	2.0	**5.1**	+ 155.0%	--	**--**	--

* 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



Current as of October 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.