Local Market Update for October 2026

Provided by New Jersey REALTORS®

Cape May County

Cape May County

Single Family

Key Metrics	October 2025	October 2026	Percent Change	Year to Date Thru 10-2025	Year to Date Thru 10-2026	Percent Change
New Listings	170	**173**	+ 1.8%	1,921	**1,769**	- 7.9%
Closed Sales	164	**127**	- 22.6%	1,295	**1,149**	- 11.3%
Days on Market Until Sale	59	**62**	+ 5.1%	66	**63**	- 4.5%
Median Sales Price*	$812,500	**$950,000**	+ 16.9%	$612,500	**$700,000**	+ 14.3%
Percent of List Price Received*	97.1%	**97.0%**	- 0.1%	96.6%	**97.2%**	+ 0.6%
Inventory of Homes for Sale	483	**493**	+ 2.1%	--	**--**	--
Months Supply of Inventory	3.8	**4.4**	+ 15.8%	--	**--**	--

Townhouse-Condo

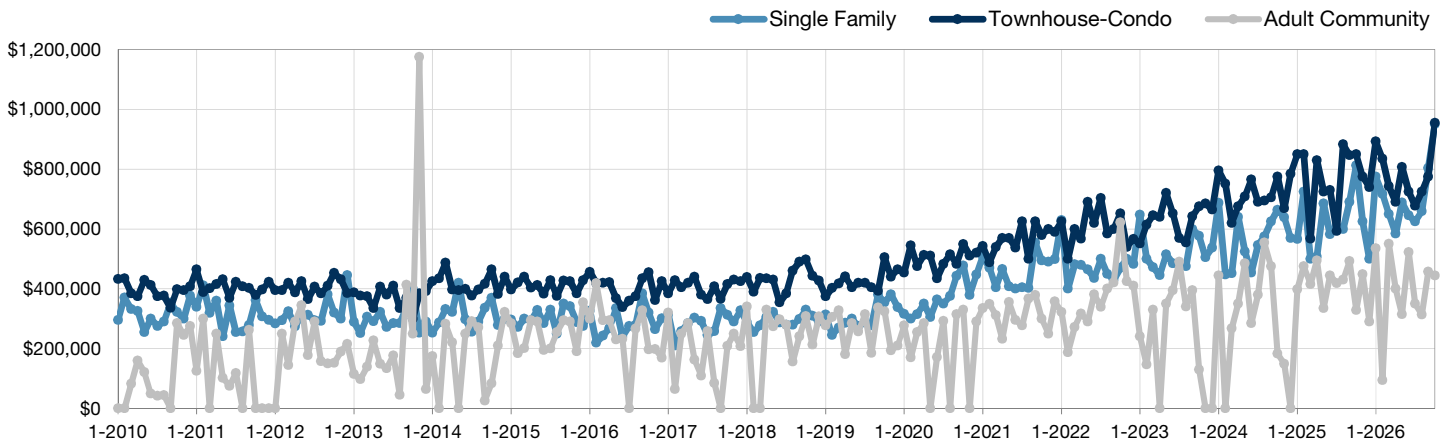
Key Metrics	October 2025	October 2026	Percent Change	Year to Date Thru 10-2025	Year to Date Thru 10-2026	Percent Change
New Listings	203	**178**	- 12.3%	1,761	**1,730**	- 1.8%
Closed Sales	149	**129**	- 13.4%	1,130	**1,160**	+ 2.7%
Days on Market Until Sale	56	**54**	- 3.6%	58	**63**	+ 8.6%
Median Sales Price*	$850,000	**$955,000**	+ 12.4%	$785,000	**$762,500**	- 2.9%
Percent of List Price Received*	97.8%	**97.9%**	+ 0.1%	97.6%	**97.8%**	+ 0.2%
Inventory of Homes for Sale	498	**523**	+ 5.0%	--	**--**	--
Months Supply of Inventory	4.6	**4.8**	+ 4.3%	--	**--**	--

Adult Community

Key Metrics	October 2025	October 2026	Percent Change	Year to Date Thru 10-2025	Year to Date Thru 10-2026	Percent Change
New Listings	5	**2**	- 60.0%	45	**54**	+ 20.0%
Closed Sales	5	**7**	+ 40.0%	43	**35**	- 18.6%
Days on Market Until Sale	67	**51**	- 23.9%	63	**40**	- 36.5%
Median Sales Price*	$329,000	**$444,900**	+ 35.2%	$415,000	**$415,000**	0.0%
Percent of List Price Received*	94.8%	**96.3%**	+ 1.6%	97.3%	**97.8%**	+ 0.5%
Inventory of Homes for Sale	7	**14**	+ 100.0%	--	**--**	--
Months Supply of Inventory	1.8	**3.7**	+ 105.6%	--	**--**	--

* 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 November 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.