

Local Market Update for November 2025

Provided by New Jersey REALTORS®



Atlantic County

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Single Family

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	223	248	+ 11.2%	3,093	3,386	+ 9.5%
Closed Sales	182	170	- 6.6%	2,115	2,162	+ 2.2%
Days on Market Until Sale	37	46	+ 24.3%	45	46	+ 2.2%
Median Sales Price*	\$392,500	\$435,000	+ 10.8%	\$379,000	\$415,000	+ 9.5%
Percent of List Price Received*	99.4%	98.0%	- 1.4%	98.7%	98.4%	- 0.3%
Inventory of Homes for Sale	647	723	+ 11.7%	--	--	--
Months Supply of Inventory	3.3	3.7	+ 12.1%	--	--	--

Townhouse-Condo

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	108	110	+ 1.9%	1,340	1,576	+ 17.6%
Closed Sales	66	73	+ 10.6%	858	955	+ 11.3%
Days on Market Until Sale	57	65	+ 14.0%	44	60	+ 36.4%
Median Sales Price*	\$221,000	\$289,000	+ 30.8%	\$235,000	\$250,000	+ 6.4%
Percent of List Price Received*	97.5%	96.3%	- 1.2%	97.5%	96.9%	- 0.6%
Inventory of Homes for Sale	323	403	+ 24.8%	--	--	--
Months Supply of Inventory	4.2	4.6	+ 9.5%	--	--	--

Adult Community

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	15	34	+ 126.7%	332	395	+ 19.0%
Closed Sales	25	17	- 32.0%	253	273	+ 7.9%
Days on Market Until Sale	46	40	- 13.0%	49	58	+ 18.4%
Median Sales Price*	\$315,000	\$227,000	- 27.9%	\$290,000	\$315,000	+ 8.6%
Percent of List Price Received*	97.9%	94.1%	- 3.9%	97.3%	97.2%	- 0.1%
Inventory of Homes for Sale	61	97	+ 59.0%	--	--	--
Months Supply of Inventory	2.8	3.9	+ 39.3%	--	--	--

* 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

