Local Market Update for September 2025

Provided by New Jersey REALTORS®



Atlantic County

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Single Family		September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change	
New Listings	279	320	+ 14.7%	2,576	2,847	+ 10.5%	
Closed Sales	200	225	+ 12.5%	1,720	1,737	+ 1.0%	
Days on Market Until Sale	49	48	- 2.0%	47	47	0.0%	
Median Sales Price*	\$387,450	\$429,500	+ 10.9%	\$375,000	\$409,000	+ 9.1%	
Percent of List Price Received*	98.3%	98.6%	+ 0.3%	98.7%	98.4%	- 0.3%	
Inventory of Homes for Sale	681	757	+ 11.2%				
Months Supply of Inventory	3.6	3.8	+ 5.6%				

Townhouse-Condo		September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change	
New Listings	121	149	+ 23.1%	1,118	1,332	+ 19.1%	
Closed Sales	88	97	+ 10.2%	704	755	+ 7.2%	
Days on Market Until Sale	37	59	+ 59.5%	42	60	+ 42.9%	
Median Sales Price*	\$240,000	\$275,000	+ 14.6%	\$230,000	\$250,000	+ 8.7%	
Percent of List Price Received*	96.5%	97.3%	+ 0.8%	97.6%	97.0%	- 0.6%	
Inventory of Homes for Sale	309	420	+ 35.9%				
Months Supply of Inventory	4.0	5.0	+ 25.0%				

Adult Community		September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change	
New Listings	44	38	- 13.6%	290	320	+ 10.3%	
Closed Sales	26	24	- 7.7%	208	231	+ 11.1%	
Days on Market Until Sale	36	60	+ 66.7%	49	56	+ 14.3%	
Median Sales Price*	\$299,500	\$371,500	+ 24.0%	\$284,500	\$327,950	+ 15.3%	
Percent of List Price Received*	96.8%	97.9%	+ 1.1%	97.3%	97.6%	+ 0.3%	
Inventory of Homes for Sale	69	78	+ 13.0%				
Months Supply of Inventory	3.1	3.2	+ 3.2%				

^{*} 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

