

Local Market Update for May 2026

Provided by New Jersey REALTORS®



Atlantic County

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Single Family

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	349	356	+ 2.0%	1,546	1,559	+ 0.8%
Closed Sales	252	212	- 15.9%	885	861	- 2.7%
Days on Market Until Sale	43	45	+ 4.7%	50	54	+ 8.0%
Median Sales Price*	\$418,250	\$459,995	+ 10.0%	\$390,000	\$435,000	+ 11.5%
Percent of List Price Received*	98.3%	98.3%	0.0%	98.1%	97.7%	- 0.4%
Inventory of Homes for Sale	734	756	+ 3.0%	--	--	--
Months Supply of Inventory	3.8	3.8	0.0%	--	--	--

Townhouse-Condo

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	155	148	- 4.5%	749	774	+ 3.3%
Closed Sales	97	93	- 4.1%	396	355	- 10.4%
Days on Market Until Sale	68	60	- 11.8%	59	66	+ 11.9%
Median Sales Price*	\$244,900	\$254,000	+ 3.7%	\$232,500	\$235,000	+ 1.1%
Percent of List Price Received*	97.1%	96.8%	- 0.3%	97.0%	96.5%	- 0.5%
Inventory of Homes for Sale	426	463	+ 8.7%	--	--	--
Months Supply of Inventory	5.4	5.4	0.0%	--	--	--

Adult Community

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	41	42	+ 2.4%	194	187	- 3.6%
Closed Sales	25	19	- 24.0%	112	100	- 10.7%
Days on Market Until Sale	59	60	+ 1.7%	61	72	+ 18.0%
Median Sales Price*	\$223,000	\$295,000	+ 32.3%	\$310,000	\$295,000	- 4.8%
Percent of List Price Received*	98.0%	97.5%	- 0.5%	97.4%	96.5%	- 0.9%
Inventory of Homes for Sale	85	101	+ 18.8%	--	--	--
Months Supply of Inventory	3.7	3.9	+ 5.4%	--	--	--

* 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

