

Local Market Update for August 2026

Provided by New Jersey REALTORS®



Atlantic County

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Single Family

	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	348	312	- 10.3%	2,545	2,567	+ 0.9%
Closed Sales	196	188	- 4.1%	1,527	1,519	- 0.5%
Days on Market Until Sale	39	47	+ 20.5%	47	48	+ 2.1%
Median Sales Price*	\$400,000	\$438,750	+ 9.7%	\$401,500	\$445,000	+ 10.8%
Percent of List Price Received*	99.1%	98.3%	- 0.8%	98.4%	98.2%	- 0.2%
Inventory of Homes for Sale	776	793	+ 2.2%	--	--	--
Months Supply of Inventory	3.9	4.1	+ 5.1%	--	--	--

Townhouse-Condo

	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	134	144	+ 7.5%	1,184	1,252	+ 5.7%
Closed Sales	80	78	- 2.5%	663	634	- 4.4%
Days on Market Until Sale	63	56	- 11.1%	60	62	+ 3.3%
Median Sales Price*	\$259,950	\$244,500	- 5.9%	\$245,000	\$244,500	- 0.2%
Percent of List Price Received*	96.4%	96.6%	+ 0.2%	97.0%	96.6%	- 0.4%
Inventory of Homes for Sale	419	460	+ 9.8%	--	--	--
Months Supply of Inventory	5.0	5.4	+ 8.0%	--	--	--

Adult Community

	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	24	33	+ 37.5%	284	295	+ 3.9%
Closed Sales	40	28	- 30.0%	210	205	- 2.4%
Days on Market Until Sale	49	78	+ 59.2%	55	64	+ 16.4%
Median Sales Price*	\$338,000	\$351,000	+ 3.8%	\$320,000	\$318,000	- 0.6%
Percent of List Price Received*	98.3%	96.6%	- 1.7%	97.5%	96.9%	- 0.6%
Inventory of Homes for Sale	69	90	+ 30.4%	--	--	--
Months Supply of Inventory	2.8	3.4	+ 21.4%	--	--	--

* 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

