

Local Market Update for April 2026

Provided by New Jersey REALTORS®



Cape May County

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Single Family

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	209	200	- 4.3%	762	654	- 14.2%
Closed Sales	140	109	- 22.1%	450	362	- 19.6%
Days on Market Until Sale	61	60	- 1.6%	73	68	- 6.8%
Median Sales Price*	\$507,500	\$585,000	+ 15.3%	\$549,000	\$664,000	+ 20.9%
Percent of List Price Received*	97.8%	98.1%	+ 0.3%	96.7%	97.3%	+ 0.6%
Inventory of Homes for Sale	553	458	- 17.2%	--	--	--
Months Supply of Inventory	4.7	3.8	- 19.1%	--	--	--

Townhouse-Condo

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	157	190	+ 21.0%	658	671	+ 2.0%
Closed Sales	120	120	0.0%	372	386	+ 3.8%
Days on Market Until Sale	70	58	- 17.1%	64	62	- 3.1%
Median Sales Price*	\$830,000	\$697,500	- 16.0%	\$771,000	\$791,250	+ 2.6%
Percent of List Price Received*	97.3%	98.1%	+ 0.8%	97.4%	98.1%	+ 0.7%
Inventory of Homes for Sale	468	498	+ 6.4%	--	--	--
Months Supply of Inventory	4.7	4.5	- 4.3%	--	--	--

Adult Community

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	1	12	+ 1,100.0%	16	22	+ 37.5%
Closed Sales	5	4	- 20.0%	17	9	- 47.1%
Days on Market Until Sale	39	29	- 25.6%	62	64	+ 3.2%
Median Sales Price*	\$495,000	\$400,000	- 19.2%	\$475,000	\$406,000	- 14.5%
Percent of List Price Received*	97.4%	95.2%	- 2.3%	96.6%	94.4%	- 2.3%
Inventory of Homes for Sale	10	15	+ 50.0%	--	--	--
Months Supply of Inventory	2.6	3.8	+ 46.2%	--	--	--

* 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

