

Local Market Update for May 2026

Provided by New Jersey REALTORS®



Cape May County

Cape May County

Single Family

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	199	196	- 1.5%	961	855	- 11.0%
Closed Sales	135	118	- 12.6%	585	483	- 17.4%
Days on Market Until Sale	61	62	+ 1.6%	70	67	- 4.3%
Median Sales Price*	\$685,000	\$694,000	+ 1.3%	\$567,950	\$680,000	+ 19.7%
Percent of List Price Received*	96.8%	98.8%	+ 2.1%	96.7%	97.7%	+ 1.0%
Inventory of Homes for Sale	564	482	- 14.5%	--	--	--
Months Supply of Inventory	4.7	4.0	- 14.9%	--	--	--

Townhouse-Condo

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	175	158	- 9.7%	833	829	- 0.5%
Closed Sales	137	129	- 5.8%	509	530	+ 4.1%
Days on Market Until Sale	50	63	+ 26.0%	60	64	+ 6.7%
Median Sales Price*	\$725,000	\$809,900	+ 11.7%	\$763,000	\$780,094	+ 2.2%
Percent of List Price Received*	97.3%	98.1%	+ 0.8%	97.3%	98.1%	+ 0.8%
Inventory of Homes for Sale	463	496	+ 7.1%	--	--	--
Months Supply of Inventory	4.6	4.4	- 4.3%	--	--	--

Adult Community

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	6	6	0.0%	22	29	+ 31.8%
Closed Sales	5	3	- 40.0%	22	12	- 45.5%
Days on Market Until Sale	75	16	- 78.7%	65	52	- 20.0%
Median Sales Price*	\$335,000	\$315,000	- 6.0%	\$420,000	\$388,000	- 7.6%
Percent of List Price Received*	95.3%	100.5%	+ 5.5%	96.3%	95.9%	- 0.4%
Inventory of Homes for Sale	8	17	+ 112.5%	--	--	--
Months Supply of Inventory	1.9	4.8	+ 152.6%	--	--	--

* 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

