

# Local Market Update for February 2025

Provided by New Jersey REALTORS®



## Cape May County

Cape May County

### Single Family

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	179	181	+ 1.1%	328	331	+ 0.9%
Closed Sales	83	95	+ 14.5%	171	207	+ 21.1%
Days on Market Until Sale	55	75	+ 36.4%	55	78	+ 41.8%
Median Sales Price*	\$454,000	\$725,000	+ 59.7%	\$580,000	\$593,000	+ 2.2%
Percent of List Price Received*	97.3%	96.3%	- 1.0%	96.8%	96.5%	- 0.3%
Inventory of Homes for Sale	770	818	+ 6.2%	--	--	--
Months Supply of Inventory	6.4	7.1	+ 10.9%	--	--	--

### Townhouse-Condo

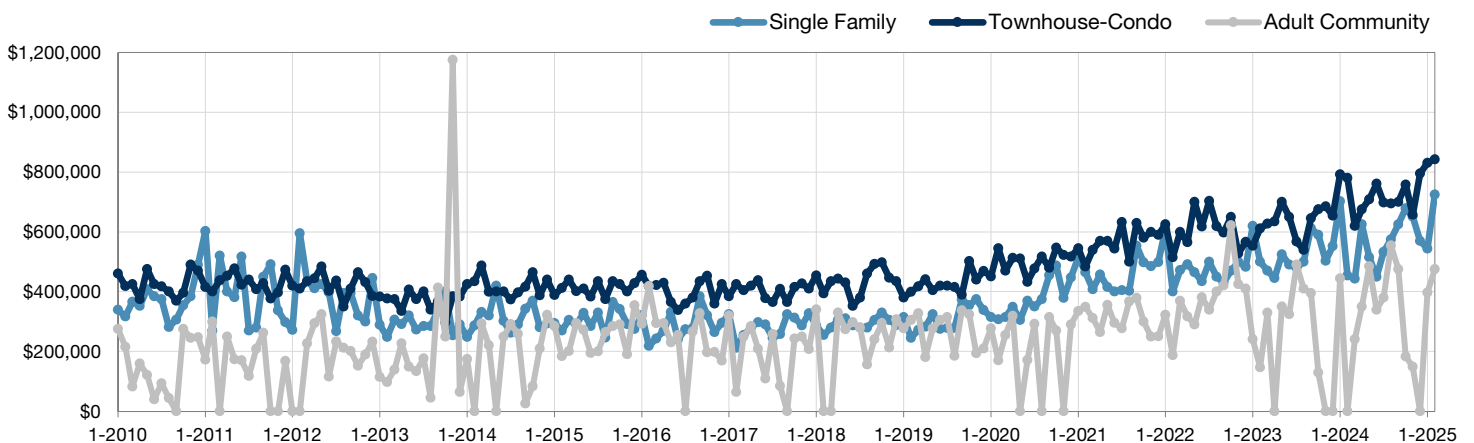
Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	175	161	- 8.0%	322	308	- 4.3%
Closed Sales	77	71	- 7.8%	162	165	+ 1.9%
Days on Market Until Sale	83	67	- 19.3%	62	58	- 6.5%
Median Sales Price*	\$780,000	\$842,500	+ 8.0%	\$790,000	\$836,500	+ 5.9%
Percent of List Price Received*	97.5%	97.6%	+ 0.1%	97.5%	97.7%	+ 0.2%
Inventory of Homes for Sale	816	809	- 0.9%	--	--	--
Months Supply of Inventory	7.1	7.9	+ 11.3%	--	--	--

### Adult Community

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	4	5	+ 25.0%	4	10	+ 150.0%
Closed Sales	0	3	--	5	7	+ 40.0%
Days on Market Until Sale	0	93	--	44	72	+ 63.6%
Median Sales Price*	\$0	\$475,000	--	\$444,000	\$475,000	+ 7.0%
Percent of List Price Received*	0.0%	97.8%	--	98.1%	96.8%	- 1.3%
Inventory of Homes for Sale	12	15	+ 25.0%	--	--	--
Months Supply of Inventory	3.7	3.5	- 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



Current as of March 20, 2025. All data from the multiple listing services in the state of New Jersey. Margin of error for reported statewide numbers is +/- 4% at a 95% confidence level. Report © 2025 ShowingTime Plus, LLC.