

# Local Market Update for December 2025

Provided by New Jersey REALTORS®



## Cape May County

Cape May County

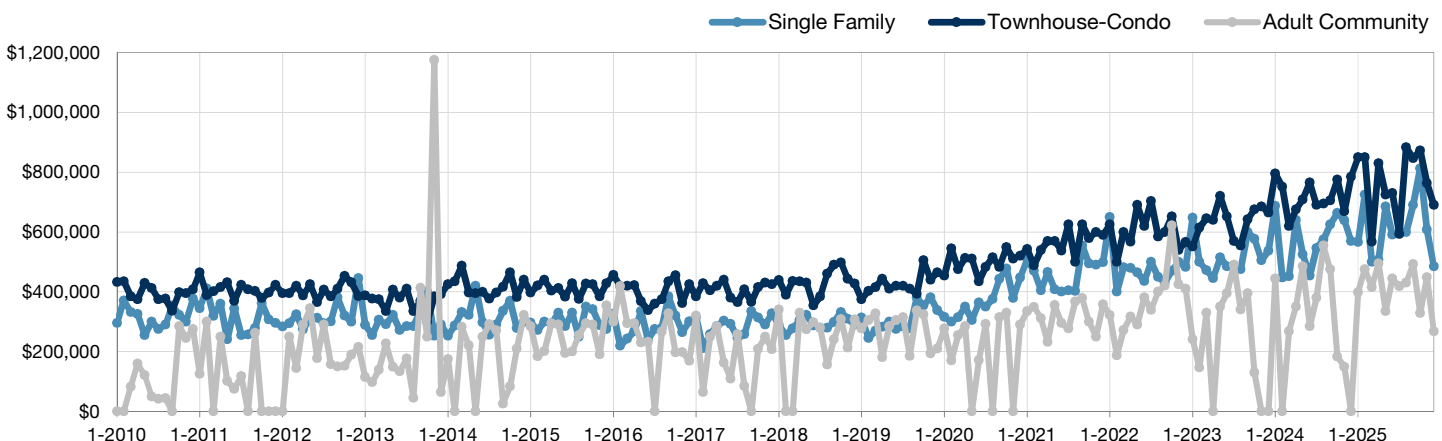
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	85	71	- 16.5%	2,083	2,106	+ 1.1%
Closed Sales	94	121	+ 28.7%	1,337	1,516	+ 13.4%
Days on Market Until Sale	68	70	+ 2.9%	58	66	+ 13.8%
Median Sales Price*	\$569,450	\$485,000	- 14.8%	\$580,000	\$600,000	+ 3.4%
Percent of List Price Received*	96.5%	96.9%	+ 0.4%	97.1%	96.7%	- 0.4%
Inventory of Homes for Sale	467	381	- 18.4%	--	--	--
Months Supply of Inventory	4.1	3.0	- 26.8%	--	--	--

Townhouse-Condo	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	70	58	- 17.1%	1,844	1,925	+ 4.4%
Closed Sales	81	76	- 6.2%	1,243	1,317	+ 6.0%
Days on Market Until Sale	49	71	+ 44.9%	56	58	+ 3.6%
Median Sales Price*	\$785,000	\$690,000	- 12.1%	\$710,000	\$780,000	+ 9.9%
Percent of List Price Received*	97.3%	97.8%	+ 0.5%	97.9%	97.6%	- 0.3%
Inventory of Homes for Sale	396	414	+ 4.5%	--	--	--
Months Supply of Inventory	3.8	3.8	0.0%	--	--	--

Adult Community	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	4	0	- 100.0%	52	50	- 3.8%
Closed Sales	0	4	--	41	50	+ 22.0%
Days on Market Until Sale	0	60	--	71	61	- 14.1%
Median Sales Price*	\$0	\$267,500	--	\$440,000	\$400,000	- 9.1%
Percent of List Price Received*	0.0%	97.7%	--	98.4%	97.4%	- 1.0%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	3.3	1.5	- 54.5%	--	--	--

\* 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 January 09, 2026. 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 © 2026 ShowingTime Plus, LLC.