

Local Market Update for July 2025

Provided by New Jersey REALTORS®



Cape May County

Cape May County

Single Family

	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	191	192	+ 0.5%	1,306	1,356	+ 3.8%
Closed Sales	110	115	+ 4.5%	727	854	+ 17.5%
Days on Market Until Sale	54	57	+ 5.6%	54	68	+ 25.9%
Median Sales Price*	\$545,500	\$599,500	+ 9.9%	\$541,000	\$575,000	+ 6.3%
Percent of List Price Received*	96.9%	96.2%	- 0.7%	97.2%	96.6%	- 0.6%
Inventory of Homes for Sale	547	516	- 5.7%	--	--	--
Months Supply of Inventory	4.9	4.2	- 14.3%	--	--	--

Townhouse-Condo

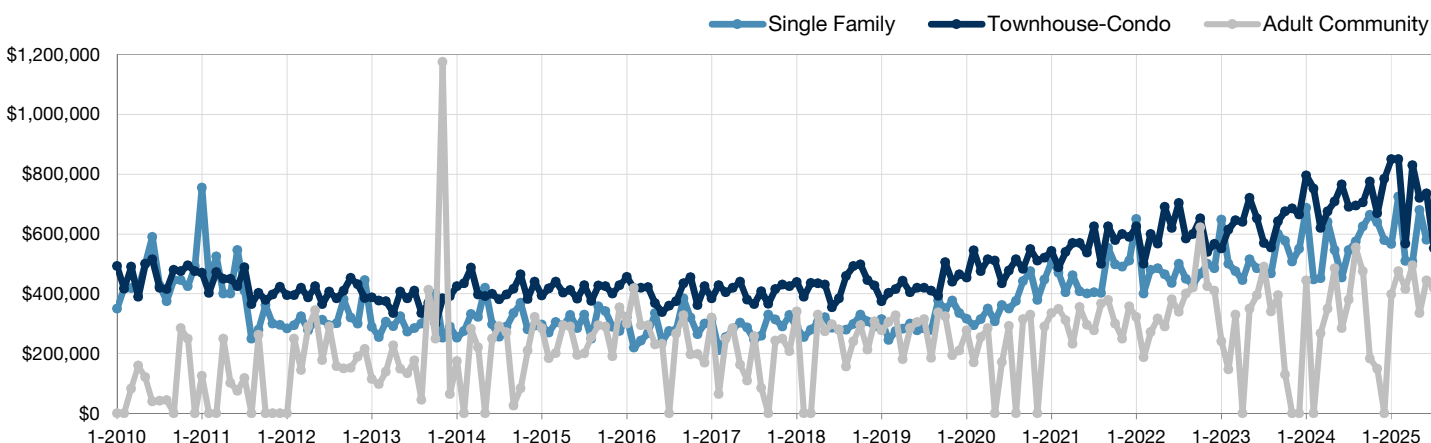
	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	132	181	+ 37.1%	1,082	1,168	+ 7.9%
Closed Sales	99	82	- 17.2%	728	716	- 1.6%
Days on Market Until Sale	62	59	- 4.8%	62	58	- 6.5%
Median Sales Price*	\$690,000	\$552,500	- 19.9%	\$700,000	\$720,000	+ 2.9%
Percent of List Price Received*	97.0%	97.9%	+ 0.9%	97.9%	97.5%	- 0.4%
Inventory of Homes for Sale	351	441	+ 25.6%	--	--	--
Months Supply of Inventory	3.4	4.3	+ 26.5%	--	--	--

Adult Community

	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	4	4	0.0%	34	34	0.0%
Closed Sales	4	6	+ 50.0%	26	32	+ 23.1%
Days on Market Until Sale	77	79	+ 2.6%	60	61	+ 1.7%
Median Sales Price*	\$380,000	\$419,000	+ 10.3%	\$356,500	\$420,000	+ 17.8%
Percent of List Price Received*	103.5%	98.3%	- 5.0%	99.2%	97.4%	- 1.8%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	2.5	2.9	+ 16.0%	--	--	--

* 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 August 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.