

# Local Market Update for December 2025

Provided by New Jersey REALTORS®



## Cape May County

Cape May County

### Single Family

Key Metrics	December			Year to Date		
	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

Key Metrics	December			Year to Date		
	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

Key Metrics	December			Year to Date		
	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

