

## Local Market Update for October 2025

Provided by New Jersey REALTORS®



# Cape May County

Cape May County

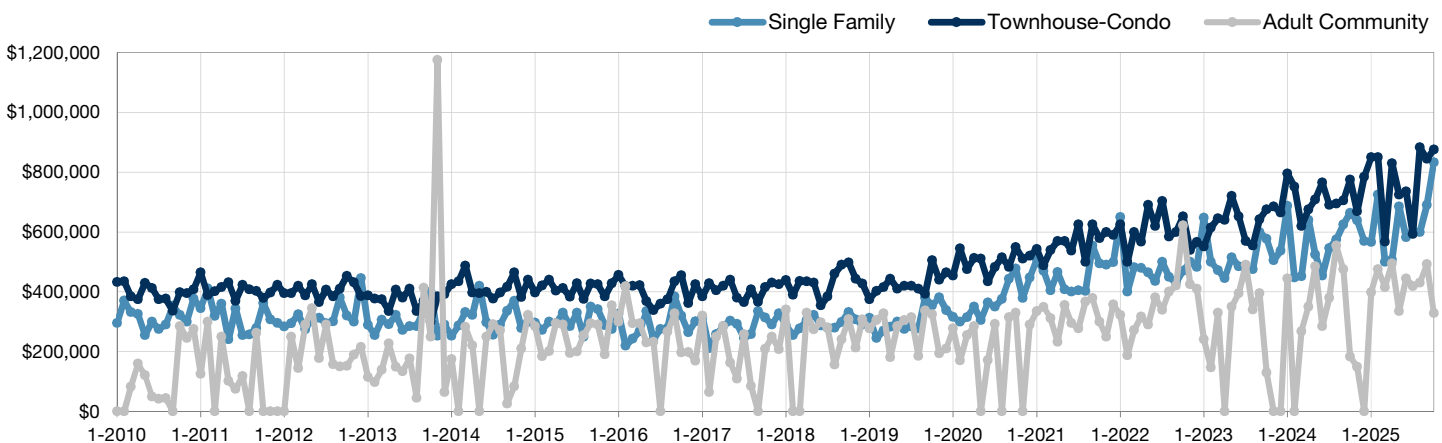
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	186	175	- 5.9%	1,861	1,926	+ 3.5%
Closed Sales	152	154	+ 1.3%	1,139	1,282	+ 12.6%
Days on Market Until Sale	55	54	- 1.8%	56	65	+ 16.1%
Median Sales Price*	\$664,000	\$832,500	+ 25.4%	\$579,990	\$610,000	+ 5.2%
Percent of List Price Received*	96.7%	97.0%	+ 0.3%	97.3%	96.6%	- 0.7%
Inventory of Homes for Sale	553	475	- 14.1%	--	--	--
Months Supply of Inventory	4.9	3.7	- 24.5%	--	--	--

Townhouse-Condo	October			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	181	203	+ 12.2%	1,657	1,755	+ 5.9%
Closed Sales	120	141	+ 17.5%	1,071	1,122	+ 4.8%
Days on Market Until Sale	38	52	+ 36.8%	57	58	+ 1.8%
Median Sales Price*	\$775,000	\$875,900	+ 13.0%	\$710,000	\$786,250	+ 10.7%
Percent of List Price Received*	98.5%	97.8%	- 0.7%	98.0%	97.6%	- 0.4%
Inventory of Homes for Sale	451	496	+ 10.0%	--	--	--
Months Supply of Inventory	4.4	4.6	+ 4.5%	--	--	--

Adult Community	October			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	6	6	0.0%	45	48	+ 6.7%
Closed Sales	2	5	+ 150.0%	40	43	+ 7.5%
Days on Market Until Sale	386	67	- 82.6%	73	63	- 13.7%
Median Sales Price*	\$182,875	\$329,000	+ 79.9%	\$442,000	\$415,000	- 6.1%
Percent of List Price Received*	94.2%	94.8%	+ 0.6%	98.3%	97.3%	- 1.0%
Inventory of Homes for Sale	13	10	- 23.1%	--	--	--
Months Supply of Inventory	3.5	2.5	- 28.6%	--	--	--

\* 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



Current as of November 09, 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.