

## Local Market Update for April 2025

Provided by New Jersey REALTORS®



# Cape May County

Cape May County

### Single Family

	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	158	212	+ 34.2%	671	770	+ 14.8%
Closed Sales	95	141	+ 48.4%	384	455	+ 18.5%
Days on Market Until Sale	63	59	- 6.3%	58	71	+ 22.4%
Median Sales Price*	\$625,000	\$469,900	- 24.8%	\$577,000	\$539,500	- 6.5%
Percent of List Price Received*	97.0%	98.0%	+ 1.0%	96.9%	96.8%	- 0.1%
Inventory of Homes for Sale	803	880	+ 9.6%	--	--	--
Months Supply of Inventory	7.1	7.3	+ 2.8%	--	--	--

### Townhouse-Condo

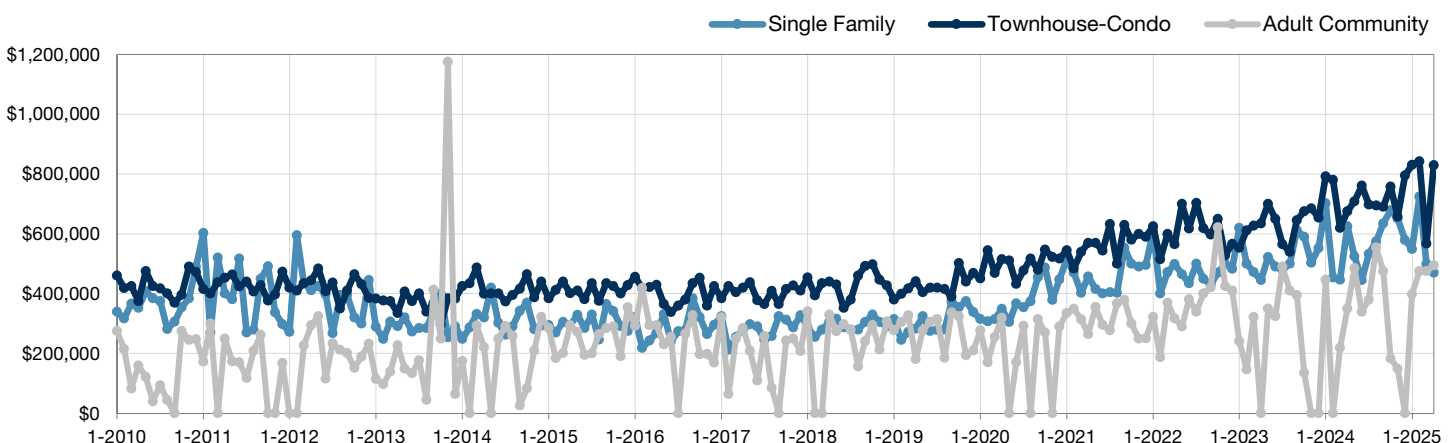
	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	172	154	- 10.5%	678	666	- 1.8%
Closed Sales	133	117	- 12.0%	428	374	- 12.6%
Days on Market Until Sale	61	70	+ 14.8%	63	65	+ 3.2%
Median Sales Price*	\$675,000	\$830,000	+ 23.0%	\$700,000	\$764,000	+ 9.1%
Percent of List Price Received*	98.2%	97.4%	- 0.8%	98.0%	97.4%	- 0.6%
Inventory of Homes for Sale	833	845	+ 1.4%	--	--	--
Months Supply of Inventory	7.3	8.2	+ 12.3%	--	--	--

### Adult Community

	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	10	1	- 90.0%	23	18	- 21.7%
Closed Sales	3	5	+ 66.7%	15	19	+ 26.7%
Days on Market Until Sale	42	39	- 7.1%	58	60	+ 3.4%
Median Sales Price*	\$350,000	\$495,000	+ 41.4%	\$350,000	\$475,000	+ 35.7%
Percent of List Price Received*	100.3%	97.4%	- 2.9%	97.9%	96.7%	- 1.2%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	3.8	3.1	- 18.4%	--	--	--

\* 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 May 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.