

A photograph of a red brick building facade. On the left is a yellow door with a six-pane window and a small arched transom above it. Two black lantern-style light fixtures are mounted on the wall, one on each side of the door. To the right of the door is a brass mailbox. Further right is a window with vertical blinds. A white bicycle with a black seat and handlebars is parked against the brick wall in the foreground. The ground is a concrete sidewalk.

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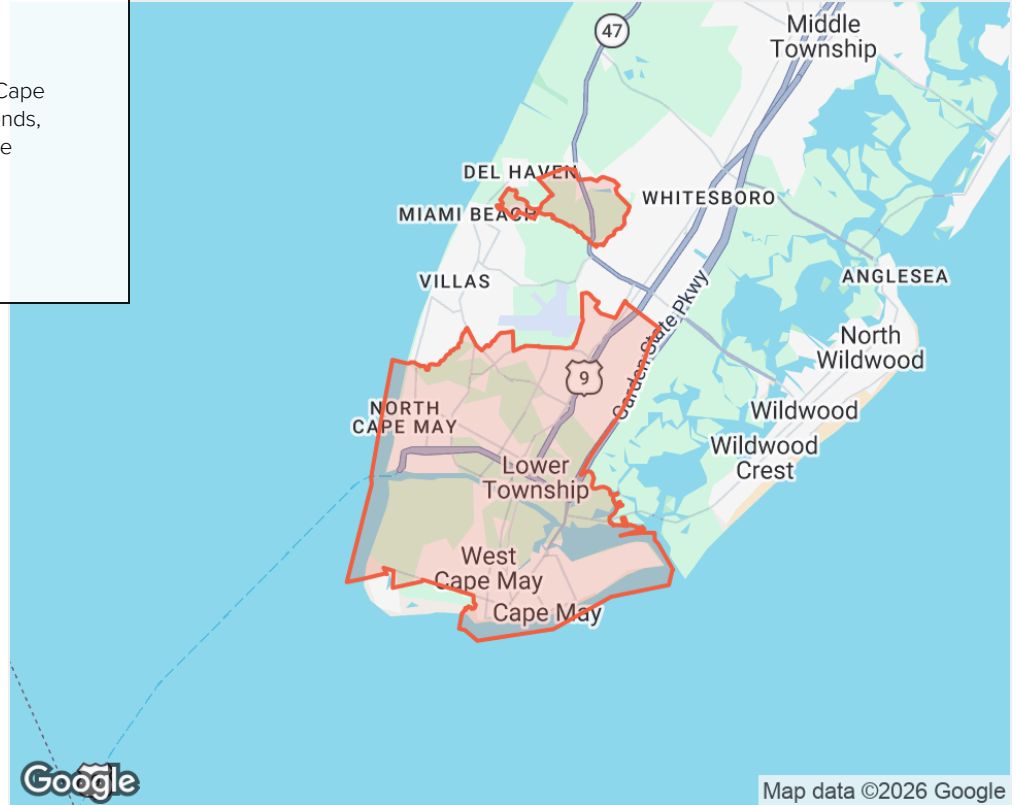
Community
Market Report

Cape May, New Jersey

June 2026

About Cape May

Welcome to your personalized market report for Cape May in New Jersey. Dive into the latest market trends, insights, and key statistics to better understand the real estate landscape in this area.



Scan to view the full digital market report for Cape May.



Market Summary - All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for Cape May, New Jersey. The data in the Sold Listings table is based on homes sold within the month of May 2026.

	Current Period May 2026	Last Month Apr 2026	Change From Last Month	Last Year May 2025	Change From Last Year
Homes Sold	36	31	▲ 16%	26	▲ 38%
Median Sale Price	\$700,000	\$620,000	▲ 13%	\$821,250	▼ 15%
Median List Price	\$689,450	\$615,000	▲ 12%	\$847,500	▼ 19%
Sale to List Price Ratio	100%	99%	▲ 1%	96%	▲ 4%
Sales Volume	\$33,837,244	\$30,234,869	▲ 12%	\$26,876,000	▲ 26%
Median Days on Market	75 days	67 days	▲ 8 days	68 days	▲ 7 days
Homes Sold Year to Date	131	95	▲ 38%	102	▲ 28%

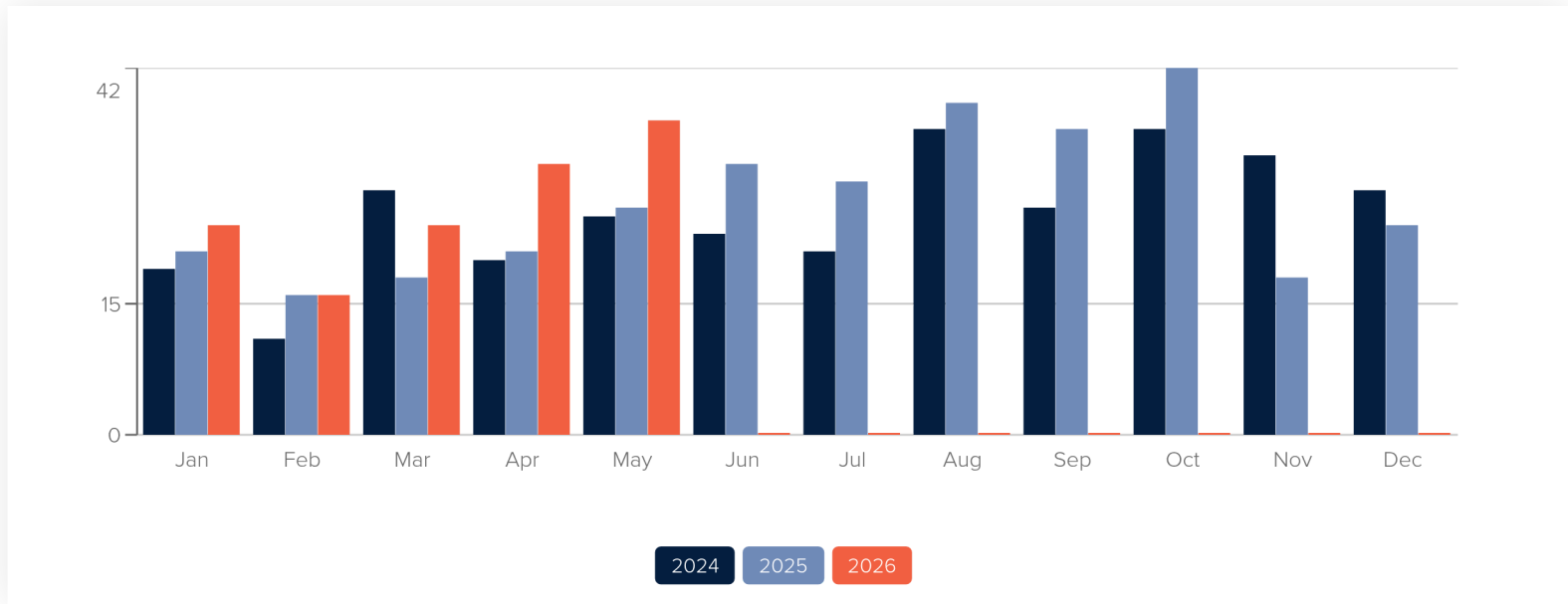
Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of June 6, 2026. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.

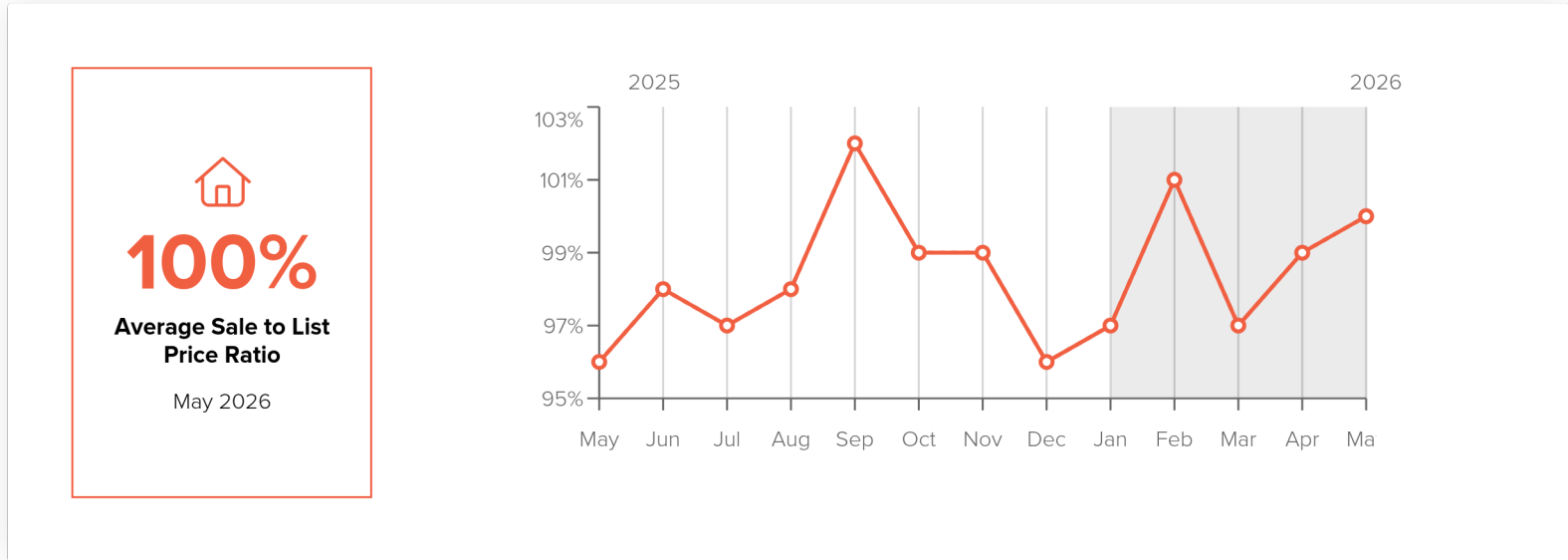
100 Homes for Sale	\$845,000 Median List Price	63 Median Days on Market
68 Homes Under Contract	\$4,500,000 High Price	\$150,000 Low Price

Values pulled on 6/6/2026

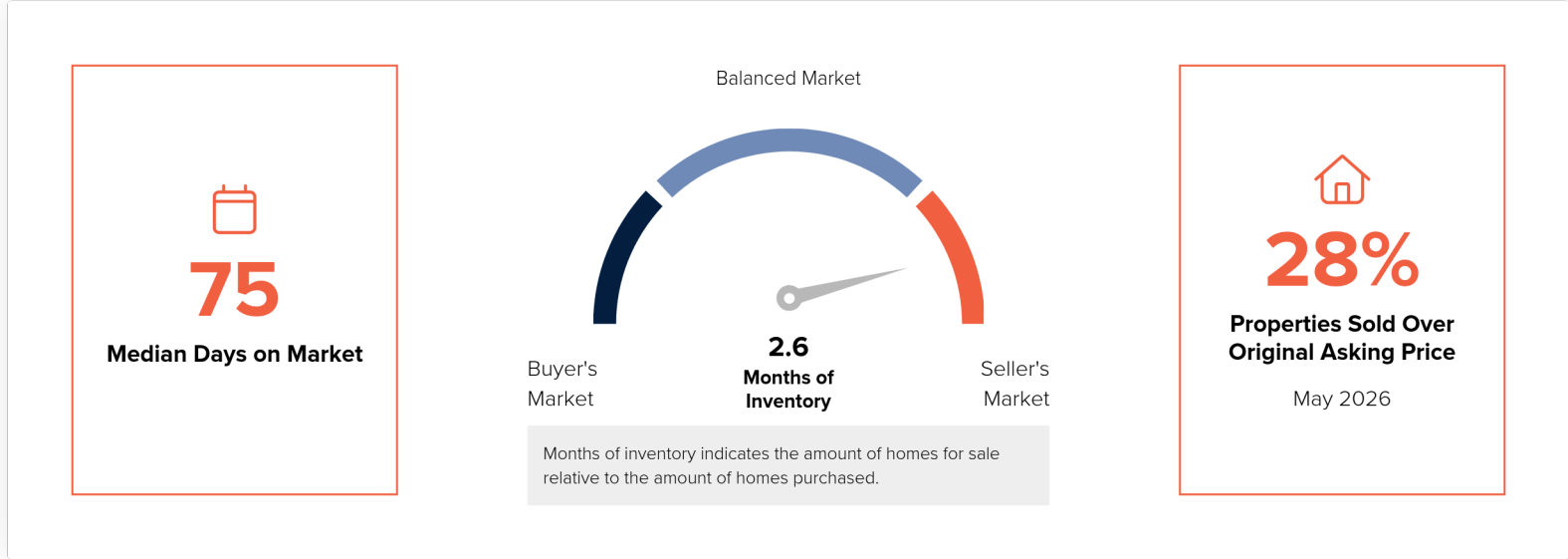
Homes Sold



Sale to List Price Ratio



Market Conditions



Buyer's vs. Seller's Market

This graphic explains the key similarities and differences between a buyer's and seller's market; and how these market factors impact each group.

How it Impacts Buyers	<p>Buyer's Market More people selling homes than buying</p> <ul style="list-style-type: none"> More homes to choose from Could spend less than asking price Price restrictions Rarely competing offers 	<p>Seller's Market More people buying homes than selling</p> <ul style="list-style-type: none"> Fewer homes to choose from Need to be able to close quickly Could spend more than asking price Competition from other buyers
	<p>Buyer's Market More people selling homes than buying</p> <ul style="list-style-type: none"> Takes more time to sell Fewer offers received Could get lower than asking price May have to make repairs and/or concessions 	<p>Seller's Market More people buying homes than selling</p> <ul style="list-style-type: none"> Home sells quickly Multiple offers likely Could get more than asking price Buyers willing to overlook repairs

Market Conditions by Price Range

This table provides insight into key market indicators at specific price breakpoints. This information is valuable as the market conditions can vary by price category.

Price Range	Active Listings	Months of Inventory			Sales		Market Climate
		As of 6/6/26	Current Period May 2026	3 Month Trend	Current Period May 2026	6 Month Avg	
All Price Ranges	100	2.6	1.1	38	26	Seller's	
< \$400,000	6	3.0	1.5	2	1	● Seller's	
\$400,000 - \$500,000	11	1.1	0.6	10	4	● Seller's	
\$500,000 - \$600,000	7	1.8	0.4	4	4	● Seller's	
\$600,000 - \$700,000	5	2.5	0.6	2	1	● Seller's	
\$700,000 - \$800,000	4	1.0	0.6	4	1	● Seller's	
\$800,000 - \$900,000	8	2.0	1.1	4	2	● Seller's	
\$900,000 - \$1,000,000	8	8.0	1.3	1	2	● Buyer's	
\$1,000,000 - \$1,100,000	3	—	1.5	0	0	—	
\$1,100,000 - \$1,200,000	7	3.5	3.5	2	1	● Seller's	
\$1,200,000 - \$1,300,000	2	0.7	0.5	3	0	● Seller's	
> \$1,300,000	39	6.5	2.6	6	6	● Buyer's	

Seller's Market
Less than 4 months of inventory

Balanced Market
Between 4-6 months of inventory

Buyer's Market
More than 6 months of inventory

Statistics

Days on Market by Price Range

The bar graph below indicates the median days on the market value for each price range breakpoint in Cape May, New Jersey. The values are based on closed transactions in May 2026.

