

A photograph of a red brick building facade. On the left is a yellow door with a six-pane window and a small concrete step. To the right of the door is a brass mailbox and two black lantern-style light fixtures. A white bicycle with a black seat and handlebars is parked against the brick wall on the right side. The background is a solid red brick wall.

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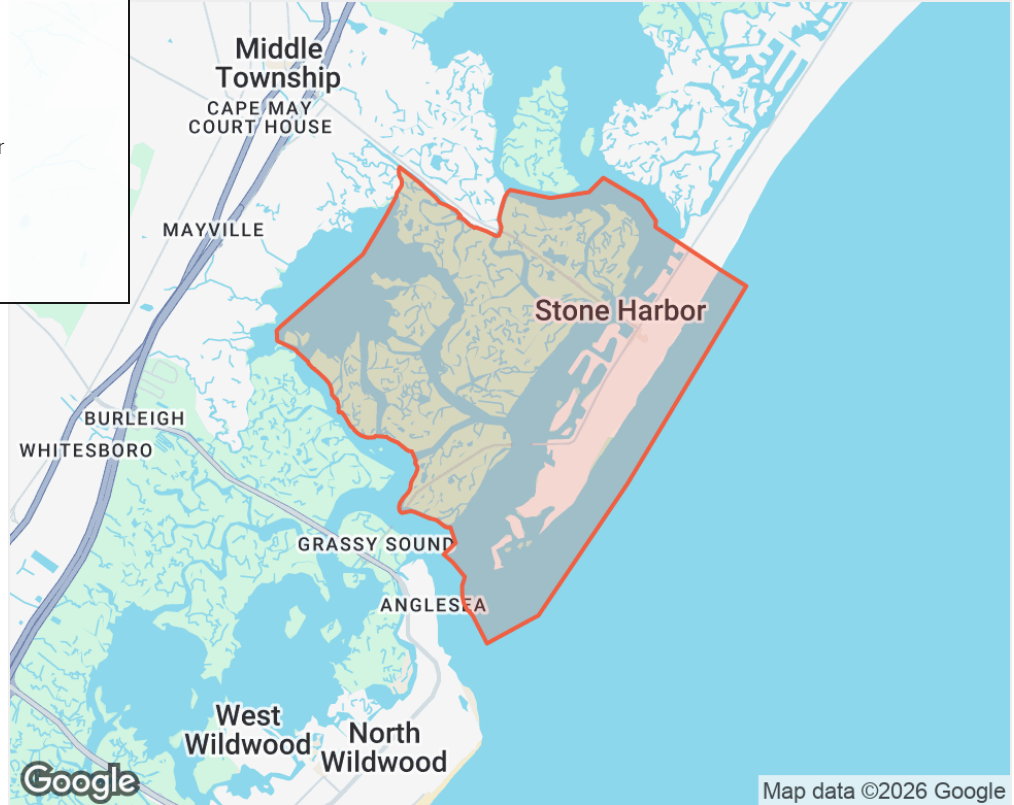
Community
Market Report

Stone Harbor, New Jersey

June 2026

About Stone Harbor

Welcome to your personalized market report for Stone Harbor 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 Stone Harbor.



Market Summary - All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for Stone Harbor, 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	6	4	▲ 50%	6	0%
Median Sale Price	\$4,467,000	\$2,905,000	▲ 54%	\$2,487,500	▲ 80%
Median List Price	\$4,599,000	\$2,924,889	▲ 57%	\$2,647,500	▲ 74%
Sale to List Price Ratio	99%	95%	▲ 4%	91%	▲ 9%
Sales Volume	\$24,833,000	\$14,508,000	▲ 71%	\$21,470,000	▲ 16%
Median Days on Market	69 days	127 days	▼ 58 days	199 days	▼ 130 days
Homes Sold Year to Date	17	11	▲ 55%	33	▼ 48%

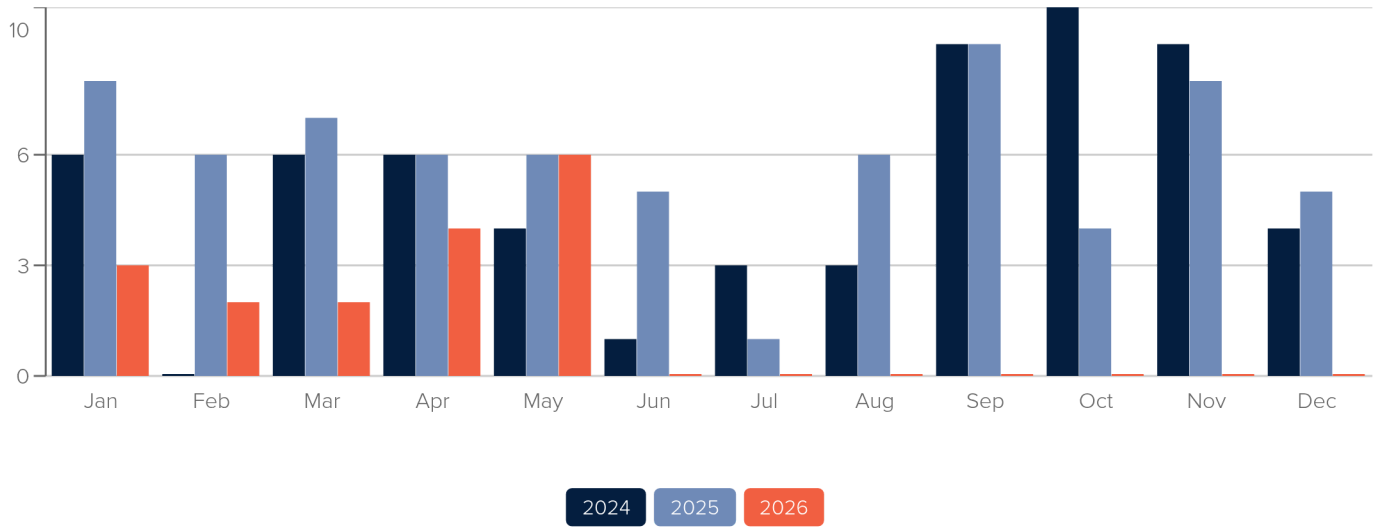
Current Market

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.

44 Homes for Sale	\$4,695,000 Median List Price	70 Median Days on Market
11 Homes Under Contract	\$15,495,000 High Price	\$335,900 Low Price

Values pulled on 6/6/2026

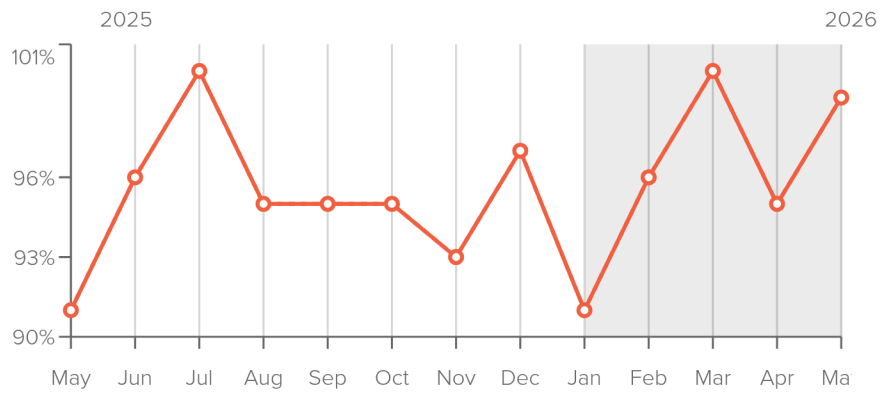
Homes Sold



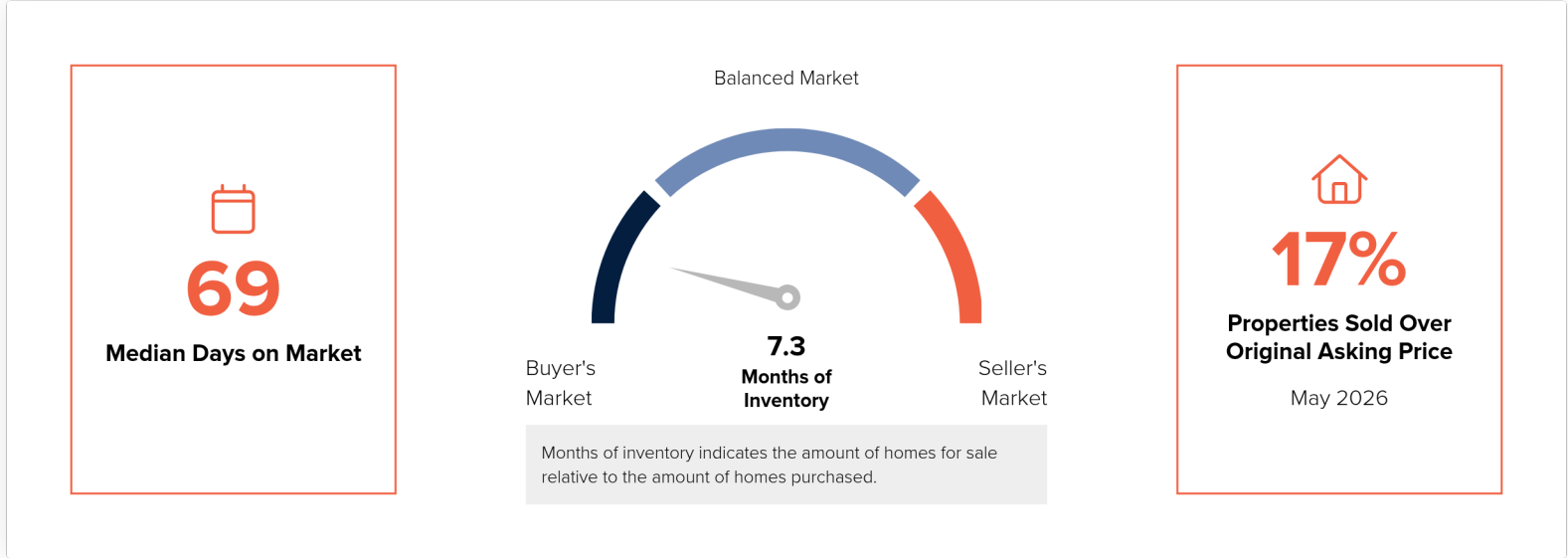
Sale to List Price Ratio



99%
Average Sale to List Price Ratio
May 2026



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	44	7.3	3.7	6	4	Buyer's	
< \$750,000	1	—	—	0	0	—	
\$750,000 - \$1,500,000	9	9.0	9.0	1	0	● Buyer's	
\$1,500,000 - \$2,250,000	4	—	1.3	0	1	—	
\$2,250,000 - \$3,000,000	2	2.0	1.0	1	0	● Seller's	
\$3,000,000 - \$3,750,000	2	—	2.0	0	0	—	
\$3,750,000 - \$4,500,000	2	2.0	2.0	1	0	● Seller's	
\$4,500,000 - \$5,250,000	6	6.0	6.0	1	0	● Buyer's	
\$5,250,000 - \$6,000,000	4	4.0	4.0	1	0	● Balanced	
\$6,000,000 - \$6,750,000	1	1.0	1.0	1	0	● Seller's	
\$6,750,000 - \$7,500,000	1	—	1.0	0	0	—	
> \$7,500,000	12	—	—	0	0	—	

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 Stone Harbor, New Jersey. The values are based on closed transactions in May 2026.

