

A photograph of a red brick building with a yellow door and a white bicycle parked against the wall. The door has a small arched window with a grid pattern. There are two black lantern-style light fixtures on the wall, one on each side of the door. A brass mailbox is mounted on the wall to the right of the door. A white bicycle with a black seat and handlebars is parked against the wall to the right of the door. The ground is a concrete sidewalk.

LONG & FOSTER®
— REAL ESTATE —

Community Market Report

Margate City, New Jersey

December 2025

About Margate City

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



Contact me to get
the full Market
Report and to learn
more about Margate
City.



Market Summary - All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for Margate City, New Jersey. The data in the Sold Listings table is based on homes sold within the month of November 2025.

	Current Period Nov 2025	Last Month Oct 2025	Change From Last Month	Last Year Nov 2024	Change From Last Year
Homes Sold	18	20	▼ 10%	15	▲ 20%
Median Sale Price	\$1,270,000	\$1,185,000	▲ 7%	\$1,550,000	▼ 18%
Median List Price	\$1,324,500	\$1,262,000	▲ 5%	\$1,600,000	▼ 17%
Sale to List Price Ratio	95%	95%	0%	94%	▲ 1%
Sales Volume	\$25,779,500	\$37,032,999	▼ 30%	\$30,567,500	▼ 16%
Median Days on Market	39 days	47 days	▼ 8 days	18 days	▲ 21 days
Homes Sold Year to Date	190	172	▲ 10%	168	▲ 13%

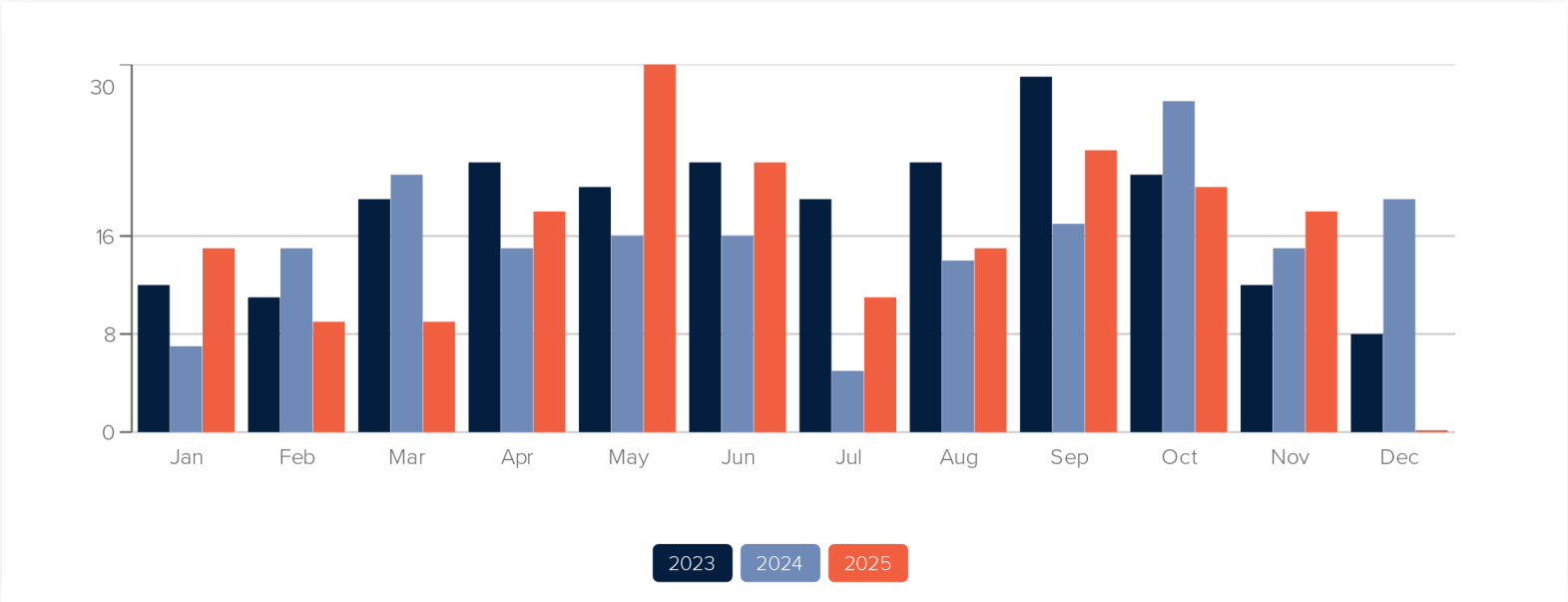
Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of December 20, 2025. 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.

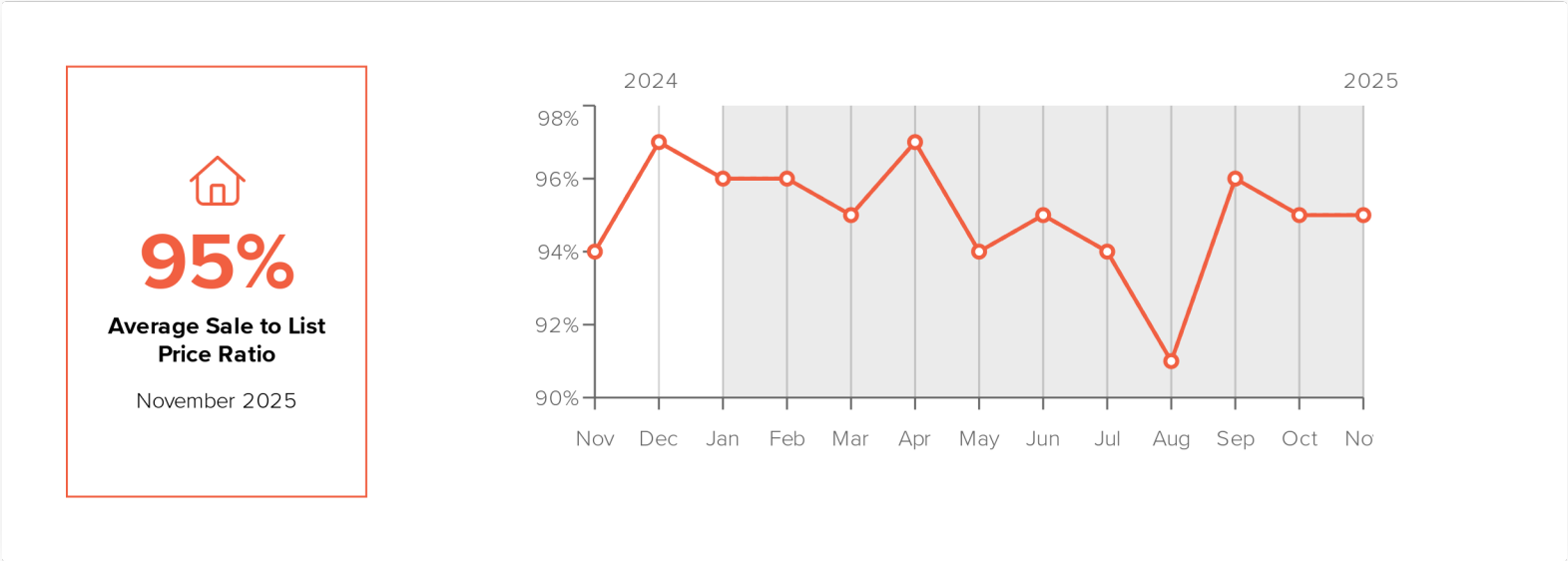
73 Homes for Sale	\$1,797,000 Median List Price	78 Median Days on Market
27 Homes Under Contract	\$8,999,000 High Price	\$215,000 Low Price

Values pulled on 12/20/2025

Homes Sold



Sale to List Price Ratio

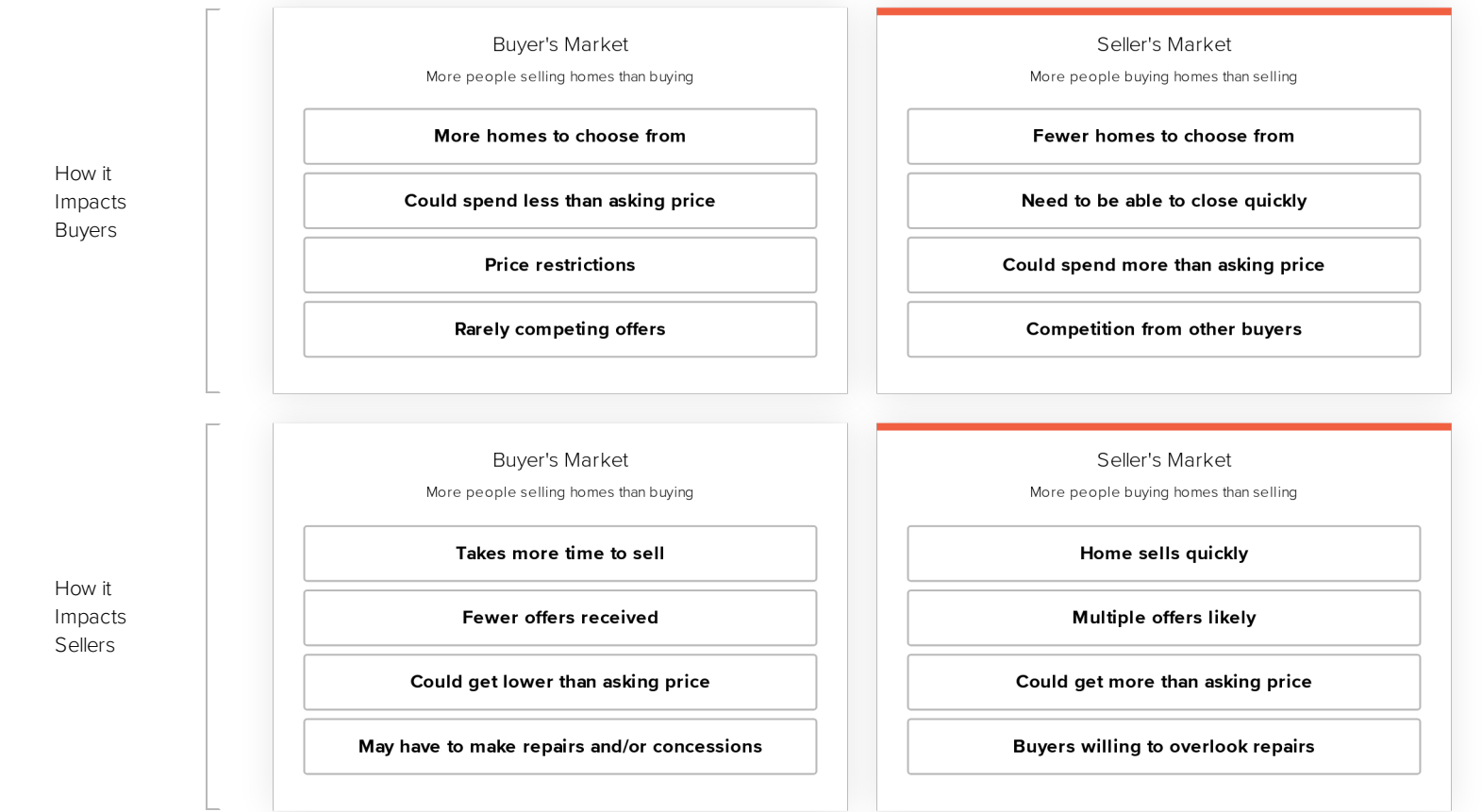


Market Conditions



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.



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 12/20/25	Current Period Nov 2025	3 Month Trend	Current Period Nov 2025	6 Month Avg	
All Price Ranges	73	3.8	1.2	19	18	Seller's
< \$450,000	6	3.0	1.2	2	1	● Seller's
\$450,000 - \$900,000	11	2.8	0.7	4	4	● Seller's
\$900,000 - \$1,350,000	8	2.0	0.5	4	4	● Seller's
\$1,350,000 - \$1,800,000	15	3.0	1.3	5	3	● Seller's
\$1,800,000 - \$2,250,000	11	5.5	2.2	2	1	● Balanced
\$2,250,000 - \$2,700,000	9	—	4.5	0	1	—
\$2,700,000 - \$3,150,000	6	—	3.0	0	0	—
\$3,150,000 - \$3,600,000	1	1.0	1.0	1	0	● Seller's
\$3,600,000 - \$4,050,000	1	—	—	0	0	—
\$4,050,000 - \$4,500,000	1	1.0	1.0	1	0	● Seller's
> \$4,500,000	4	—	1.0	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 Margate City, New Jersey. The values are based on closed transactions in November 2025.

