

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 gold 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

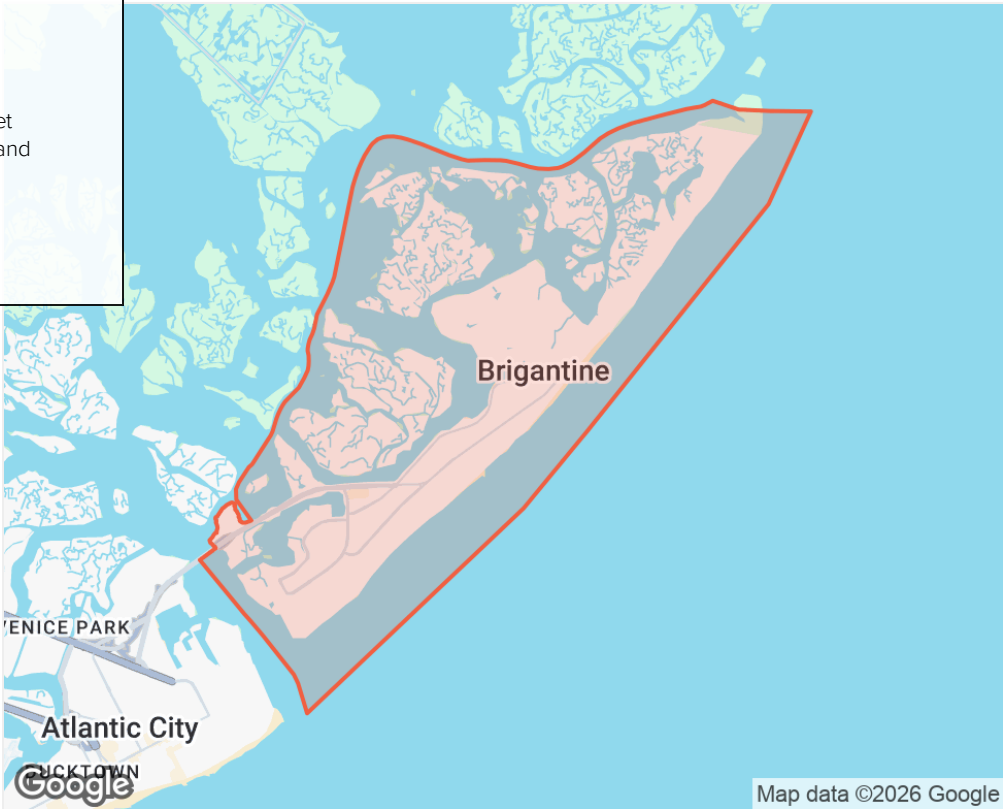
Community Market Report

Brigantine, New Jersey

February 2026

About Brigantine

Welcome to your personalized market report for Brigantine 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
Brigantine.



Market Summary - All Property Types

Recent Sales Trends

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

	Current Period Jan 2026	Last Month Dec 2025	Change From Last Month	Last Year Jan 2025	Change From Last Year
Homes Sold	15	28	▼ 46%	10	▲ 50%
Median Sale Price	\$855,000	\$675,500	▲ 27%	\$632,500	▲ 35%
Median List Price	\$925,000	\$709,495	▲ 30%	\$649,745	▲ 42%
Sale to List Price Ratio	96%	96%	0%	98%	▼ 2%
Sales Volume	\$14,258,900	\$27,134,001	▼ 47%	\$6,951,229	▲ 105%
Median Days on Market	134 days	49 days	▲ 85 days	78 days	▲ 56 days
Homes Sold Year to Date	15	294	▼ 95%	10	▲ 50%

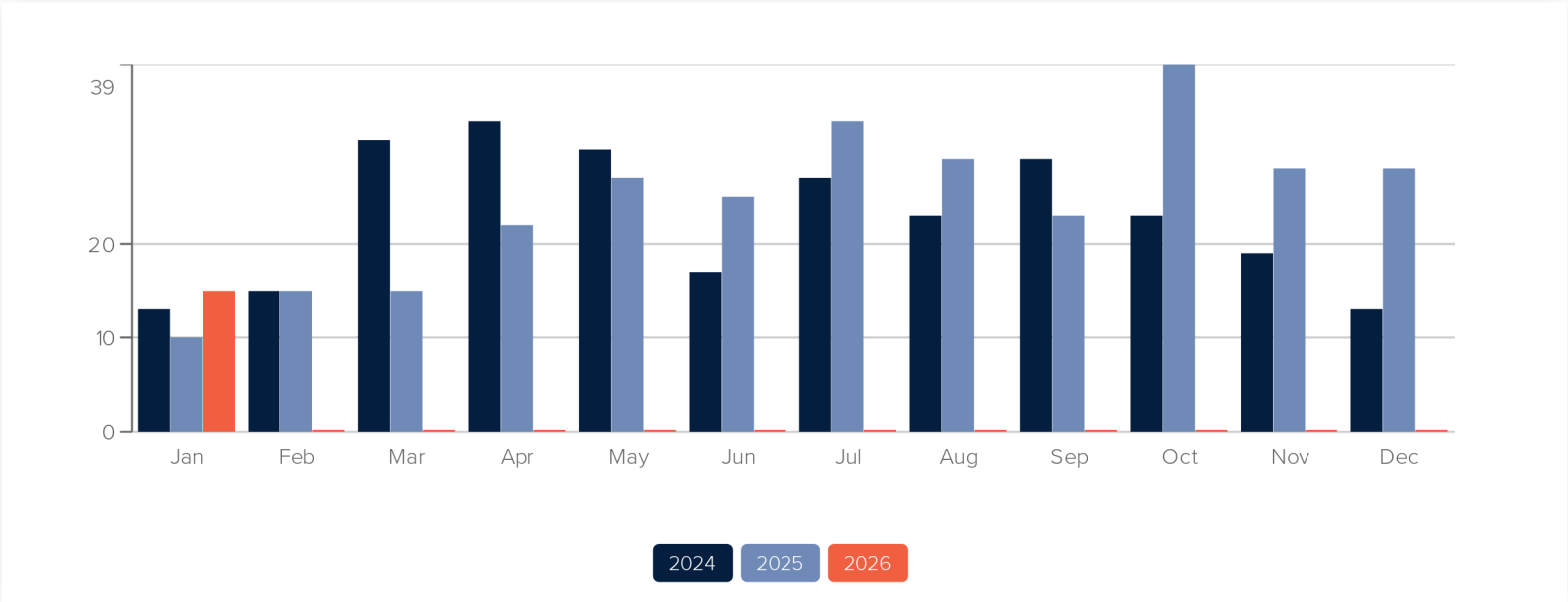
Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of February 2, 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.

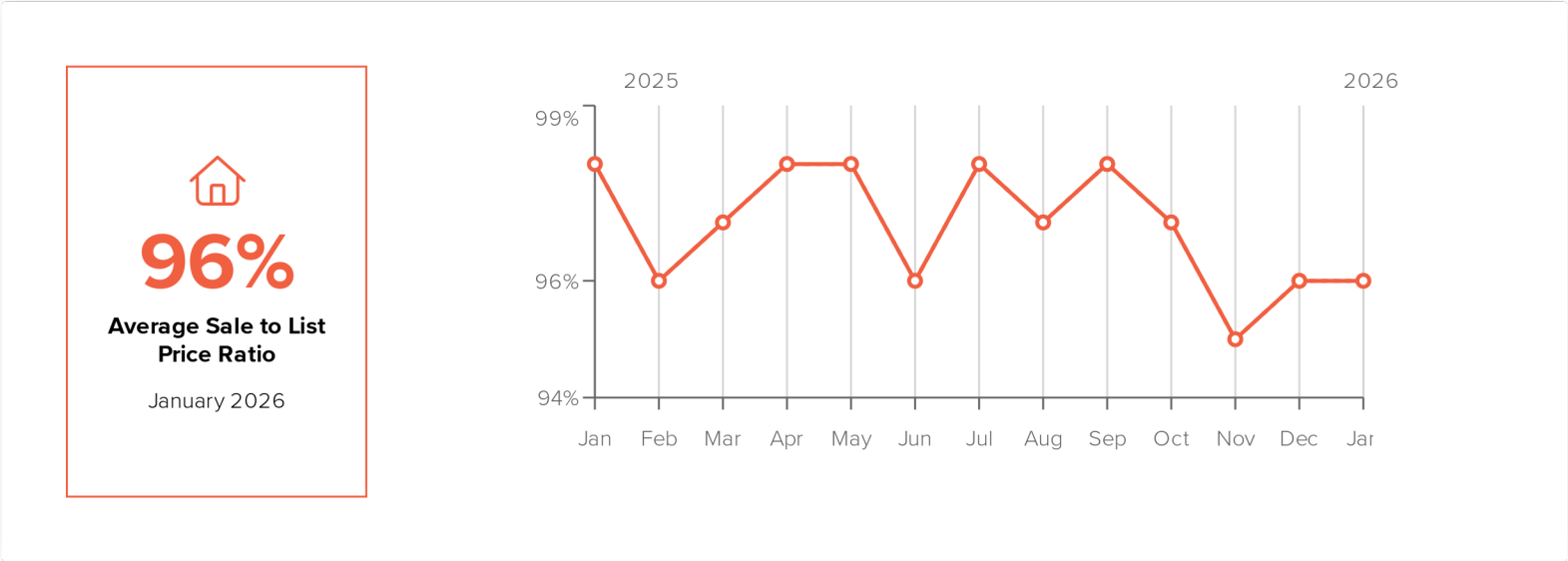
58 Homes for Sale	\$689,000 Median List Price	103 Median Days on Market
31 Homes Under Contract	\$5,990,000 High Price	\$80,000 Low Price

Values pulled on 2/2/2026

Homes Sold



Sale to List Price Ratio



96%

Average Sale to List
Price Ratio

January 2026

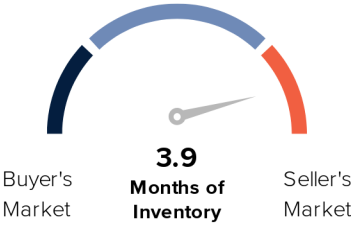


Market Conditions


134

Median Days on Market

Balanced Market



Months of inventory indicates the amount of homes for sale relative to the amount of homes purchased.


0%

Properties Sold Over Original Asking Price

January 2026

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

Buyer's Market

More people selling homes than buying

More homes to choose from

Could spend less than asking price

Price restrictions

Rarely competing offers

Seller's Market

More people buying homes than selling

Fewer homes to choose from

Need to be able to close quickly

Could spend more than asking price

Competition from other buyers

How it
Impacts
Sellers

Buyer's Market

More people selling homes than buying

Takes more time to sell

Fewer offers received

Could get lower than asking price

May have to make repairs and/or concessions

Seller's Market

More people buying homes than selling

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 2/2/26	Current Period Jan 2026	3 Month Trend	Current Period Jan 2026	6 Month Avg
All Price Ranges	58	3.9	0.8	15	27	Seller's
< \$250,000	9	—	3.0	0	1	—
\$250,000 - \$500,000	13	4.3	1.1	3	6	Balanced
\$500,000 - \$750,000	18	6.0	0.7	3	9	Buyer's
\$750,000 - \$1,000,000	4	0.8	0.3	5	5	Seller's
\$1,000,000 - \$1,250,000	1	—	0.3	0	1	—
\$1,250,000 - \$1,500,000	5	5.0	1.7	1	0	Balanced
\$1,500,000 - \$1,750,000	0	0.0	0.0	1	0	Seller's
\$1,750,000 - \$2,000,000	6	3.0	1.5	2	1	Seller's
\$2,000,000 - \$2,250,000	0	—	0.0	0	0	—
\$2,250,000 - \$2,500,000	1	—	0.5	0	0	—
> \$2,500,000	1	—	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 Brigantine, New Jersey. The values are based on closed transactions in January 2026.

