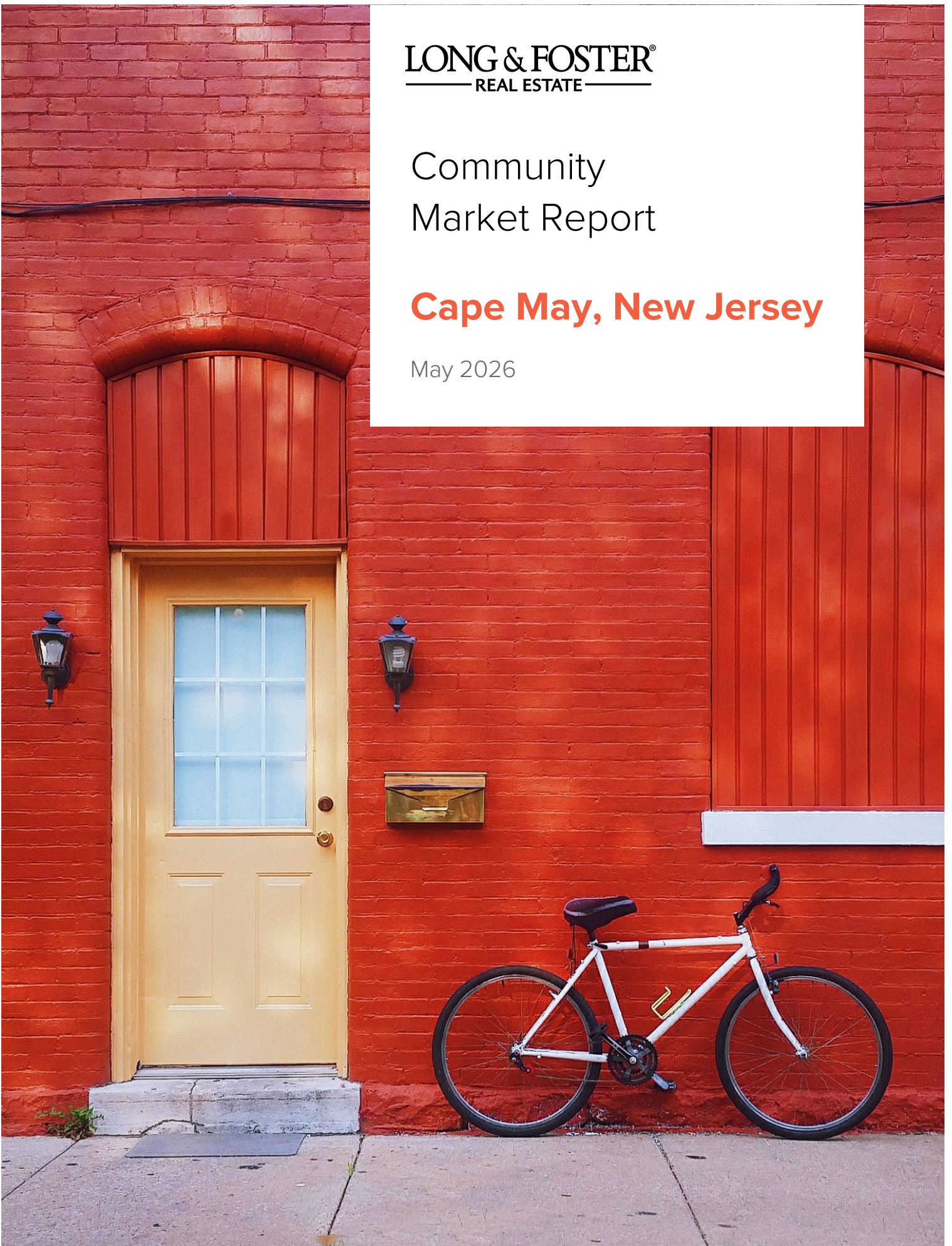


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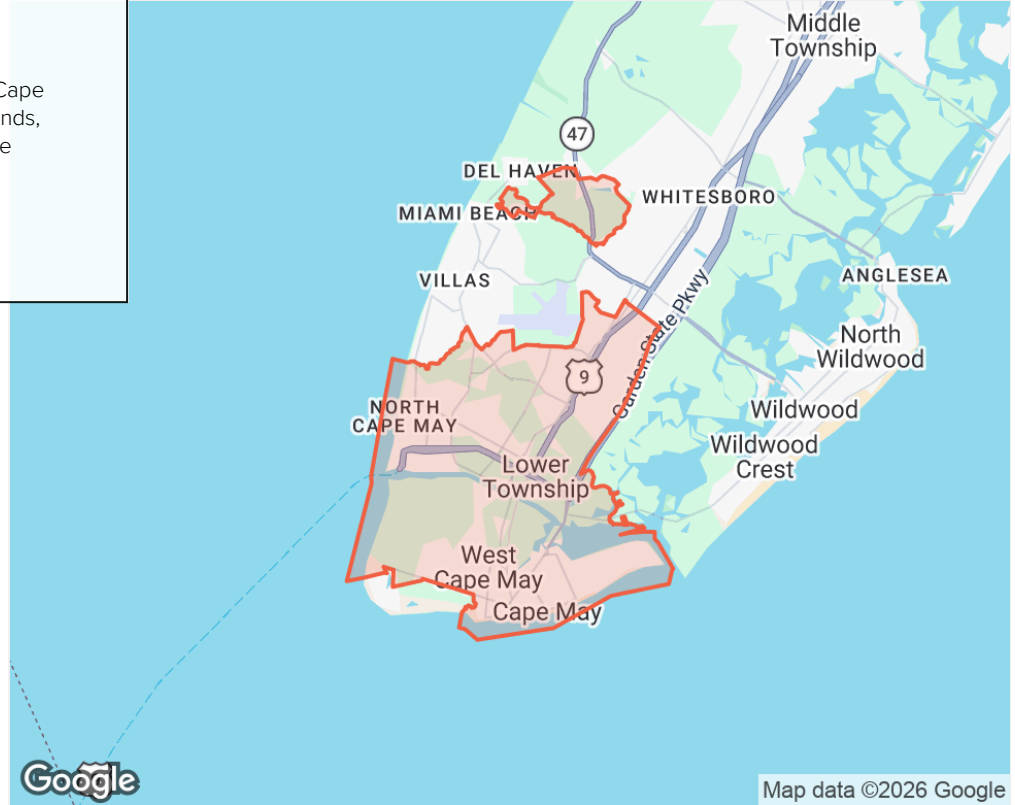
Cape May, New Jersey

May 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 April 2026.

	Current Period Apr 2026	Last Month Mar 2026	Change From Last Month	Last Year Apr 2025	Change From Last Year
Homes Sold	28	23	▲ 22%	21	▲ 33%
Median Sale Price	\$612,500	\$590,000	▲ 4%	\$540,000	▲ 13%
Median List Price	\$607,500	\$600,000	▲ 1%	\$524,900	▲ 16%
Sale to List Price Ratio	99%	97%	▲ 2%	96%	▲ 3%
Sales Volume	\$26,067,879	\$17,443,345	▲ 49%	\$16,256,000	▲ 60%
Median Days on Market	63 days	88 days	▼ 25 days	64 days	▼ 1 day
Homes Sold Year to Date	91	63	▲ 44%	76	▲ 20%

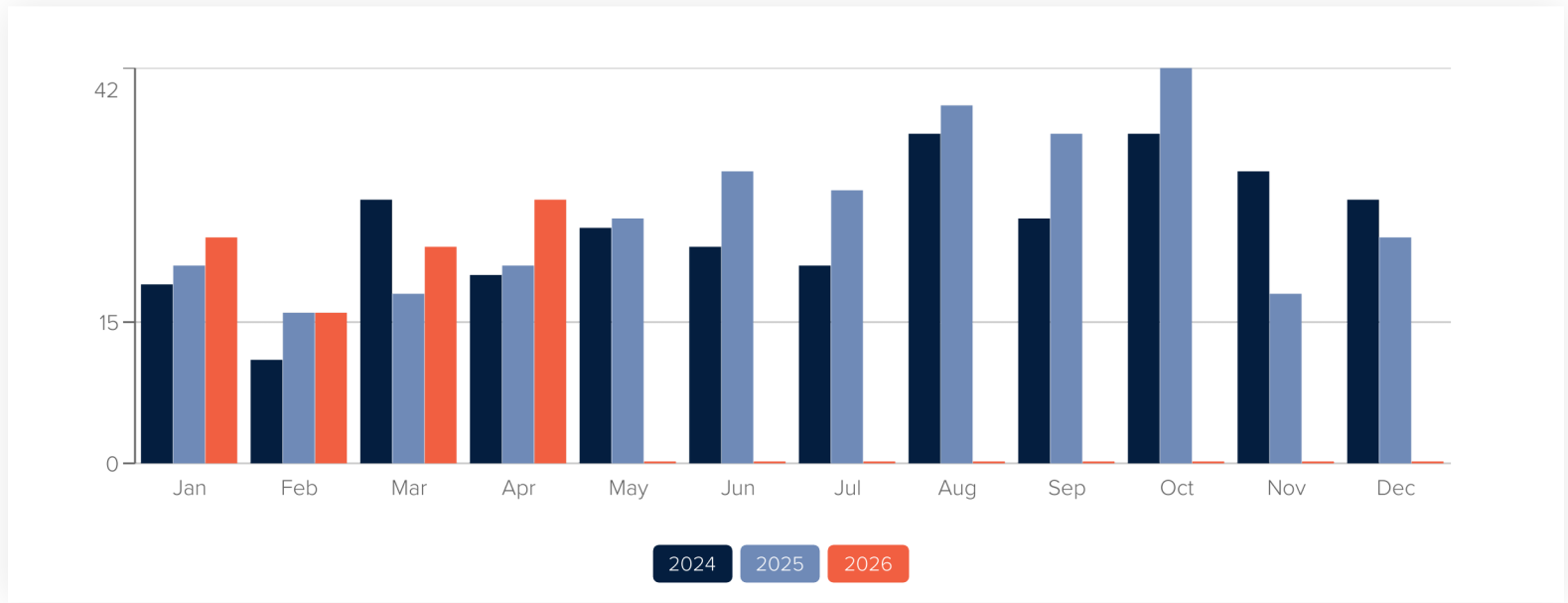
Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of May 5, 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.

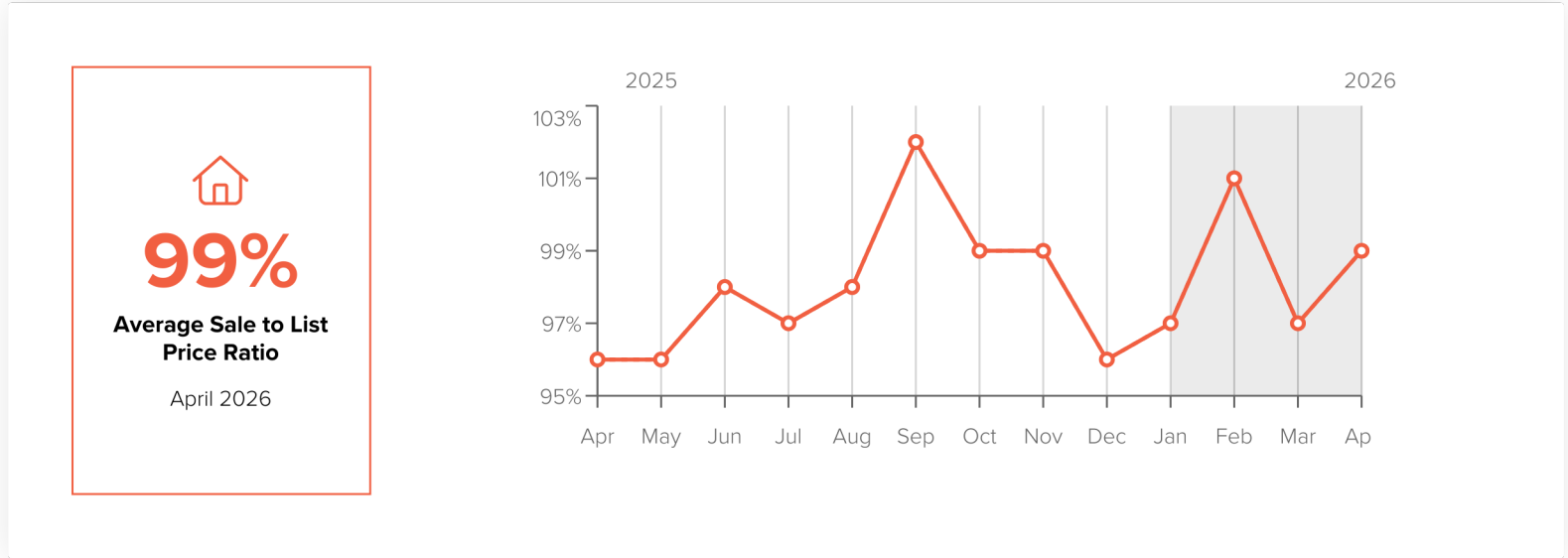
97 Homes for Sale	\$829,900 Median List Price	57 Median Days on Market
76 Homes Under Contract	\$4,500,000 High Price	\$150,000 Low Price

Values pulled on 5/5/2026

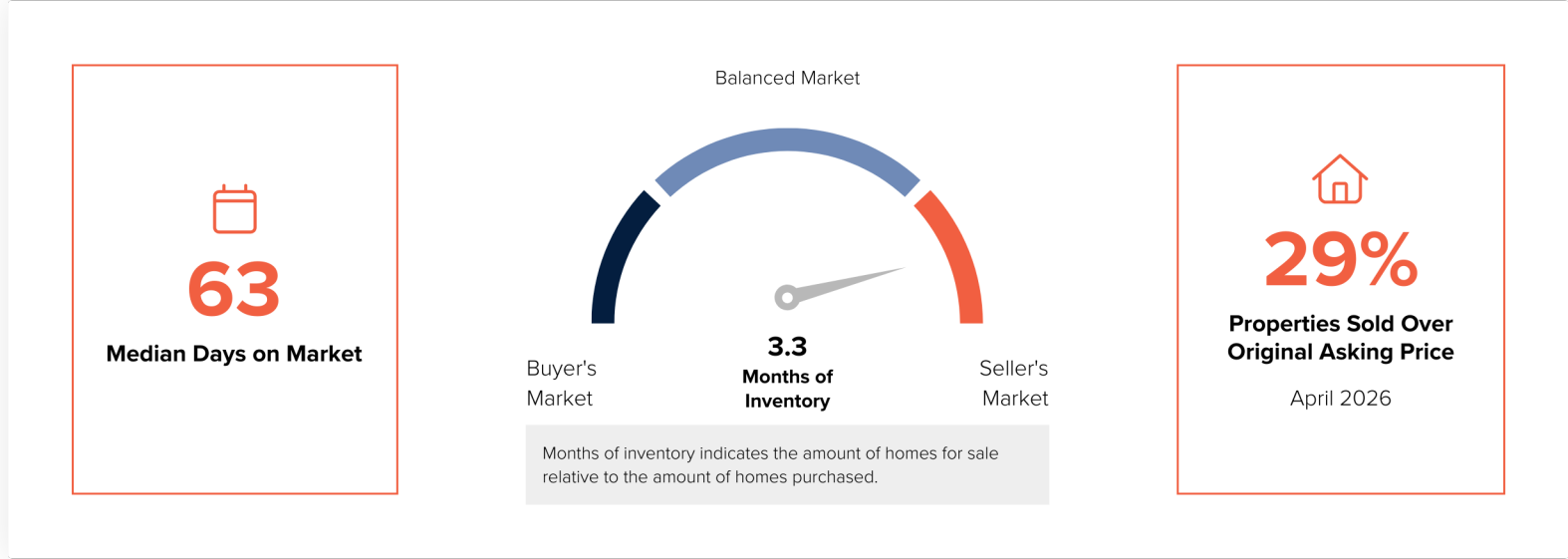
Homes Sold



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.

	Buyer's Market More people selling homes than buying	Seller's Market More people buying homes than selling
How it Impacts Buyers	<ul style="list-style-type: none"> More homes to choose from Could spend less than asking price Price restrictions Rarely competing offers 	<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
How it Impacts Sellers	<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 	<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.

No data available

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 April 2026.

