

A photograph of a red brick building with a yellow door, a white bicycle, and a mailbox. The door has a transom window with six panes. There are two black lantern-style light fixtures on the wall, one on each side of the door. A white bicycle with a black seat and handlebars is parked against the wall to the right of the door. A small, light-colored mailbox is mounted on the wall to the right of the door. The building has a red brick facade and a yellow door with a transom window. The bicycle is white with black tires and a black seat. The mailbox is light-colored and rectangular. The overall scene is a residential exterior.

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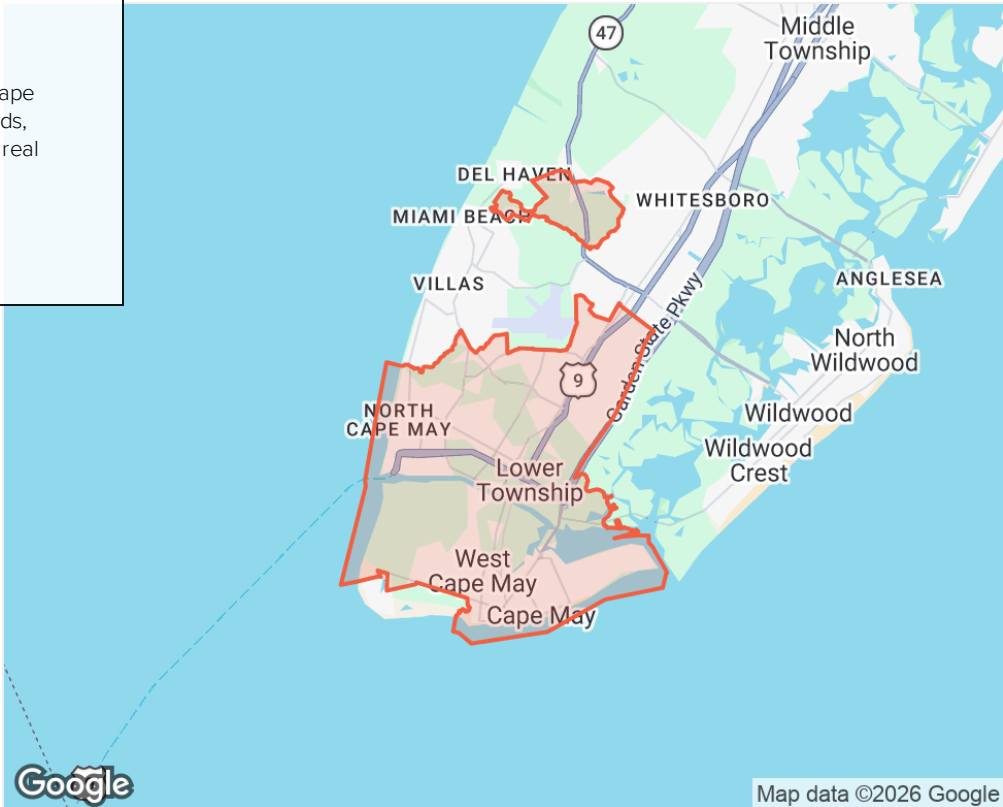
Community Market Report

Cape May, New Jersey

February 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.



Contact me to get
the full Market
Report and to learn
more about 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 January 2026.

	Current Period Jan 2026	Last Month Dec 2025	Change From Last Month	Last Year Jan 2025	Change From Last Year
Homes Sold	22	23	▼ 4%	21	▲ 5%
Median Sale Price	\$1,000,000	\$945,000	▲ 6%	\$460,000	▲ 117%
Median List Price	\$1,099,000	\$925,000	▲ 19%	\$515,000	▲ 113%
Sale to List Price Ratio	97%	96%	▲ 1%	96%	▲ 1%
Sales Volume	\$27,066,098	\$28,497,900	▼ 5%	\$14,390,999	▲ 88%
Median Days on Market	155 days	57 days	▲ 98 days	94 days	▲ 61 days
Homes Sold Year to Date	22	312	▼ 93%	21	▲ 5%

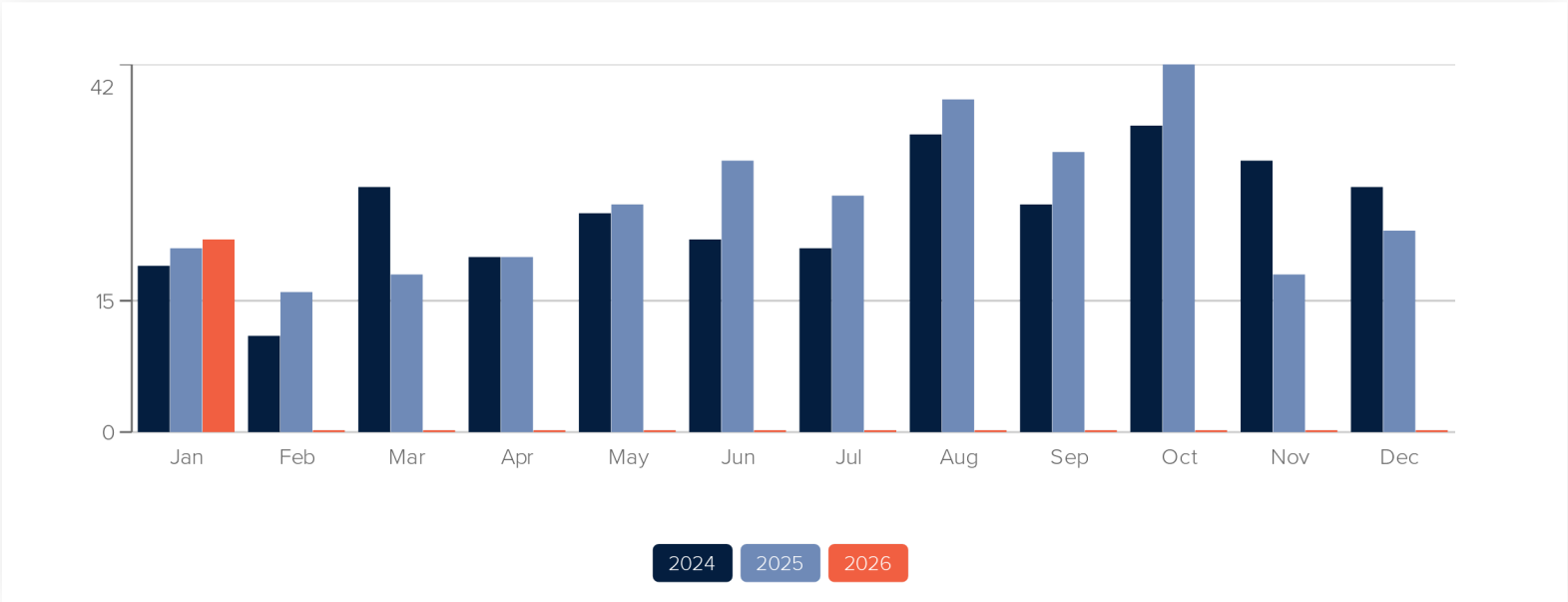
Current Market

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.

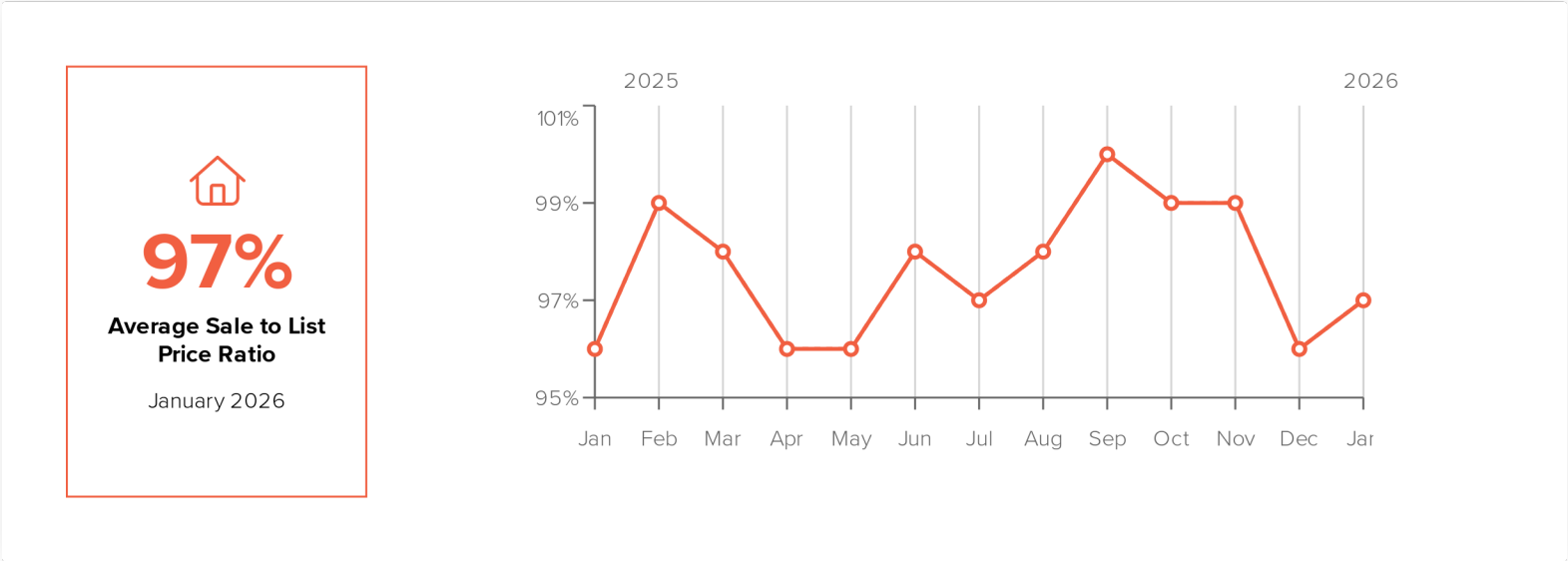
78 Homes for Sale	\$690,000 Median List Price	111 Median Days on Market
55 Homes Under Contract	\$4,500,000 High Price	\$150,000 Low Price

Values pulled on 2/2/2026

Homes Sold



Sale to List Price Ratio

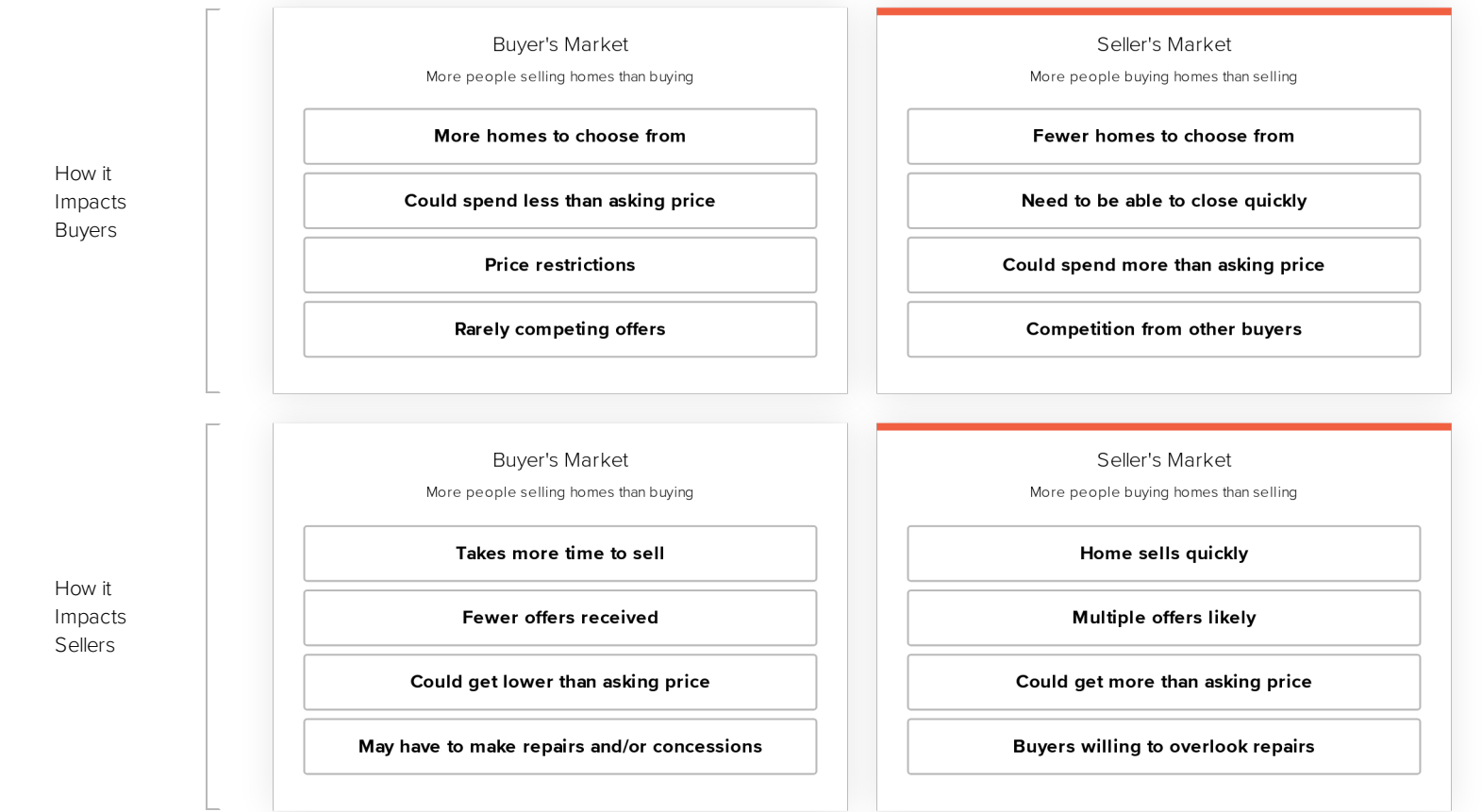


Market Conditions



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.



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	78	3.5	1.2	22	29	Seller's
< \$250,000	0	—	0.0	0	0	—
\$250,000 - \$500,000	24	4.8	1.8	5	4	Balanced
\$500,000 - \$750,000	16	5.3	1.3	3	8	Balanced
\$750,000 - \$1,000,000	6	2.0	0.6	3	3	Seller's
\$1,000,000 - \$1,250,000	6	1.5	0.9	4	2	Seller's
\$1,250,000 - \$1,500,000	4	2.0	2.0	2	2	Seller's
\$1,500,000 - \$1,750,000	4	—	0.8	0	3	—
\$1,750,000 - \$2,000,000	4	—	4.0	0	1	—
\$2,000,000 - \$2,250,000	1	0.5	0.3	2	1	Seller's
\$2,250,000 - \$2,500,000	1	1.0	1.0	1	0	Seller's
> \$2,500,000	12	6.0	1.7	2	1	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 January 2026.

