

A photograph of a red brick building with a yellow door and a white bicycle. The door has a small 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 building has a concrete step leading up to the door.

LONG & FOSTER[®]
— REAL ESTATE —

Community
Market Report

Longport, New Jersey

May 2026

About Longport

Welcome to your personalized market report for Longport 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 Longport.



Market Summary - All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for Longport, 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	2	0	—	2	0%
Median Sale Price	\$1,700,000	—	—	\$1,650,000	▲ 3%
Median List Price	\$1,699,500	—	—	\$1,697,500	0%
Sale to List Price Ratio	100%	0%	—	97%	▲ 3%
Sales Volume	\$3,400,000	—	—	\$3,300,000	▲ 3%
Median Days on Market	36 days	—	—	90 days	▼ 54 days
Homes Sold Year to Date	7	5	▲ 40%	11	▼ 36%

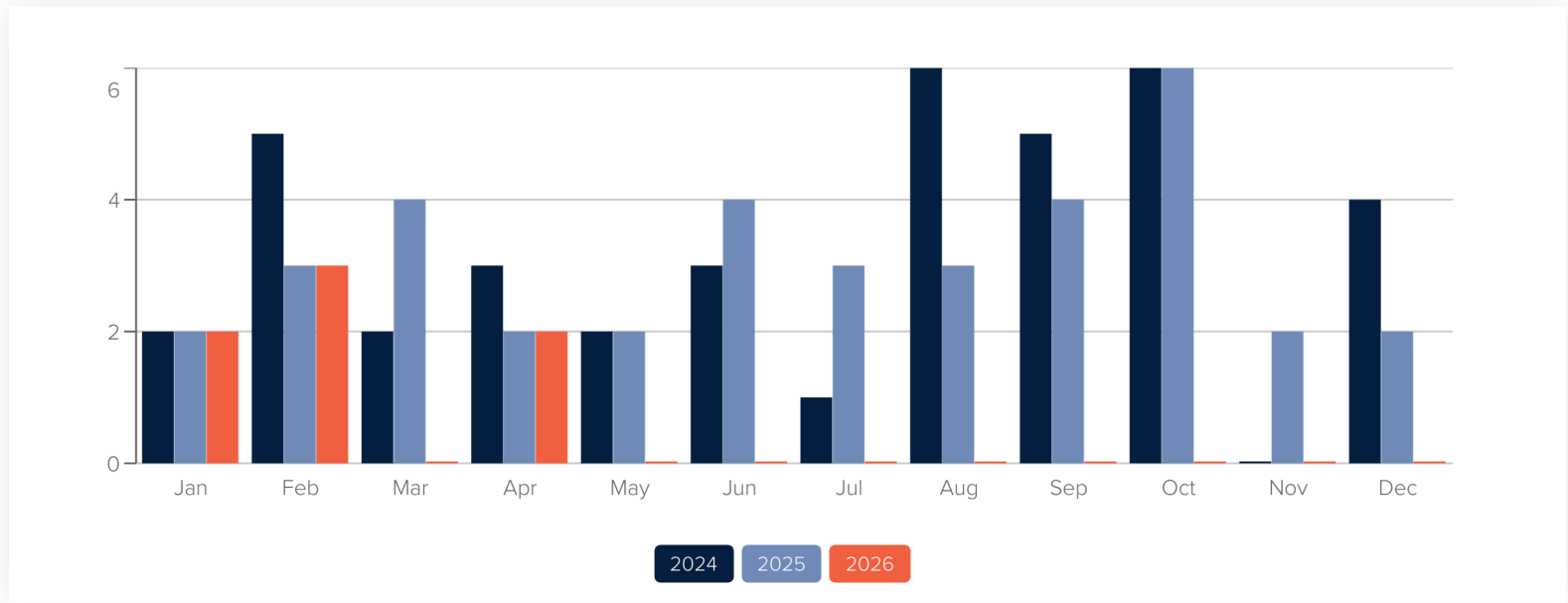
Current Market

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.

26 Homes for Sale	\$2,074,500 Median List Price	56 Median Days on Market
4 Homes Under Contract	\$12,900,000 High Price	\$54,900 Low Price

Values pulled on 5/5/2026

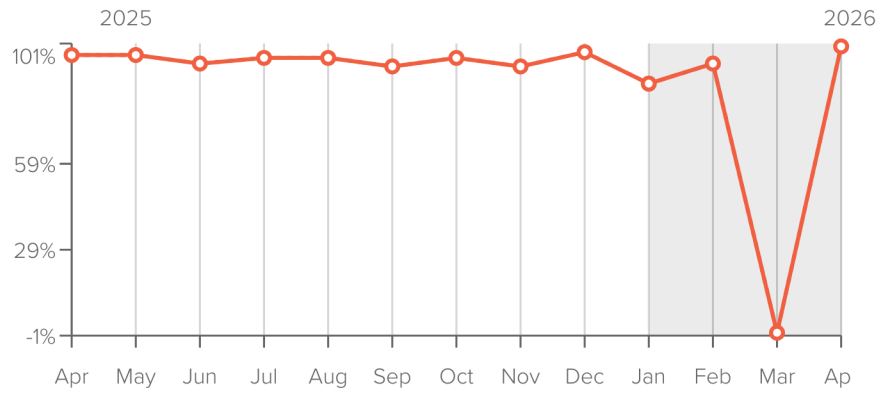
Homes Sold



Sale to List Price Ratio



100%
Average Sale to List
Price Ratio
April 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 As of 5/5/26	Months of Inventory		Sales		Market Climate
		Current Period Apr 2026	3 Month Trend	Current Period Apr 2026	6 Month Avg	
All Price Ranges	26	13.0	5.2	2	2	Buyer's
< \$500,000	3	—	3.0	0	0	—
\$500,000 - \$1,000,000	6	—	—	0	0	—
\$1,000,000 - \$1,500,000	3	—	1.5	0	0	—
\$1,500,000 - \$2,000,000	2	1.0	1.0	2	0	● Seller's
\$2,000,000 - \$2,500,000	4	—	—	0	0	—
\$2,500,000 - \$3,000,000	1	—	—	0	0	—
\$3,000,000 - \$3,500,000	2	—	—	0	0	—
\$3,500,000 - \$4,000,000	1	—	—	0	0	—
\$4,000,000 - \$4,500,000	1	—	—	0	0	—
\$4,500,000 - \$5,000,000	1	—	—	0	0	—
> \$5,000,000	2	—	—	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

