

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

February 2026

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 January 2026.

	Current Period Jan 2026	Last Month Dec 2025	Change From Last Month	Last Year Jan 2025	Change From Last Year
Homes Sold	8	19	▼ 58%	15	▼ 47%
Median Sale Price	\$1,137,500	\$810,000	▲ 40%	\$1,160,000	▼ 2%
Median List Price	\$1,260,000	\$879,000	▲ 43%	\$1,195,000	▲ 5%
Sale to List Price Ratio	94%	95%	▼ 1%	96%	▼ 2%
Sales Volume	\$1,995,000	\$26,081,300	▼ 54%	\$24,745,990	▼ 52%
Median Days on Market	44 days	56 days	▼ 12 days	11 days	▲ 33 days
Homes Sold Year to Date	8	212	▼ 96%	15	▼ 47%

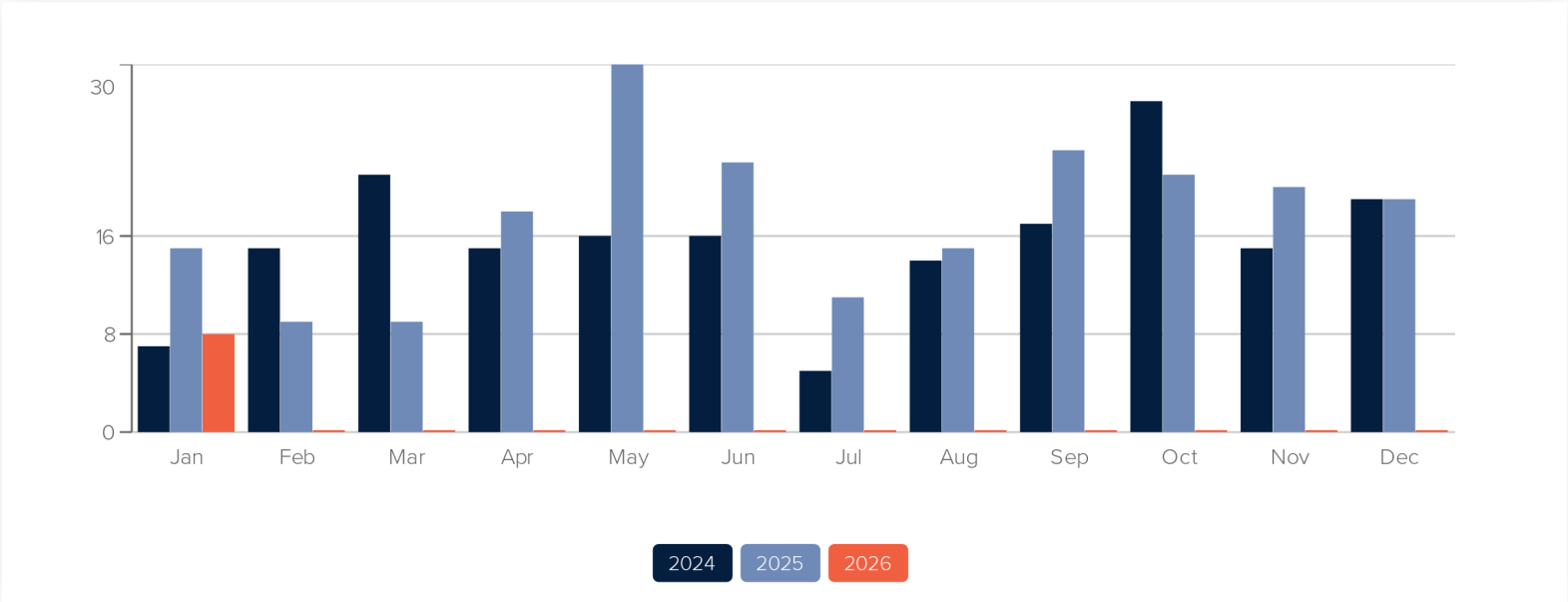
Current Market

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.

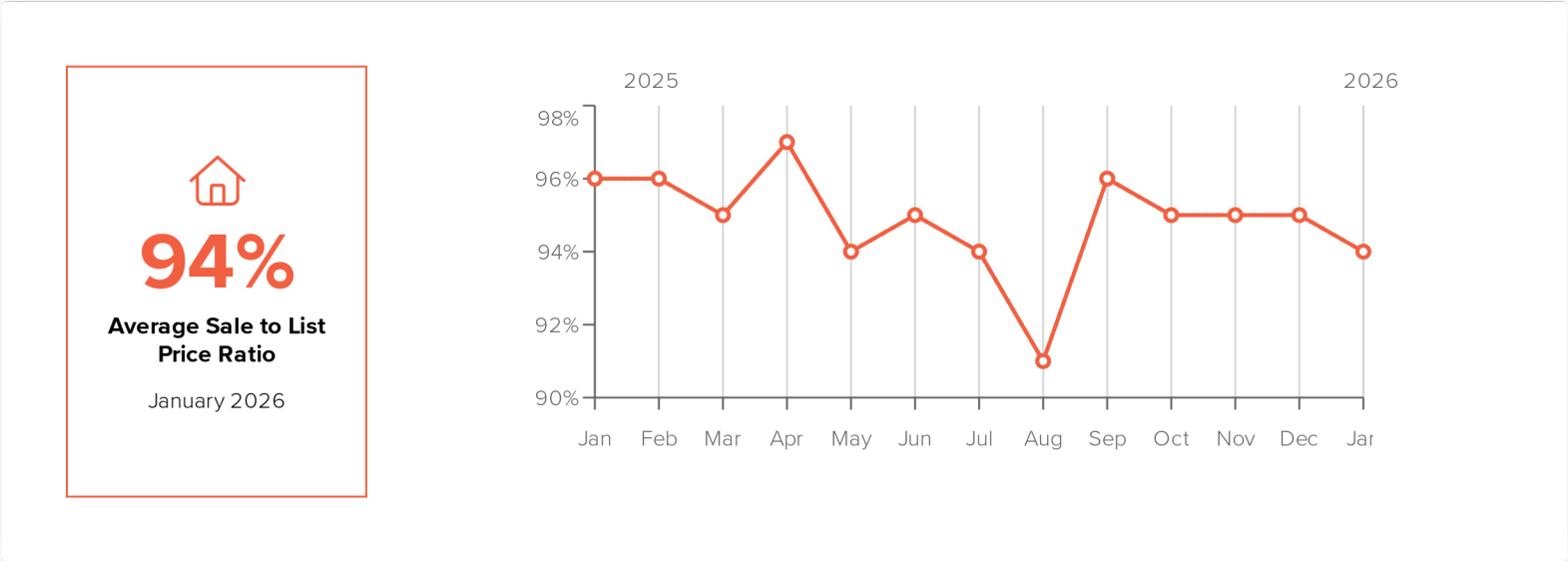
66 Homes for Sale	\$1,574,500 Median List Price	78 Median Days on Market
26 Homes Under Contract	\$8,999,000 High Price	\$199,900 Low Price

Values pulled on 2/2/2026

Homes Sold



Sale to List Price Ratio

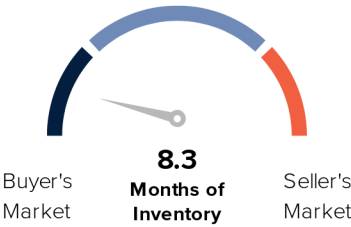


Market Conditions


44

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	66	8.3	1.4	8	18	Buyer's
< \$450,000	5	—	0.7	0	2	—
\$450,000 - \$900,000	12	6.0	1.2	2	3	● Buyer's
\$900,000 - \$1,350,000	9	3.0	0.9	3	4	● Seller's
\$1,350,000 - \$1,800,000	11	11.0	1.8	1	3	● Buyer's
\$1,800,000 - \$2,250,000	9	9.0	1.8	1	1	● Buyer's
\$2,250,000 - \$2,700,000	7	—	2.3	0	1	—
\$2,700,000 - \$3,150,000	7	—	7.0	0	0	—
\$3,150,000 - \$3,600,000	1	1.0	0.5	1	0	● Seller's
\$3,600,000 - \$4,050,000	0	—	0.0	0	0	—
\$4,050,000 - \$4,500,000	0	—	0.0	0	0	—
> \$4,500,000	5	—	5.0	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 January 2026.

