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REAL ESTATE

Community Market Report

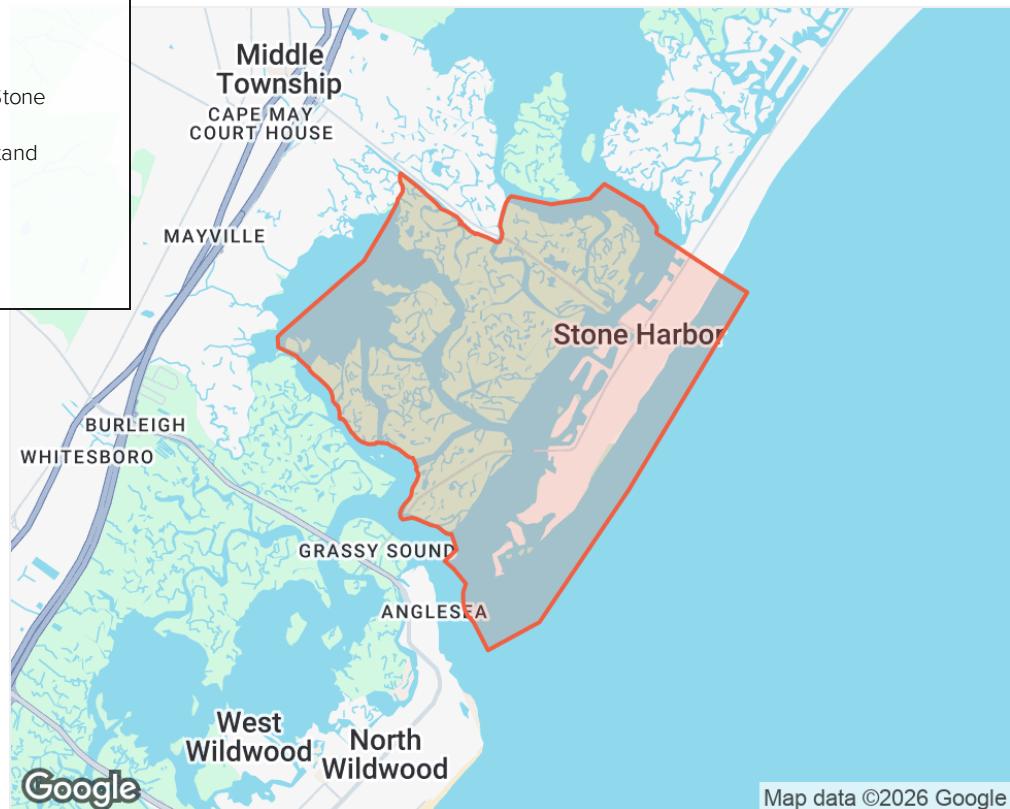
Stone Harbor, New Jersey

February 2026



About Stone Harbor

Welcome to your personalized market report for Stone Harbor in New Jersey. Dive into the latest market trends, insights, and key statistics to better understand the real estate landscape in this area.



Map data ©2026 Google

Contact me to get
the full Market
Report and to learn
more about Stone
Harbor.



Market Summary - All Property Types

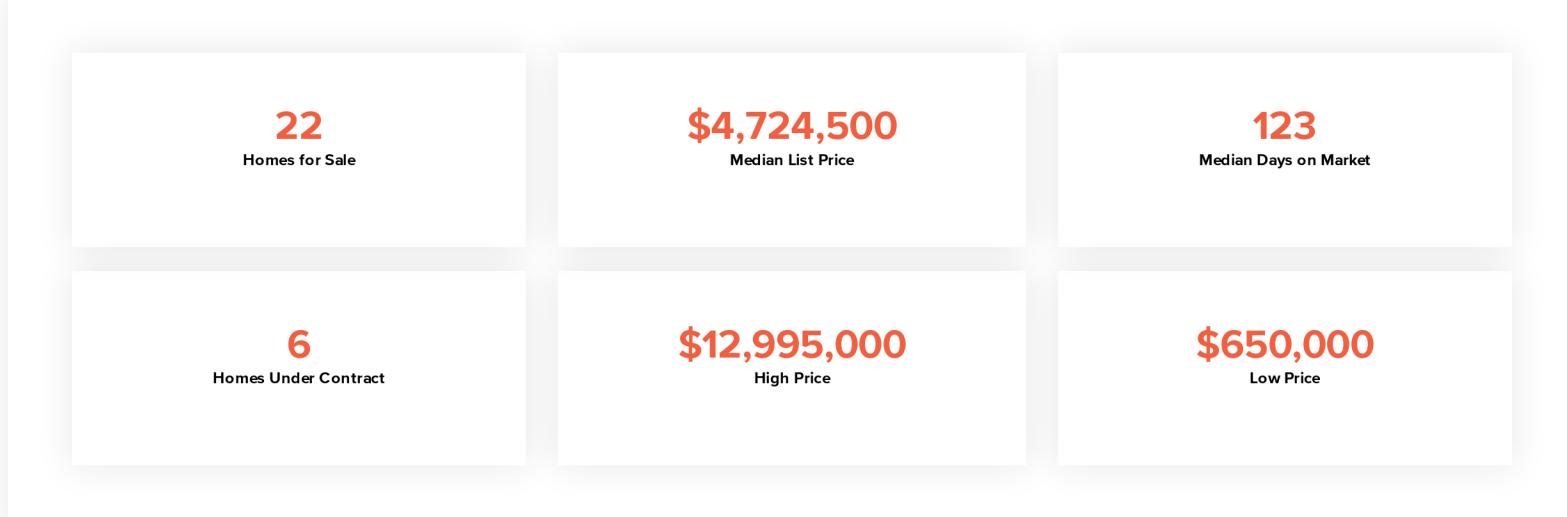
Recent Sales Trends

The statistics below highlight key market indicators for Stone Harbor, 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	3	5	▼ 40%	8	▼ 62%
Median Sale Price	\$3,275,750	\$2,095,000	▲ 56%	\$3,225,000	▲ 2%
Median List Price	\$3,950,000	\$2,095,000	▲ 89%	\$3,425,000	▲ 15%
Sale to List Price Ratio	91%	97%	▼ 6%	95%	▼ 4%
Sales Volume	\$10,720,750	\$13,538,750	▼ 21%	\$25,699,000	▼ 58%
Median Days on Market	120 days	74 days	▲ 46 days	168 days	▼ 48 days
Homes Sold Year to Date	3	71	▼ 96%	8	▼ 62%

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.



Values pulled on 2/2/2026

Homes Sold



2024 2025 2026

Sale to List Price Ratio



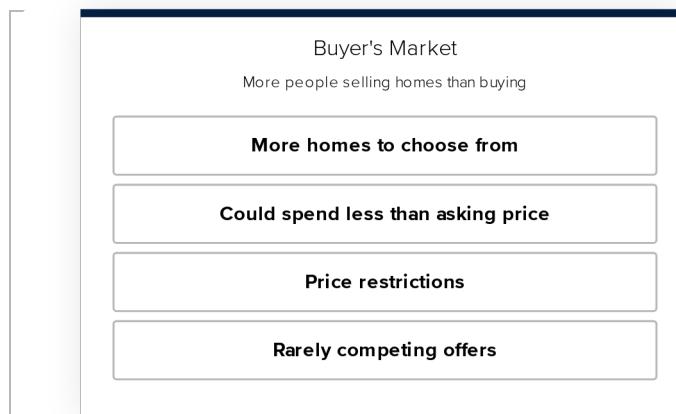
Market Conditions



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.

How it
Impacts
Buyers

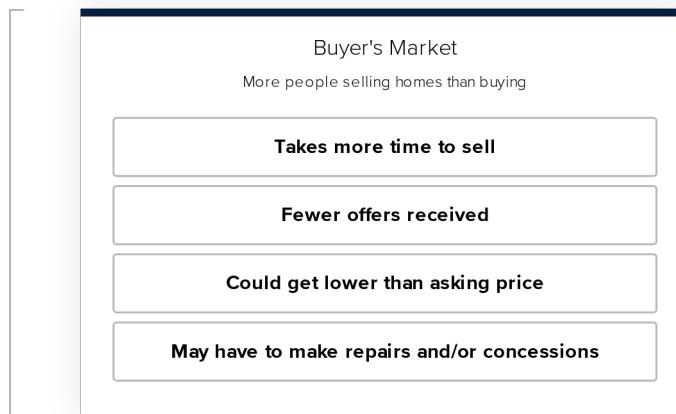


Seller's Market

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



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	22	7.3	1.4	3	6	Buyer's	
< \$300,000	0	—	—	0	0	—	
\$300,000 - \$1,300,000	1	1.0	0.5	1	0	● Seller's	
\$1,300,000 - \$2,300,000	5	—	0.8	0	1	—	
\$2,300,000 - \$3,300,000	1	1.0	0.3	1	1	● Seller's	
\$3,300,000 - \$4,300,000	0	—	0.0	0	0	—	
\$4,300,000 - \$5,300,000	6	—	3.0	0	0	—	
\$5,300,000 - \$6,300,000	3	3.0	3.0	1	0	● Seller's	
\$6,300,000 - \$7,300,000	1	—	—	0	0	—	
\$7,300,000 - \$8,300,000	2	—	—	0	0	—	
\$8,300,000 - \$9,300,000	0	—	—	0	0	—	
> \$9,300,000	3	—	—	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 Stone Harbor, New Jersey. The values are based on closed transactions in January 2026.

