

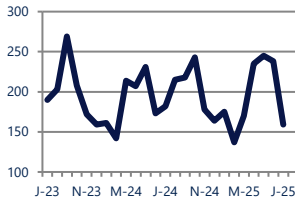
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CAPE MAY COUNTY HOUSING MARKET**

JULY 2025

## Units Sold

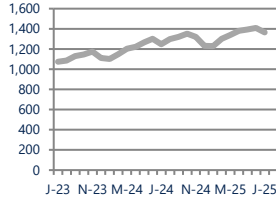
159



**Down -13%**  
Vs. Year Ago

## Active Inventory

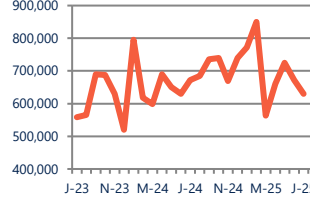
1,365



**Up 10%**  
Vs. Year Ago

## Median Sale Price

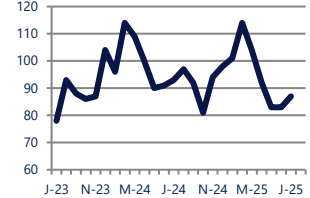
\$630,000



**Down -6%**  
Vs. Year Ago

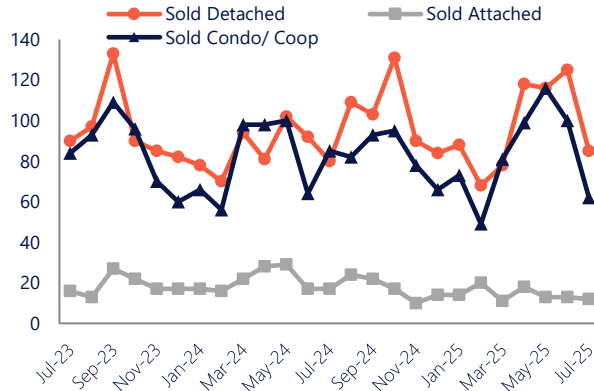
## Days On Market

87



**Down -6%**  
Vs. Year Ago

## Units Sold\*



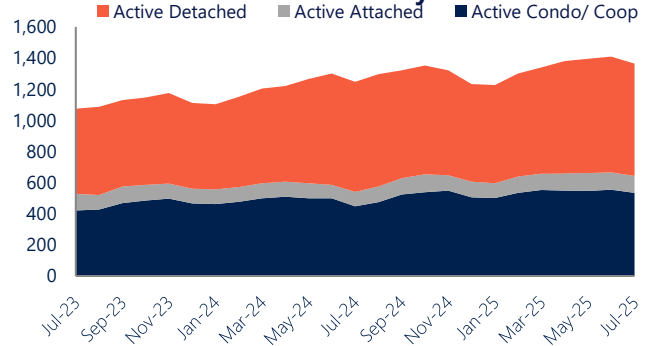
## Units Sold

There was a decrease in total units sold in July, with 159 sold this month in Cape May County versus 238 last month, a decrease of 33%. This month's total units sold was lower than at this time last year, a decrease of 13% versus July 2024.

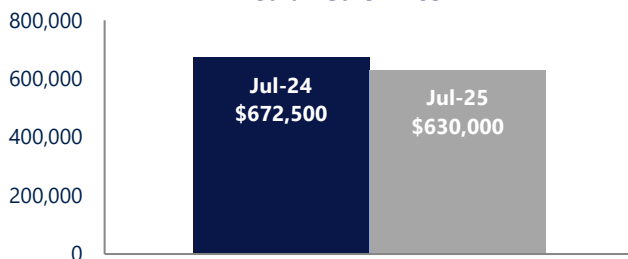
## Active Inventory

Versus last year, the total number of homes available this month is higher by 119 units or 10%. The total number of active inventory this July was 1,365 compared to 1,246 in July 2024. This month's total of 1,365 is lower than the previous month's total supply of available inventory of 1,409, a decrease of 3%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last July, the median sale price for Cape May County Homes was \$672,500. This July, the median sale price was \$630,000, a decrease of 6% or \$42,500 compared to last year. The current median sold price is 6% lower than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

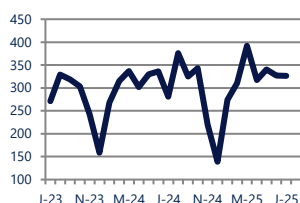
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CAPE MAY COUNTY HOUSING MARKET**

JULY 2025

## New Listings

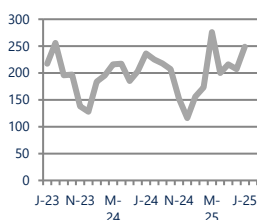
326



**Up 16%**  
Vs. Year Ago

## Current Contracts

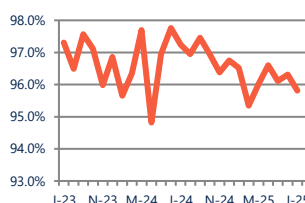
249



**Up 6%**  
Vs. Year Ago

## Sold Vs. List Price

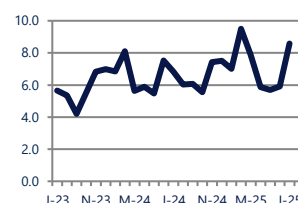
95.8%



**Down -1.5%**  
Vs. Year Ago

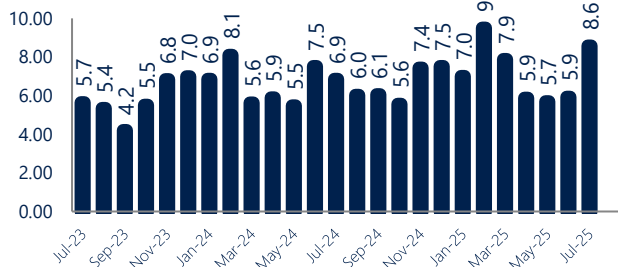
## Months of Supply

8.6



**Up 25%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

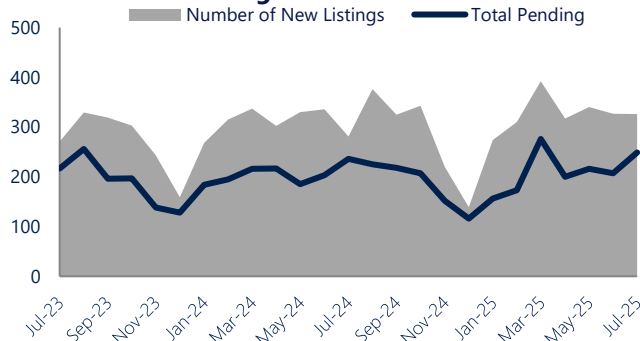
In July, there was 8.6 months of supply available in Cape May County, compared to 6.8 in July 2024. That is an increase of 25% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

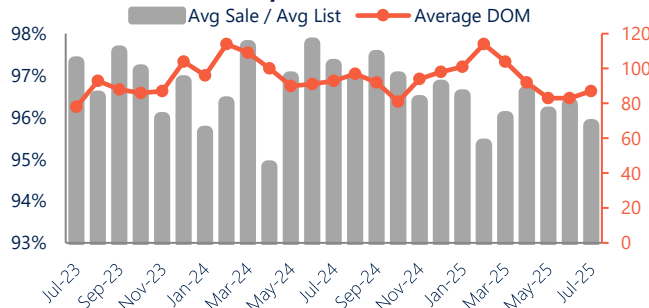
## New Listings & Current Contracts

This month there were 326 homes newly listed for sale in Cape May County compared to 281 in July 2024, an increase of 16%. There were 249 current contracts pending sale this July compared to 236 a year ago. The number of current contracts is 6% higher than last July.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In July, the average sale price in Cape May County was 95.8% of the average list price, which is 1.4% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 87, lower than the average last year, which was 93, a decrease of 6%.