

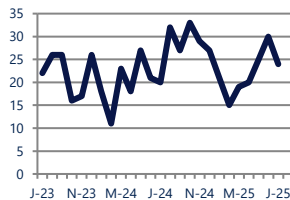
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CAPE MAY HOUSING MARKET**

JULY 2025

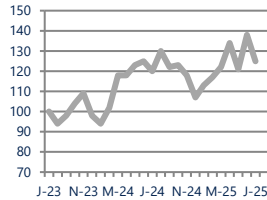
Zip Code(s): 08204 and 08212

Units Sold 24



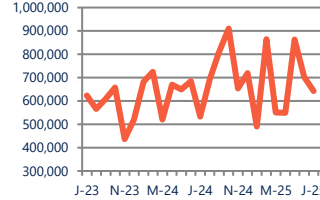
Up 20%
Vs. Year Ago

Active Inventory 125



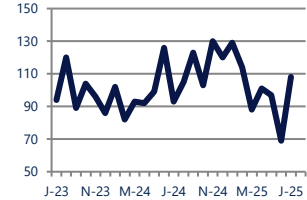
Up 4%
Vs. Year Ago

Median Sale Price \$642,500



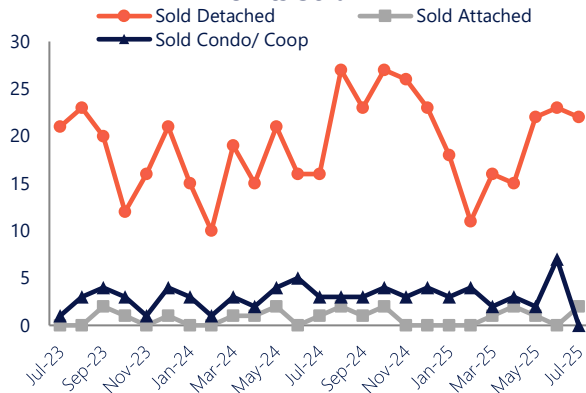
Up 21%
Vs. Year Ago

Days On Market 108



Up 16%
Vs. Year Ago

Units Sold*



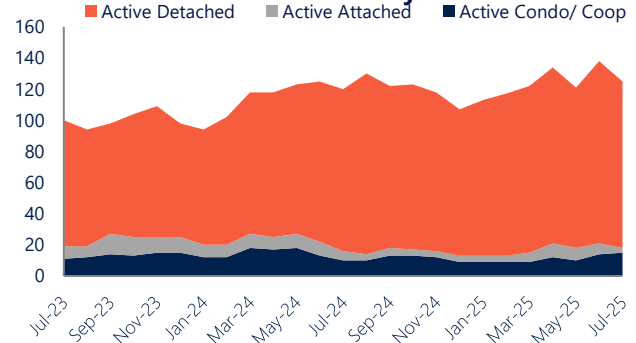
Units Sold

There was a decrease in total units sold in July, with 24 sold this month in Cape May versus 30 last month, a decrease of 20%. This month's total units sold was higher than at this time last year, an increase of 20% versus July 2024.

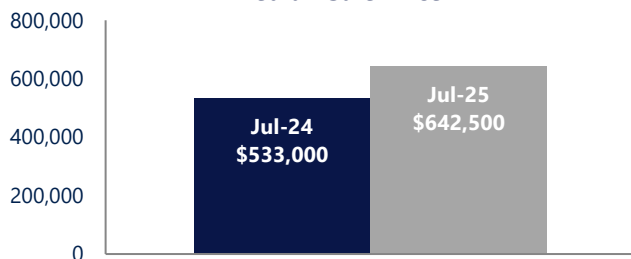
Active Inventory

Versus last year, the total number of homes available this month is higher by 5 units or 4%. The total number of active inventory this July was 125 compared to 120 in July 2024. This month's total of 125 is lower than the previous month's total supply of available inventory of 138, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Cape May Homes was \$533,000. This July, the median sale price was \$642,500, an increase of 21% or \$109,500 compared to last year. The current median sold price is 9% 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.

Cape May are defined as properties listed in zip code/s 08204 and 08212.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by CMCAOR and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of CMCAOR or Long & Foster Real Estate, Inc.

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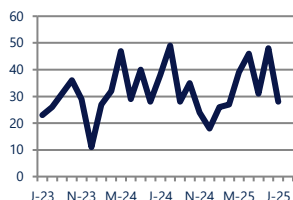
FOCUS ON: **CAPE MAY HOUSING MARKET**

JULY 2025

Zip Code(s): 08204 and 08212

New Listings

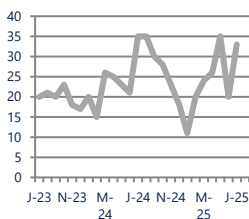
28



Down -26%
Vs. Year Ago

Current Contracts

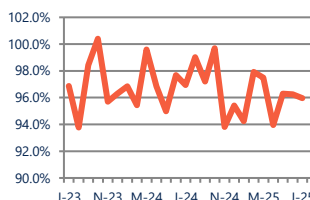
33



Down -6%
Vs. Year Ago

Sold Vs. List Price

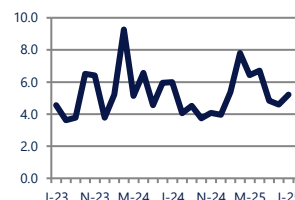
96.0%



Down -1%
Vs. Year Ago

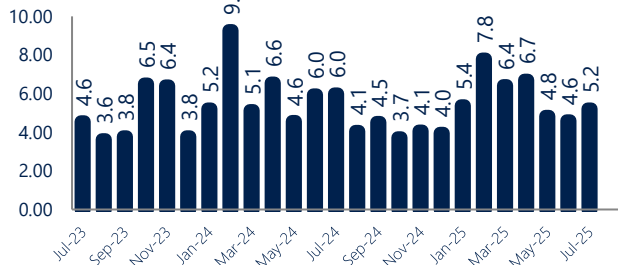
Months of Supply

5.2



Down -13%
Vs. Year Ago

Months Of Supply



Months of Supply

In July, there was 5.2 months of supply available in Cape May, compared to 6.0 in July 2024. That is a decrease of 13% versus a year ago.

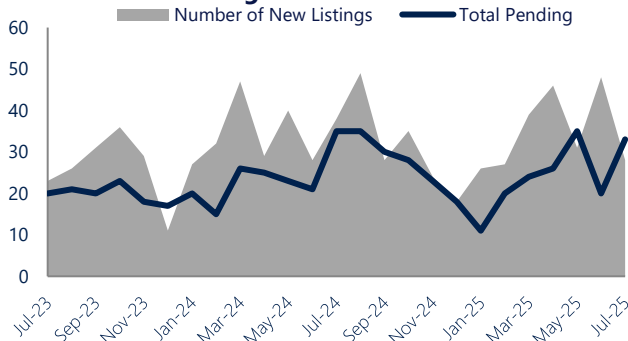
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

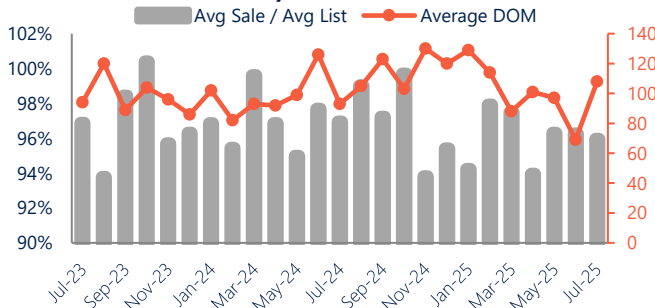
This month there were 28 homes newly listed for sale in Cape May compared to 38 in July 2024, a decrease of 26%.

There were 33 current contracts pending sale this July compared to 35 a year ago. The number of current contracts is 6% lower 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 was 96.0% of the average list price, which is 1.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 108, higher than the average last year, which was 93, an increase of 16%.

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