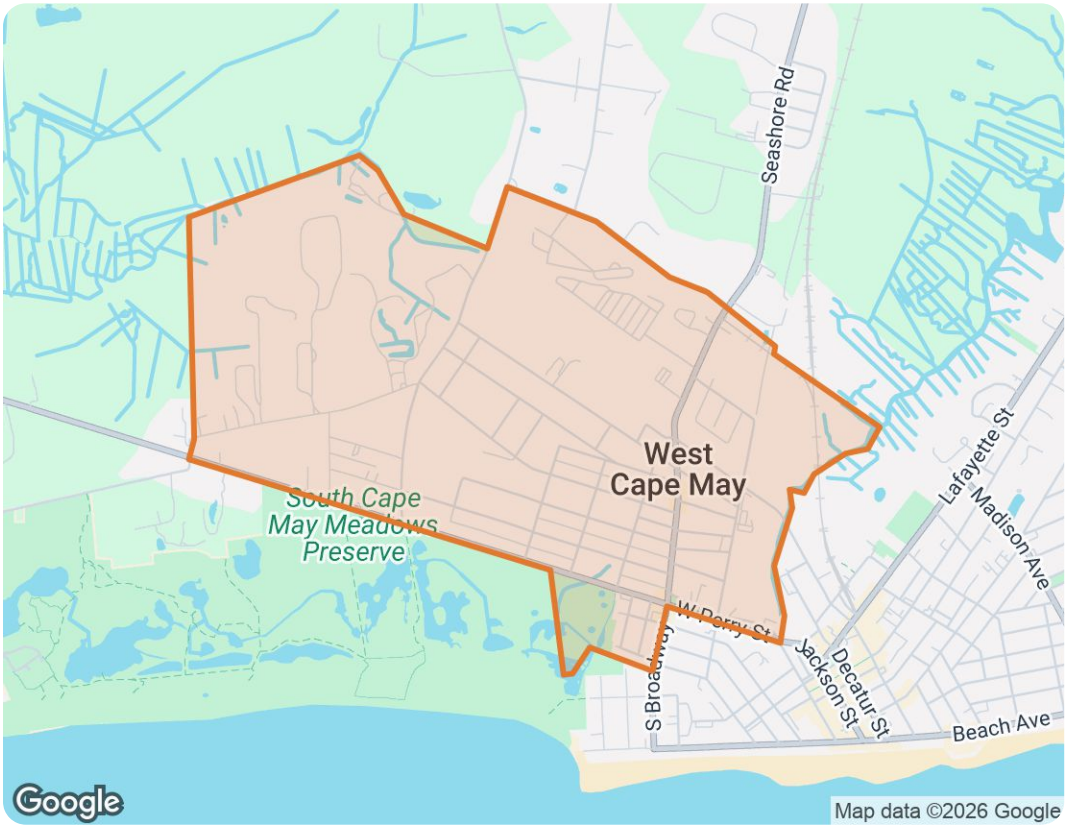
West Cape May, New Jersey





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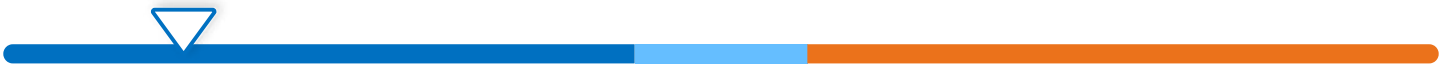
Market Trends

Market Trends for West Cape May, New Jersey

Single Family + Condo/Townhouse/Apt.

October 2026

Market Type



Seller's Market | Balanced Market | Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
1.5	–	–	–

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West Cape May, New Jersey

October 2026 New Listings

West Cape May, New Jersey

Single Family + Condo/Townhouse/Apt.

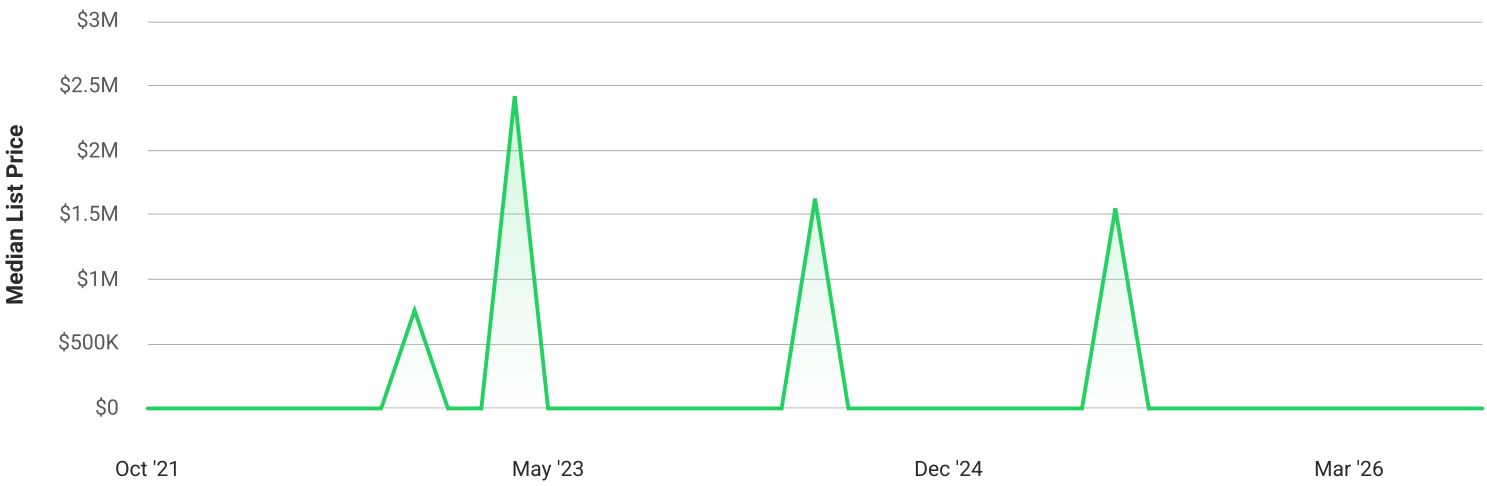
This graphic summarizes key statistics for properties that entered the market each month. RPR uses list date to determine when a listing entered the market. These statistics are important for understanding the rate at which listings are entering the market and their price points.

Source: Listing sources

Update Frequency: Monthly

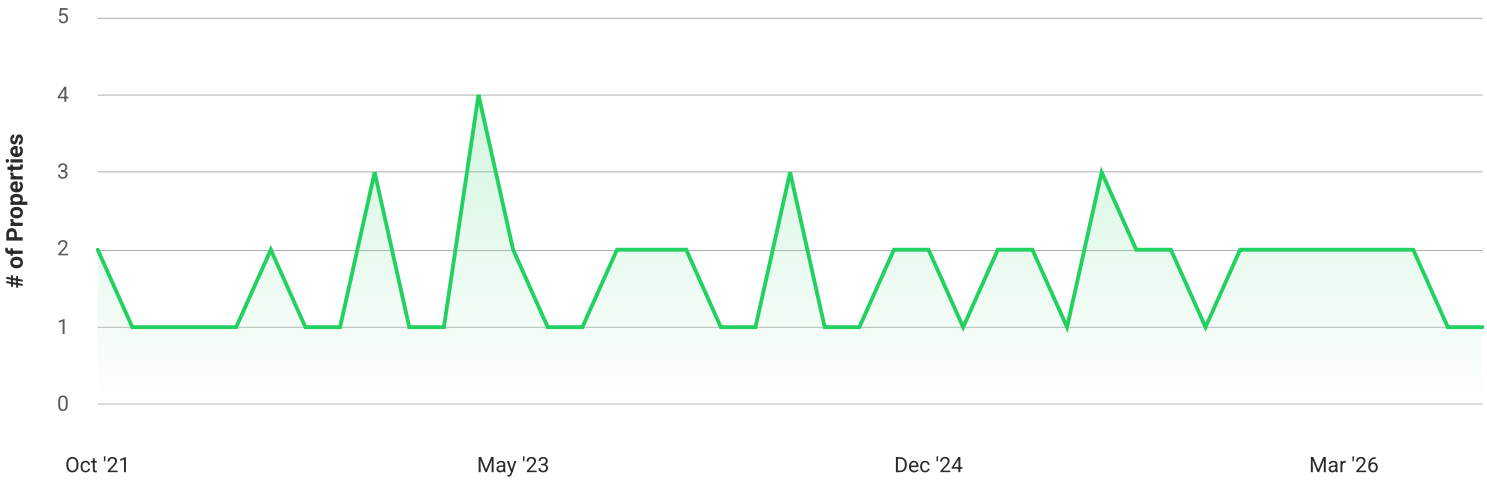
Median List Price - –

Month over Month



# of Properties - 1

Month over Month



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West Cape May, New Jersey

October 2026 Active Listings

West Cape May, New Jersey

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $1,774,999

0% Month over Month



of Properties - 3

0% Month over Month



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West Cape May, New Jersey

October 2026 New Pending Listings

West Cape May, New Jersey

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that went into a pending status within each month. RPR uses a derived pending date to determine when a property moved into pending status in the given month. These statistics are important for understanding the market absorption rate and the price point of listings that are being consumed.

Source: Listing sources

Update Frequency: Monthly

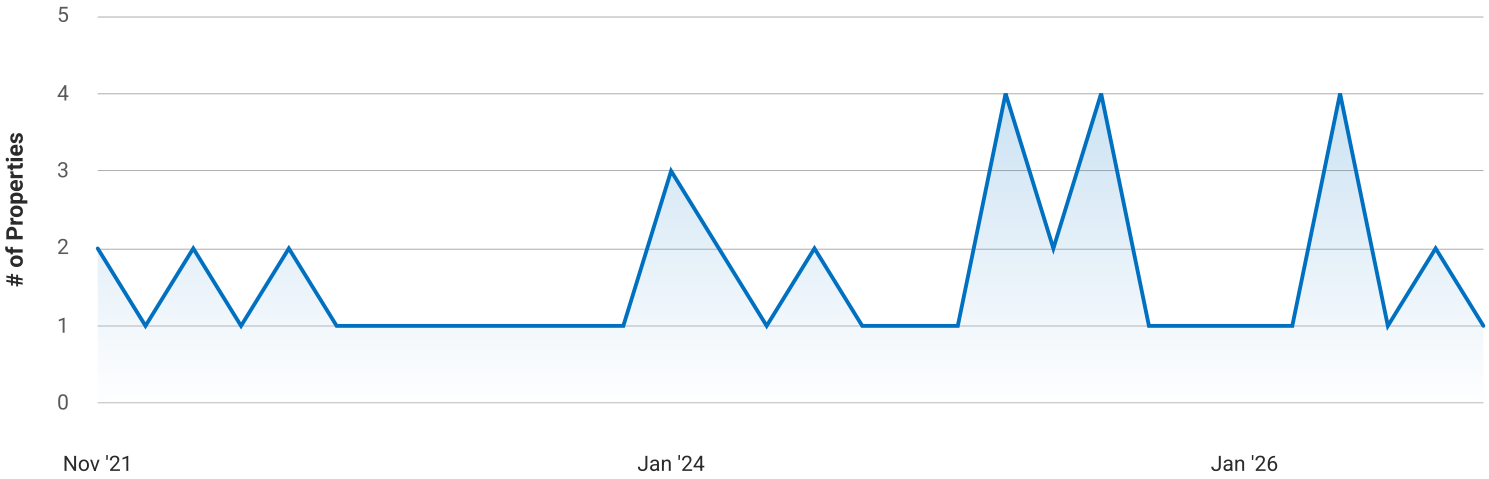
Median List Price - –

Month over Month



# of Properties - 1

Month over Month



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West Cape May, New Jersey

October 2026 Pending Listings

West Cape May, New Jersey

Single Family + Condo/Townhouse/Apt.

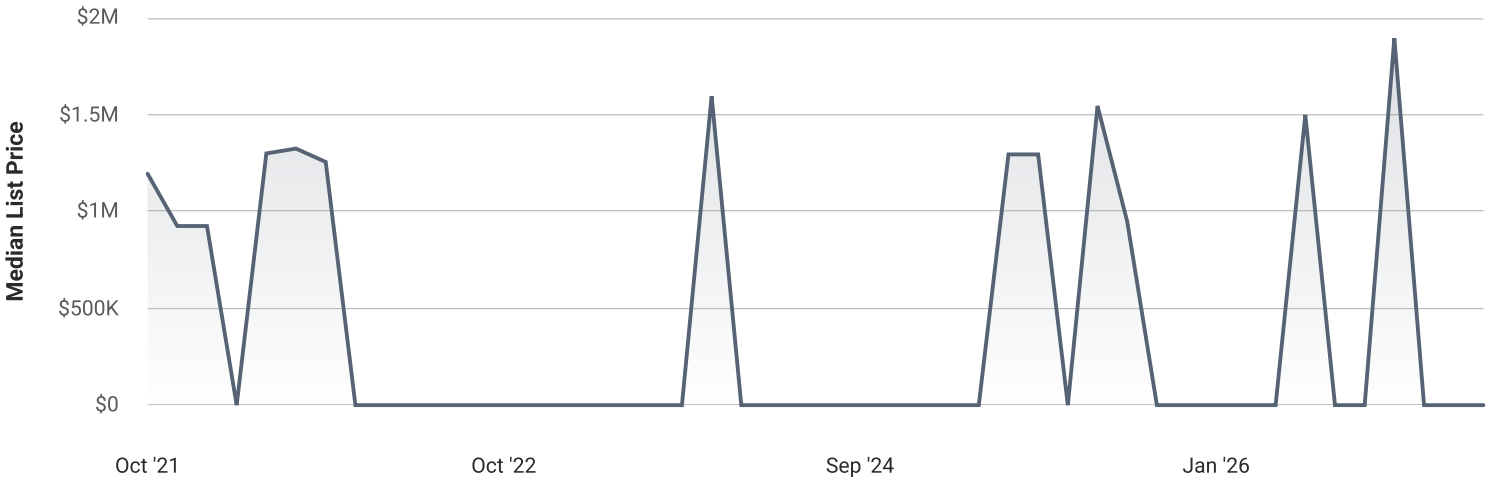
This graphic summarizes key statistics for properties that were in a pending status on the last day of the month. RPR uses the list date, a derived pending date and a derived off-market status date to determine if the listing was in a pending status on the last day of the month. An end-of-month snapshot of pending listings helps to understand inventory that is waiting to close, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - –

Month over Month



# of Properties - 2

0% Month over Month



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West Cape May, New Jersey

October 2026 Sold Listings

West Cape May, New Jersey

Single Family + Condo/Townhouse/Apt.

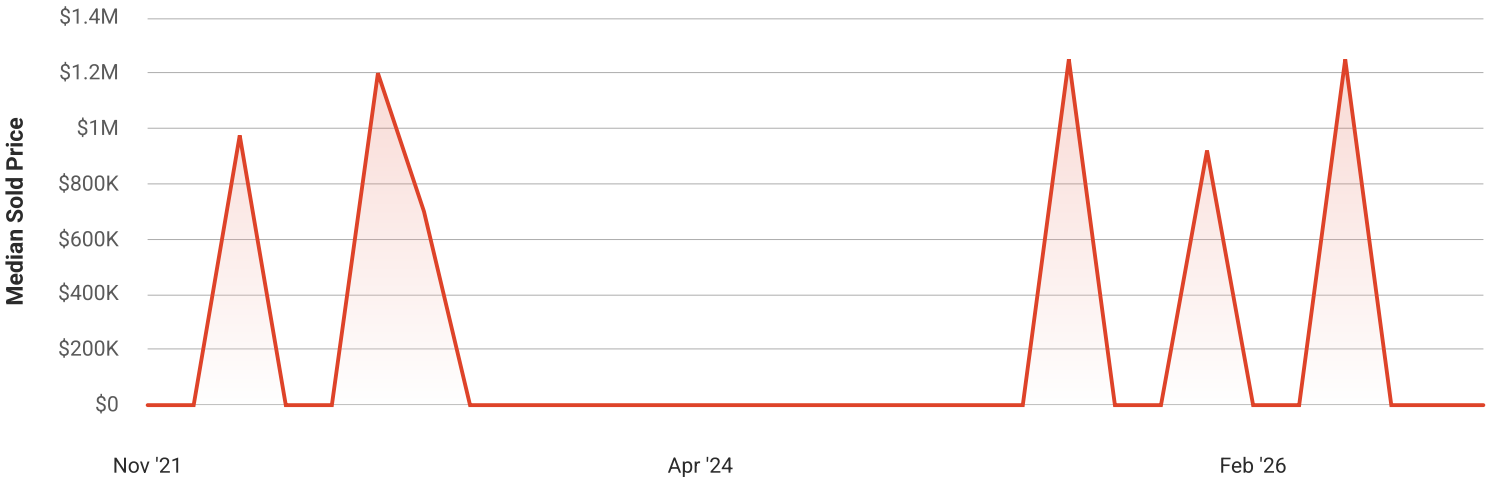
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

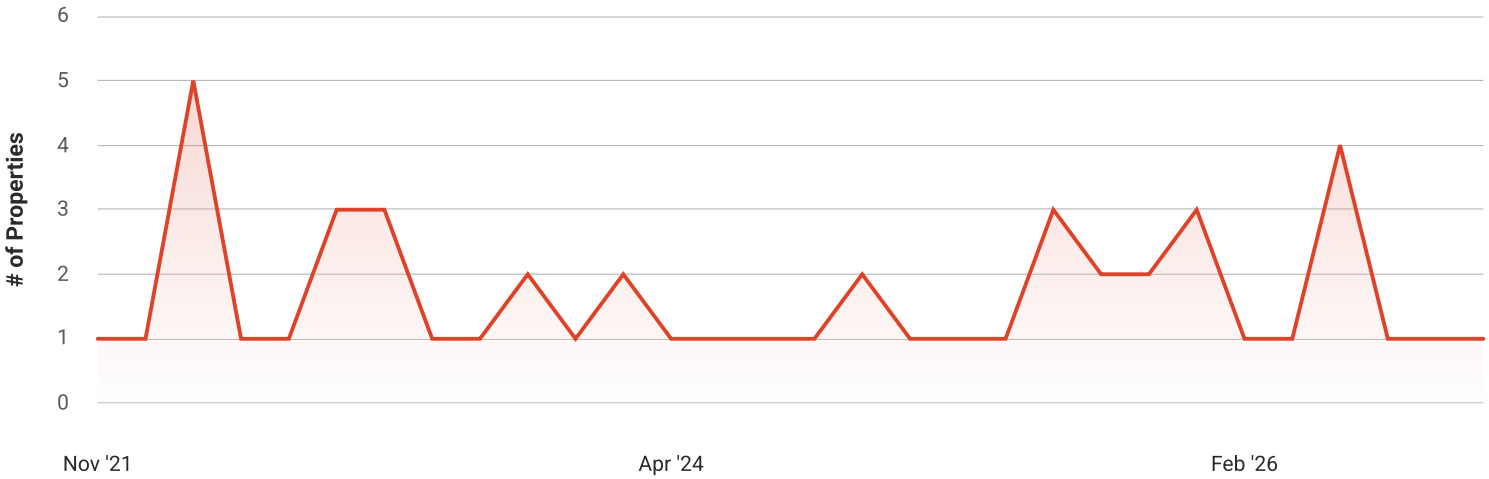
Median Sold Price - –

Month over Month



# of Properties - 1

Month over Month



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West Cape May, New Jersey

October 2026 Months Supply of Inv.

West Cape May, New Jersey

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics that describe the given month's inventory level and the percentage change in the last month and year. Months of inventory is the number of months it will take a market to absorb the inventory that's available at the end of the month, based on the number of properties that typically go into pending each month. RPR calculates months of inventory by dividing the count of listings that were active on the last day of the month by a rolling 12-month average of newly pending listings.

Source: Listing sources

Update Frequency: Monthly

Months Supply of Inv.	Last Month Change	12 Month Change
1.5	–	-25%



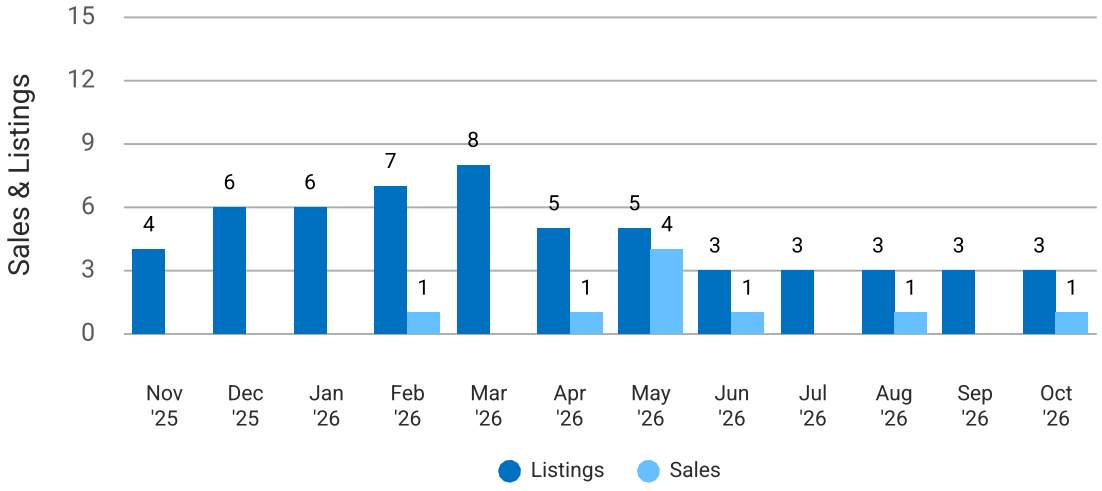
Total Sales and Active Listings in West Cape May, New Jersey

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



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West Cape May, New Jersey

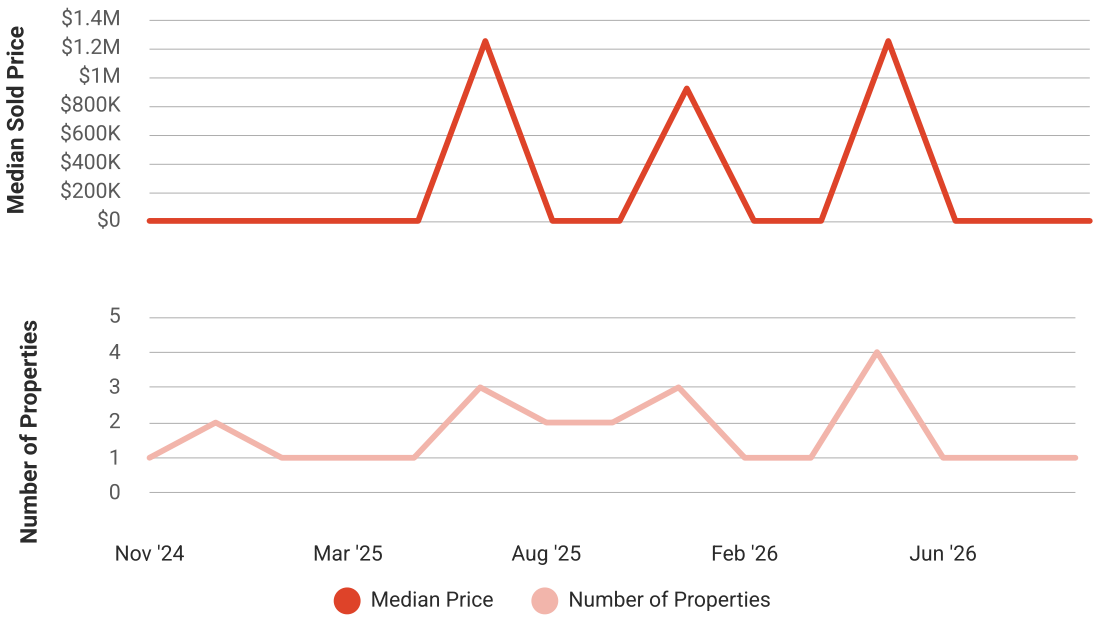
Median Sold Price vs Sold Listings in West Cape May, New Jersey

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



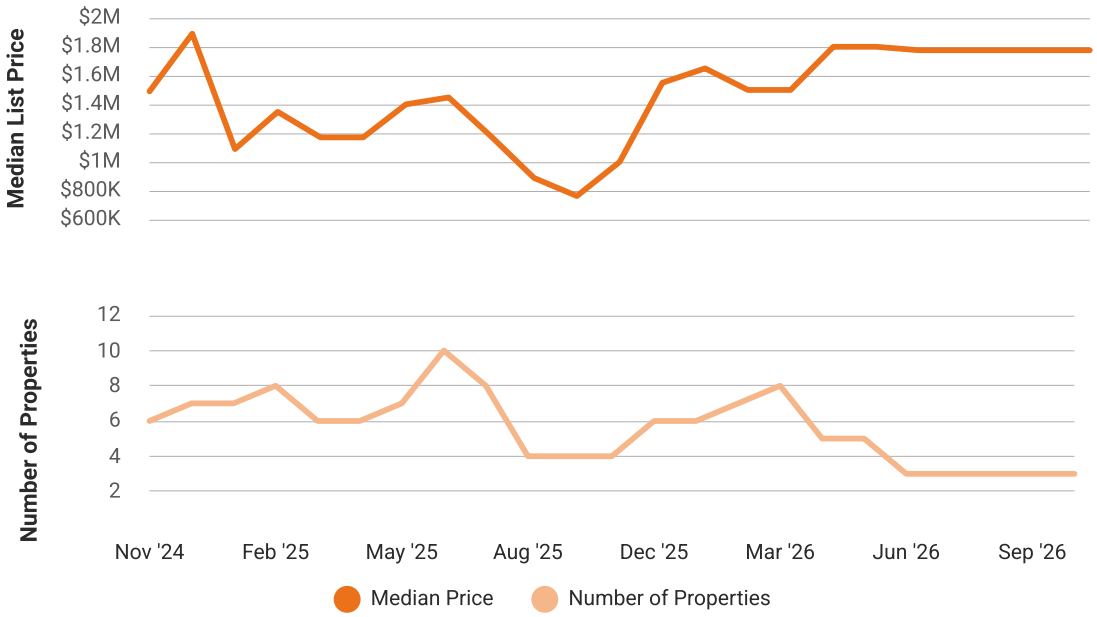
Median List Price vs Active Listings in West Cape May, New Jersey

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



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West Cape May, New Jersey

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Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 10/31/2026	$1,692,660	$1,525,000 +10.99%	$1,495,700 +13.17%	$1,423,180 +18.94%	$1,554,570 +8.88%	$1,043,590 +62.2%
Median Sold Price Last Updated: 10/31/2026	–	–	–	$920,463	–	–
Median List Price Last Updated: 10/31/2026	$1,774,999	$1,774,999 0%	$1,774,999 0%	$762,000 +132.94%	$968,950 +83.19%	$1,425,000 +24.56%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

Sort Order: Recently updated
Maximum Properties Per Change Type: 50
Change Types: New Listings, Price Change, Pending, Closed
Property Types: Single Family, Multifamily/Multiplex, Condo/Townhouse/Apt, Lot/Land
Property Features: Sale Price: $50K+, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size: Any, Year Built: Any

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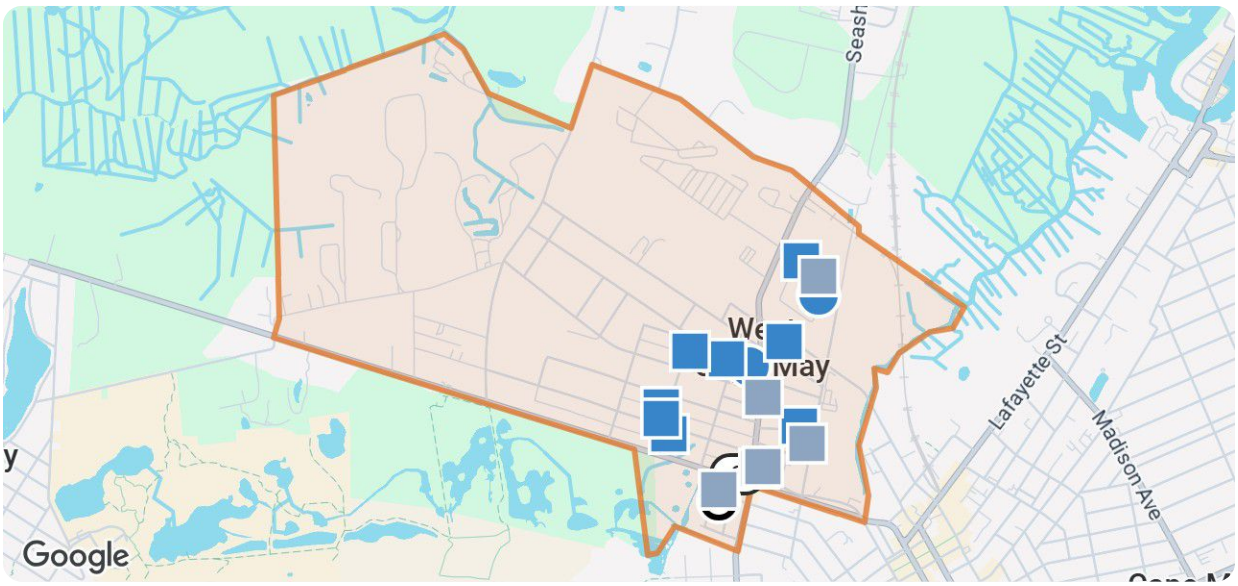
West Cape May, New Jersey

Summary

For Sale Activity in the Last 12 Months



Legend

- For Sale
- For Sale Pending
- Recently Closed
- Closed, Hold, Withdrawn, Expired, or Canceled

	New	Pending	Closed
Number of Properties	2	1	12
Lowest Listing Price / Est.Value	$1,650,000	$1,350,000	$625,000
Median Listing Price / Est.Value	$1,700,000	$1,350,000	$1,422,500
Highest Listing Price / Est.Value	$1,749,999	$1,350,000	$2,499,000
Average Price / sqft	$728	–	$896
Median Price / sqft	$728	–	$764
Average Days in RPR	96	6	64
Median Days in RPR	96	6	43
Total Volume	$3,399,999	$1,350,000	$17,773,989
Source	Listings	Listings	Public Records & Listings

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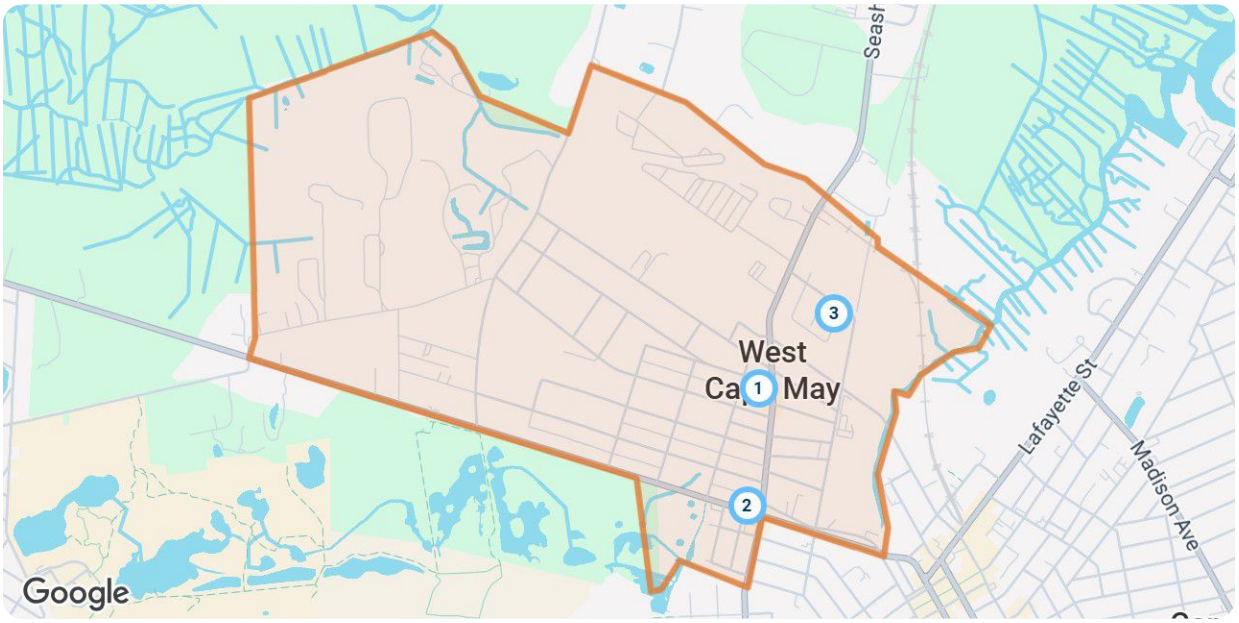
West Cape May, New Jersey

Market Activity Breakdown

New

Source: Listings



Legend

Active For Sale

New: 2 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **420 Broadway** **West Cape May, NJ 08204** MLS ID: 263203 Active / For Sale *Listing Courtesy of JERSEY CAPE REALTY*	Condo/Townhouse/Apt.	8/6	–	–	1942	11/7/2026 16 days	$1,650,000 –/sq ft
2  **101 Sunset Blvd** **West Cape May, NJ 08204** MLS ID: 261480 Active / For Sale *Listing Courtesy of COASTLINE REALTY, LLC*	Condo/Townhouse/Apt.	3/3	2,404	–	2026	6/1/2026 175 days	$1,749,999 $728/sq ft

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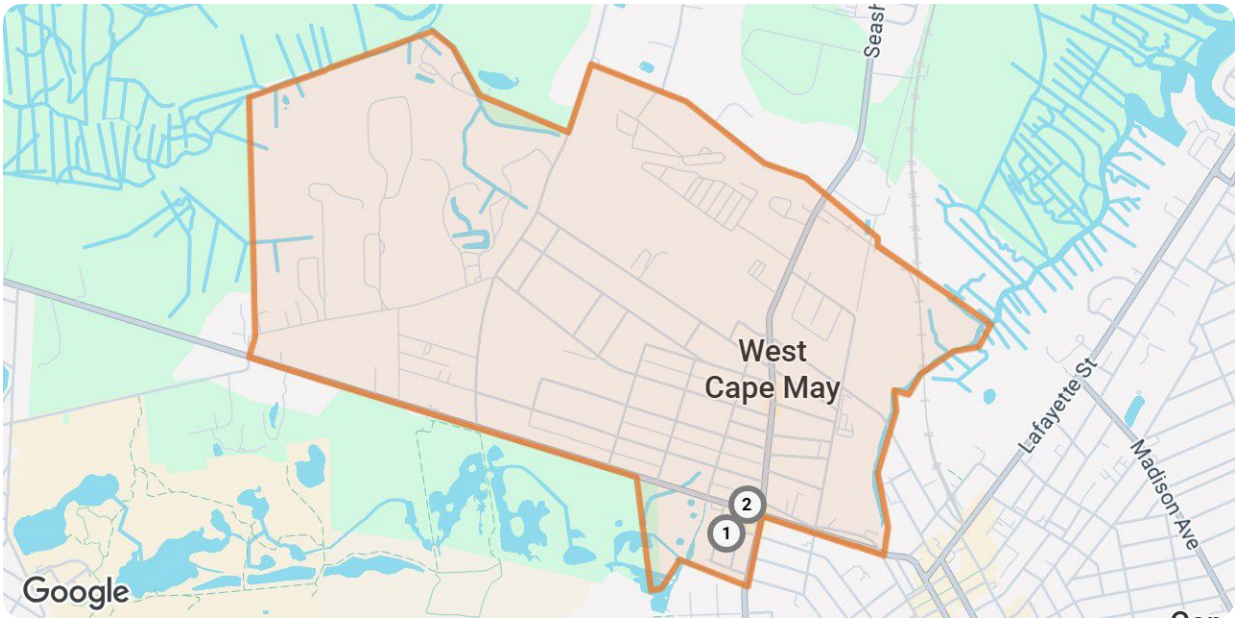
West Cape May, New Jersey

Pending

Source: Listings



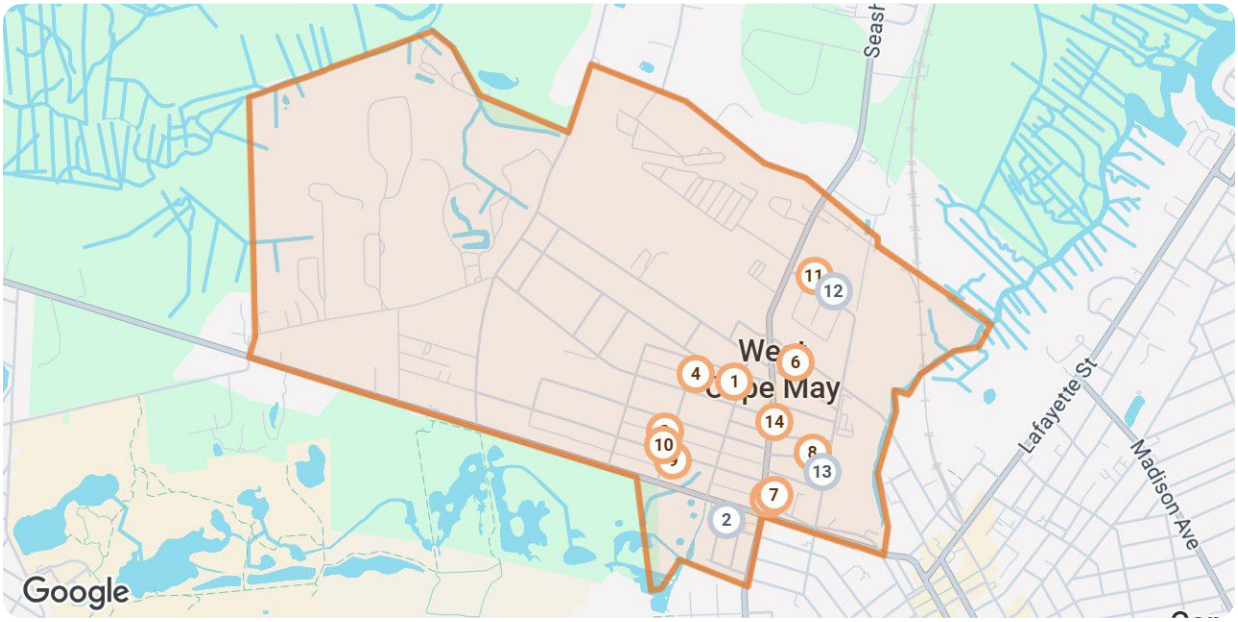
Legend

- Pending

Pending: 1 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
1  **258 Sixth Ave** **West Cape May, NJ 08204** MLS ID: 262960 Pending / For Sale *Listing Courtesy of DESATNICK REAL ESTATE LLC - CAPE MAY*	Single Family	3/2	–	– –	10/13/2026	$1,350,000 –/sq ft	10/19/2026 6 days

Closed

Source: Public Records and Listings



Legend

- Closed
- Off Market, Hold, Withdrawn, Expired, or Canceled

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	Closed: 12 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1	 **410 Pacific Ave** **West Cape May, NJ 08204** MLS ID: 261536 Closed / For Sale *Courtesy of DESATNICK REAL ESTATE LLC - CAPE MAY*	Single Family	3/3	2,680	– 2019	8/7/2026 32 days	$1,850,000 $690/sq ft	↓ 2.37%
2	 **204 Atlantic Ave** **West Cape May, NJ 08204** Closed / Public Record	Single Family	–/–	1,440	7,501 sqft 1988	8/17/2026 – days	$1,100,000 $763/sq ft	–
3	 **408 Atlantic Ave** **West Cape May, NJ 08204** MLS ID: 253157 Closed / For Sale *Courtesy of HOMESTEAD REAL ESTATE CO. INC.*	Single Family	2/1	712	– 1930	6/5/2026 184 days	$625,000 $878/sq ft	↓ 3.85%
4	 **115 Broadway** **West Cape May, NJ 08204** Closed / Public Record	Single Family	–/–	3,913	7,810 sqft 1908	3/4/2026 – days	$2,499,000 $535/sq ft	–
5	 **132 Leaming Ave** **West Cape May, NJ 08204** MLS ID: 253143 Closed / For Sale *Courtesy of COLDWELL BANKER JAMES C OTTON REAL ESTATE - CMCH*	Single Family	4/1	1,158	– 1890	5/1/2026 15 days	$760,000 $656/sq ft	↓ 7.88%
6	 **111 Myrtle Ave** **West Cape May, NJ 08204** Closed / Public Record	Single Family	–/–	825	5,458 sqft 1920	3/4/2026 – days	$1,995,000 $1,805/sq ft	–
7	 **141 Pearl Ave** **West Cape May, NJ 08204** MLS ID: 260168 Closed / For Sale *Courtesy of CENTURY 21 GILMARTIN & CO*	Single Family	3/2	2,163	– 1860	5/29/2026 79 days	$1,250,000 $578/sq ft	↓ 16.61%
8	 **216 Second Ave** **West Cape May, NJ 08204** MLS ID: 260888 Closed / For Sale *Courtesy of CAPE MAY COUNTY REAL ESTATE BROKERS LLC - CH*	Single Family	3/2	1,344	– 1985	4/29/2026 37 days	$1,099,990 $818/sq ft	–
9	 **301 Second Ave** **West Cape May, NJ 08204** MLS ID: 260705 Closed / For Sale *Courtesy of DESATNICK REAL ESTATE LLC - CAPE MAY*	Single Family	4/3	2,181	– 2023	5/29/2026 4 days	$1,999,999 $917/sq ft	↓ 1.23%
10	 **101 Sunset Blvd** **West Cape May, NJ 08204** MLS ID: 261481 Closed / For Sale *Courtesy of COASTLINE REALTY, LLC*	Condo/Townhouse/Apt.	3/3	2,448	– 2026	11/2/2026 48 days	$1,900,000 $776/sq ft	↓ 1.3%

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West Cape May, New Jersey

Closed: 12 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
11  **6 W Congress St** **West Cape May, NJ 08204** MLS ID: 260444 Closed / For Sale *Courtesy of COLDWELL BANKER SOL NEEDLES REAL ESTATE*	Single Family	2/1	1,530	– 1974	10/2/2026 114 days	$1,100,000 $719/sq ft	↓ 15.32%
12  **411 Broadway** **West Cape May, NJ 08204** MLS ID: 260151 Closed / For Sale *Courtesy of JERSEY CAPE REALTY*	Condo/Townhouse/Apt.	3/2	–	– 1900	2/13/2026 – days	$1,595,000 –/sq ft	–

About RPR

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- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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