

# Local Market Update for April 2019

Provided by New Jersey REALTORS®



## Ocean County

Ocean County

### Single Family

Key Metrics	April			Year to Date		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	1,363	<b>1,320</b>	- 3.2%	4,889	<b>5,193</b>	+ 6.2%
Closed Sales	678	<b>699</b>	+ 3.1%	2,187	<b>2,281</b>	+ 4.3%
Days on Market Until Sale	77	<b>73</b>	- 5.2%	83	<b>79</b>	- 4.8%
Median Sales Price*	\$299,950	<b>\$306,862</b>	+ 2.3%	\$291,000	<b>\$299,400</b>	+ 2.9%
Percent of List Price Received*	96.7%	<b>96.8%</b>	+ 0.1%	96.3%	<b>96.6%</b>	+ 0.3%
Inventory of Homes for Sale	4,426	<b>4,187</b>	- 5.4%	--	--	--
Months Supply of Inventory	6.8	<b>6.0</b>	- 11.8%	--	--	--

### Townhouse-Condo

Key Metrics	April			Year to Date		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	146	<b>128</b>	- 12.3%	608	<b>577</b>	- 5.1%
Closed Sales	76	<b>91</b>	+ 19.7%	287	<b>296</b>	+ 3.1%
Days on Market Until Sale	83	<b>73</b>	- 12.0%	86	<b>83</b>	- 3.5%
Median Sales Price*	\$180,500	<b>\$177,000</b>	- 1.9%	\$185,000	<b>\$181,500</b>	- 1.9%
Percent of List Price Received*	96.3%	<b>97.2%</b>	+ 0.9%	97.0%	<b>96.7%</b>	- 0.3%
Inventory of Homes for Sale	567	<b>498</b>	- 12.2%	--	--	--
Months Supply of Inventory	7.0	<b>5.8</b>	- 17.1%	--	--	--

### Adult Community

Key Metrics	April			Year to Date		
	2018	2019	Percent Change	Thru 4-2018	Thru 4-2019	Percent Change
New Listings	512	<b>559</b>	+ 9.2%	1,718	<b>1,950</b>	+ 13.5%
Closed Sales	263	<b>274</b>	+ 4.2%	936	<b>989</b>	+ 5.7%
Days on Market Until Sale	70	<b>79</b>	+ 12.9%	70	<b>77</b>	+ 10.0%
Median Sales Price*	\$164,900	<b>\$158,000</b>	- 4.2%	\$159,000	<b>\$157,000</b>	- 1.3%
Percent of List Price Received*	97.3%	<b>95.8%</b>	- 1.5%	96.2%	<b>95.9%</b>	- 0.3%
Inventory of Homes for Sale	1,321	<b>1,441</b>	+ 9.1%	--	--	--
Months Supply of Inventory	4.2	<b>4.5</b>	+ 7.1%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### Historical Median Sales Price by Property Type By Month

