

# Local Market Update for July 2019

Provided by New Jersey REALTORS®



## Ocean County

Ocean County

### Single Family

Key Metrics	July			Year to Date		
	2018	2019	Percent Change	Thru 7-2018	Thru 7-2019	Percent Change
New Listings	1,269	<b>1,224</b>	- 3.5%	8,965	<b>9,222</b>	+ 2.9%
Closed Sales	751	<b>794</b>	+ 5.7%	4,494	<b>4,757</b>	+ 5.9%
Days on Market Until Sale	63	<b>63</b>	0.0%	75	<b>74</b>	- 1.3%
Median Sales Price*	\$301,000	<b>\$306,700</b>	+ 1.9%	\$300,000	<b>\$305,000</b>	+ 1.7%
Percent of List Price Received*	97.3%	<b>97.4%</b>	+ 0.1%	96.7%	<b>97.0%</b>	+ 0.3%
Inventory of Homes for Sale	4,993	<b>4,261</b>	- 14.7%	--	--	--
Months Supply of Inventory	7.5	<b>5.9</b>	- 21.3%	--	--	--

### Townhouse-Condo

Key Metrics	July			Year to Date		
	2018	2019	Percent Change	Thru 7-2018	Thru 7-2019	Percent Change
New Listings	173	<b>121</b>	- 30.1%	1,070	<b>975</b>	- 8.9%
Closed Sales	89	<b>73</b>	- 18.0%	567	<b>562</b>	- 0.9%
Days on Market Until Sale	64	<b>80</b>	+ 25.0%	77	<b>79</b>	+ 2.6%
Median Sales Price*	\$185,000	<b>\$220,000</b>	+ 18.9%	\$187,000	<b>\$199,074</b>	+ 6.5%
Percent of List Price Received*	95.7%	<b>95.8%</b>	+ 0.1%	96.5%	<b>96.6%</b>	+ 0.1%
Inventory of Homes for Sale	566	<b>470</b>	- 17.0%	--	--	--
Months Supply of Inventory	6.8	<b>5.7</b>	- 16.2%	--	--	--

### Adult Community

Key Metrics	July			Year to Date		
	2018	2019	Percent Change	Thru 7-2018	Thru 7-2019	Percent Change
New Listings	482	<b>471</b>	- 2.3%	3,210	<b>3,514</b>	+ 9.5%
Closed Sales	343	<b>373</b>	+ 8.7%	2,030	<b>2,109</b>	+ 3.9%
Days on Market Until Sale	60	<b>62</b>	+ 3.3%	69	<b>72</b>	+ 4.3%
Median Sales Price*	\$178,500	<b>\$174,000</b>	- 2.5%	\$168,500	<b>\$165,000</b>	- 2.1%
Percent of List Price Received*	97.1%	<b>96.8%</b>	- 0.3%	96.7%	<b>96.2%</b>	- 0.5%
Inventory of Homes for Sale	1,408	<b>1,465</b>	+ 4.0%	--	--	--
Months Supply of Inventory	4.5	<b>4.5</b>	0.0%	--	--	--

\* 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

