

Local Market Update for August 2019

Provided by New Jersey REALTORS®



Ocean County

Ocean County

Single Family

Key Metrics	August			Year to Date		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	1,331	1,235	- 7.2%	10,347	10,493	+ 1.4%
Closed Sales	907	843	- 7.1%	5,437	5,655	+ 4.0%
Days on Market Until Sale	67	68	+ 1.5%	73	72	- 1.4%
Median Sales Price*	\$305,000	\$330,000	+ 8.2%	\$300,000	\$310,000	+ 3.3%
Percent of List Price Received*	97.1%	97.1%	0.0%	96.8%	97.0%	+ 0.2%
Inventory of Homes for Sale	4,978	4,188	- 15.9%	--	--	--
Months Supply of Inventory	7.4	5.8	- 21.6%	--	--	--

Townhouse-Condo

Key Metrics	August			Year to Date		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	178	102	- 42.7%	1,168	1,022	- 12.5%
Closed Sales	92	96	+ 4.3%	626	625	- 0.2%
Days on Market Until Sale	65	71	+ 9.2%	74	72	- 2.7%
Median Sales Price*	\$190,750	\$219,900	+ 15.3%	\$187,000	\$192,500	+ 2.9%
Percent of List Price Received*	96.9%	96.5%	- 0.4%	96.7%	96.7%	0.0%
Inventory of Homes for Sale	539	403	- 25.2%	--	--	--
Months Supply of Inventory	7.0	5.2	- 25.7%	--	--	--

Adult Community

Key Metrics	August			Year to Date		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	491	544	+ 10.8%	3,754	4,071	+ 8.4%
Closed Sales	415	418	+ 0.7%	2,481	2,551	+ 2.8%
Days on Market Until Sale	61	70	+ 14.8%	67	71	+ 6.0%
Median Sales Price*	\$170,500	\$167,000	- 2.1%	\$167,500	\$165,000	- 1.5%
Percent of List Price Received*	96.9%	96.5%	- 0.4%	96.7%	96.3%	- 0.4%
Inventory of Homes for Sale	1,398	1,463	+ 4.6%	--	--	--
Months Supply of Inventory	4.4	4.5	+ 2.3%	--	--	--

* 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

