

Local Market Update for September 2019

Provided by New Jersey REALTORS®



Ocean County

Ocean County

Single Family

Key Metrics	September			Year to Date		
	2018	2019	Percent Change	Thru 9-2018	Thru 9-2019	Percent Change
New Listings	1,136	1,150	+ 1.2%	11,483	11,633	+ 1.3%
Closed Sales	669	761	+ 13.8%	6,108	6,420	+ 5.1%
Days on Market Until Sale	69	67	- 2.9%	72	71	- 1.4%
Median Sales Price*	\$307,000	\$319,000	+ 3.9%	\$300,000	\$311,000	+ 3.7%
Percent of List Price Received*	96.5%	97.4%	+ 0.9%	96.7%	97.1%	+ 0.4%
Inventory of Homes for Sale	4,908	4,021	- 18.1%	--	--	--
Months Supply of Inventory	7.3	5.5	- 24.7%	--	--	--

Townhouse-Condo

Key Metrics	September			Year to Date		
	2018	2019	Percent Change	Thru 9-2018	Thru 9-2019	Percent Change
New Listings	115	152	+ 32.2%	1,281	1,176	- 8.2%
Closed Sales	73	67	- 8.2%	696	691	- 0.7%
Days on Market Until Sale	66	84	+ 27.3%	73	73	0.0%
Median Sales Price*	\$210,000	\$246,000	+ 17.1%	\$188,250	\$199,000	+ 5.7%
Percent of List Price Received*	95.0%	96.5%	+ 1.6%	96.5%	96.6%	+ 0.1%
Inventory of Homes for Sale	538	427	- 20.6%	--	--	--
Months Supply of Inventory	7.1	5.4	- 23.9%	--	--	--

Adult Community

Key Metrics	September			Year to Date		
	2018	2019	Percent Change	Thru 9-2018	Thru 9-2019	Percent Change
New Listings	448	491	+ 9.6%	4,202	4,562	+ 8.6%
Closed Sales	344	347	+ 0.9%	2,825	2,898	+ 2.6%
Days on Market Until Sale	64	69	+ 7.8%	67	71	+ 6.0%
Median Sales Price*	\$170,000	\$169,201	- 0.5%	\$168,000	\$165,000	- 1.8%
Percent of List Price Received*	97.0%	96.5%	- 0.5%	96.8%	96.3%	- 0.5%
Inventory of Homes for Sale	1,395	1,447	+ 3.7%	--	--	--
Months Supply of Inventory	4.4	4.4	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

