

# Local Market Update for November 2019

Provided by New Jersey REALTORS®



## Ocean County

Ocean County

### Single Family

Key Metrics	November			Year to Date		
	2018	2019	Percent Change	Thru 11-2018	Thru 11-2019	Percent Change
New Listings	886	<b>904</b>	+ 2.0%	13,501	<b>13,495</b>	- 0.0%
Closed Sales	690	<b>733</b>	+ 6.2%	7,545	<b>7,913</b>	+ 4.9%
Days on Market Until Sale	81	<b>76</b>	- 6.2%	73	<b>72</b>	- 1.4%
Median Sales Price*	\$307,000	<b>\$328,000</b>	+ 6.8%	\$300,000	<b>\$315,000</b>	+ 5.0%
Percent of List Price Received*	96.6%	<b>97.4%</b>	+ 0.8%	96.8%	<b>97.1%</b>	+ 0.3%
Inventory of Homes for Sale	4,485	<b>3,539</b>	- 21.1%	--	--	--
Months Supply of Inventory	6.6	<b>4.8</b>	- 27.3%	--	--	--

### Townhouse-Condo

Key Metrics	November			Year to Date		
	2018	2019	Percent Change	Thru 11-2018	Thru 11-2019	Percent Change
New Listings	80	<b>68</b>	- 15.0%	1,480	<b>1,359</b>	- 8.2%
Closed Sales	78	<b>70</b>	- 10.3%	846	<b>829</b>	- 2.0%
Days on Market Until Sale	68	<b>87</b>	+ 27.9%	73	<b>76</b>	+ 4.1%
Median Sales Price*	\$178,750	<b>\$232,950</b>	+ 30.3%	\$189,450	<b>\$200,000</b>	+ 5.6%
Percent of List Price Received*	95.6%	<b>96.6%</b>	+ 1.0%	96.4%	<b>96.7%</b>	+ 0.3%
Inventory of Homes for Sale	499	<b>390</b>	- 21.8%	--	--	--
Months Supply of Inventory	6.5	<b>5.0</b>	- 23.1%	--	--	--

### Adult Community

Key Metrics	November			Year to Date		
	2018	2019	Percent Change	Thru 11-2018	Thru 11-2019	Percent Change
New Listings	365	<b>341</b>	- 6.6%	5,062	<b>5,384</b>	+ 6.4%
Closed Sales	341	<b>350</b>	+ 2.6%	3,505	<b>3,595</b>	+ 2.6%
Days on Market Until Sale	67	<b>66</b>	- 1.5%	67	<b>70</b>	+ 4.5%
Median Sales Price*	\$180,000	<b>\$177,500</b>	- 1.4%	\$169,900	<b>\$167,000</b>	- 1.7%
Percent of List Price Received*	96.5%	<b>96.2%</b>	- 0.3%	96.7%	<b>96.3%</b>	- 0.4%
Inventory of Homes for Sale	1,372	<b>1,301</b>	- 5.2%	--	--	--
Months Supply of Inventory	4.4	<b>3.9</b>	- 11.4%	--	--	--

\* 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

