

# Local Market Update for December 2019

Provided by New Jersey REALTORS®



## Ocean County

Ocean County

### Single Family

Key Metrics	December			Year to Date		
	2018	2019	Percent Change	Thru 12-2018	Thru 12-2019	Percent Change
New Listings	668	544	- 18.6%	14,169	14,034	- 1.0%
Closed Sales	641	688	+ 7.3%	8,186	8,602	+ 5.1%
Days on Market Until Sale	76	76	0.0%	73	72	- 1.4%
Median Sales Price*	\$293,500	\$310,000	+ 5.6%	\$300,000	\$315,000	+ 5.0%
Percent of List Price Received*	96.6%	96.8%	+ 0.2%	96.8%	97.1%	+ 0.3%
Inventory of Homes for Sale	3,982	2,969	- 25.4%	--	--	--
Months Supply of Inventory	5.9	4.0	- 32.2%	--	--	--

### Townhouse-Condo

Key Metrics	December			Year to Date		
	2018	2019	Percent Change	Thru 12-2018	Thru 12-2019	Percent Change
New Listings	99	55	- 44.4%	1,586	1,423	- 10.3%
Closed Sales	65	81	+ 24.6%	916	914	- 0.2%
Days on Market Until Sale	64	88	+ 37.5%	72	77	+ 6.9%
Median Sales Price*	\$200,000	\$189,000	- 5.5%	\$189,950	\$199,000	+ 4.8%
Percent of List Price Received*	95.5%	96.4%	+ 0.9%	96.3%	96.6%	+ 0.3%
Inventory of Homes for Sale	446	314	- 29.6%	--	--	--
Months Supply of Inventory	5.8	4.0	- 31.0%	--	--	--

### Adult Community

Key Metrics	December			Year to Date		
	2018	2019	Percent Change	Thru 12-2018	Thru 12-2019	Percent Change
New Listings	227	245	+ 7.9%	5,289	5,629	+ 6.4%
Closed Sales	293	309	+ 5.5%	3,798	3,906	+ 2.8%
Days on Market Until Sale	76	70	- 7.9%	67	70	+ 4.5%
Median Sales Price*	\$165,000	\$175,000	+ 6.1%	\$169,000	\$167,500	- 0.9%
Percent of List Price Received*	96.3%	96.6%	+ 0.3%	96.7%	96.3%	- 0.4%
Inventory of Homes for Sale	1,254	1,145	- 8.7%	--	--	--
Months Supply of Inventory	4.0	3.4	- 15.0%	--	--	--

\* 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

