

# Local Market Update for January 2020

Provided by New Jersey REALTORS®



## Ocean County

Ocean County

### Single Family

Key Metrics	January			Year to Date		
	2019	2020	Percent Change	Thru 1-2019	Thru 1-2020	Percent Change
New Listings	1,263	1,116	- 11.6%	1,263	1,116	- 11.6%
Closed Sales	551	570	+ 3.4%	551	570	+ 3.4%
Days on Market Until Sale	86	84	- 2.3%	86	84	- 2.3%
Median Sales Price*	\$295,000	\$315,000	+ 6.8%	\$295,000	\$315,000	+ 6.8%
Percent of List Price Received*	96.3%	96.9%	+ 0.6%	96.3%	96.9%	+ 0.6%
Inventory of Homes for Sale	4,164	2,983	- 28.4%	--	--	--
Months Supply of Inventory	6.1	4.0	- 34.4%	--	--	--

### Townhouse-Condo

Key Metrics	January			Year to Date		
	2019	2020	Percent Change	Thru 1-2019	Thru 1-2020	Percent Change
New Listings	160	136	- 15.0%	160	136	- 15.0%
Closed Sales	68	61	- 10.3%	68	61	- 10.3%
Days on Market Until Sale	93	83	- 10.8%	93	83	- 10.8%
Median Sales Price*	\$200,000	\$179,900	- 10.1%	\$200,000	\$179,900	- 10.1%
Percent of List Price Received*	95.8%	96.9%	+ 1.1%	95.8%	96.9%	+ 1.1%
Inventory of Homes for Sale	477	342	- 28.3%	--	--	--
Months Supply of Inventory	6.0	4.5	- 25.0%	--	--	--

### Adult Community

Key Metrics	January			Year to Date		
	2019	2020	Percent Change	Thru 1-2019	Thru 1-2020	Percent Change
New Listings	463	433	- 6.5%	463	433	- 6.5%
Closed Sales	231	275	+ 19.0%	231	275	+ 19.0%
Days on Market Until Sale	80	79	- 1.3%	80	79	- 1.3%
Median Sales Price*	\$165,000	\$167,500	+ 1.5%	\$165,000	\$167,500	+ 1.5%
Percent of List Price Received*	95.7%	95.8%	+ 0.1%	95.7%	95.8%	+ 0.1%
Inventory of Homes for Sale	1,352	1,094	- 19.1%	--	--	--
Months Supply of Inventory	4.2	3.2	- 23.8%	--	--	--

\* 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

