

Local Market Update for February 2020

Provided by New Jersey REALTORS®



Ocean County

Ocean County

Single Family

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	Thru 2-2019	Thru 2-2020	Percent Change
New Listings	1,251	1,172	- 6.3%	2,518	2,288	- 9.1%
Closed Sales	440	532	+ 20.9%	991	1,104	+ 11.4%
Days on Market Until Sale	78	84	+ 7.7%	83	84	+ 1.2%
Median Sales Price*	\$285,000	\$314,000	+ 10.2%	\$292,000	\$315,000	+ 7.9%
Percent of List Price Received*	96.4%	97.1%	+ 0.7%	96.4%	97.0%	+ 0.6%
Inventory of Homes for Sale	4,359	3,065	- 29.7%	--	--	--
Months Supply of Inventory	6.4	4.1	- 35.9%	--	--	--

Townhouse-Condo

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	Thru 2-2019	Thru 2-2020	Percent Change
New Listings	124	123	- 0.8%	284	259	- 8.8%
Closed Sales	47	49	+ 4.3%	115	110	- 4.3%
Days on Market Until Sale	72	68	- 5.6%	85	76	- 10.6%
Median Sales Price*	\$159,000	\$185,000	+ 16.4%	\$175,000	\$181,500	+ 3.7%
Percent of List Price Received*	97.0%	97.0%	0.0%	96.3%	97.0%	+ 0.7%
Inventory of Homes for Sale	490	337	- 31.2%	--	--	--
Months Supply of Inventory	6.3	4.3	- 31.7%	--	--	--

Adult Community

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	Thru 2-2019	Thru 2-2020	Percent Change
New Listings	414	423	+ 2.2%	879	858	- 2.4%
Closed Sales	200	279	+ 39.5%	432	555	+ 28.5%
Days on Market Until Sale	69	72	+ 4.3%	75	75	0.0%
Median Sales Price*	\$150,000	\$174,000	+ 16.0%	\$157,500	\$170,000	+ 7.9%
Percent of List Price Received*	95.7%	96.9%	+ 1.3%	95.7%	96.4%	+ 0.7%
Inventory of Homes for Sale	1,367	1,109	- 18.9%	--	--	--
Months Supply of Inventory	4.3	3.2	- 25.6%	--	--	--

* 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

