

Local Market Update for April 2020

Provided by New Jersey REALTORS®



Ocean County

Ocean County

Single Family

Key Metrics	April			Year to Date		
	2019	2020	Percent Change	Thru 4-2019	Thru 4-2020	Percent Change
New Listings	1,342	495	- 63.1%	5,265	3,741	- 28.9%
Closed Sales	713	603	- 15.4%	2,329	2,294	- 1.5%
Days on Market Until Sale	70	70	0.0%	78	80	+ 2.6%
Median Sales Price*	\$303,505	\$325,000	+ 7.1%	\$299,400	\$320,000	+ 6.9%
Percent of List Price Received*	96.8%	97.7%	+ 0.9%	96.6%	97.3%	+ 0.7%
Inventory of Homes for Sale	4,552	2,740	- 39.8%	--	--	--
Months Supply of Inventory	6.5	3.9	- 40.0%	--	--	--

Townhouse-Condo

Key Metrics	April			Year to Date		
	2019	2020	Percent Change	Thru 4-2019	Thru 4-2020	Percent Change
New Listings	125	58	- 53.6%	555	416	- 25.0%
Closed Sales	87	65	- 25.3%	275	246	- 10.5%
Days on Market Until Sale	73	102	+ 39.7%	77	83	+ 7.8%
Median Sales Price*	\$175,000	\$210,000	+ 20.0%	\$177,500	\$192,750	+ 8.6%
Percent of List Price Received*	97.2%	96.6%	- 0.6%	96.8%	97.0%	+ 0.2%
Inventory of Homes for Sale	491	326	- 33.6%	--	--	--
Months Supply of Inventory	6.1	4.5	- 26.2%	--	--	--

Adult Community

Key Metrics	April			Year to Date		
	2019	2020	Percent Change	Thru 4-2019	Thru 4-2020	Percent Change
New Listings	561	187	- 66.7%	1,960	1,407	- 28.2%
Closed Sales	281	257	- 8.5%	1,007	1,116	+ 10.8%
Days on Market Until Sale	78	71	- 9.0%	76	74	- 2.6%
Median Sales Price*	\$158,000	\$181,000	+ 14.6%	\$156,000	\$179,900	+ 15.3%
Percent of List Price Received*	95.8%	96.9%	+ 1.1%	95.9%	96.7%	+ 0.8%
Inventory of Homes for Sale	1,514	984	- 35.0%	--	--	--
Months Supply of Inventory	4.7	3.0	- 36.2%	--	--	--

* 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

