

# Local Market Update for May 2020

Provided by New Jersey REALTORS®



## Ocean County

Ocean County

### Single Family

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	1,429	940	- 34.2%	6,694	4,679	- 30.1%
Closed Sales	871	605	- 30.5%	3,200	2,903	- 9.3%
Days on Market Until Sale	73	67	- 8.2%	77	77	0.0%
Median Sales Price*	\$317,000	\$336,500	+ 6.2%	\$303,000	\$324,275	+ 7.0%
Percent of List Price Received*	97.5%	97.2%	- 0.3%	96.8%	97.3%	+ 0.5%
Inventory of Homes for Sale	4,771	2,477	- 48.1%	--	--	--
Months Supply of Inventory	6.8	3.5	- 48.5%	--	--	--

### Townhouse-Condo

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	132	111	- 15.9%	687	532	- 22.6%
Closed Sales	89	69	- 22.5%	364	316	- 13.2%
Days on Market Until Sale	65	82	+ 26.2%	74	82	+ 10.8%
Median Sales Price*	\$204,900	\$205,000	+ 0.0%	\$185,000	\$194,250	+ 5.0%
Percent of List Price Received*	96.6%	98.6%	+ 2.1%	96.7%	97.3%	+ 0.6%
Inventory of Homes for Sale	492	334	- 32.1%	--	--	--
Months Supply of Inventory	6.2	4.6	- 25.8%	--	--	--

### Adult Community

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	536	361	- 32.6%	2,496	1,768	- 29.2%
Closed Sales	400	236	- 41.0%	1,407	1,353	- 3.8%
Days on Market Until Sale	72	69	- 4.2%	75	73	- 2.7%
Median Sales Price*	\$170,000	\$175,000	+ 2.9%	\$160,000	\$177,500	+ 10.9%
Percent of List Price Received*	96.2%	96.2%	0.0%	96.0%	96.6%	+ 0.6%
Inventory of Homes for Sale	1,536	947	- 38.3%	--	--	--
Months Supply of Inventory	4.8	3.0	- 37.5%	--	--	--

\* 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

