

Local Market Update for August 2020

Provided by New Jersey REALTORS®



Ocean County

Ocean County

Single Family

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	1,229	1,288	+ 4.8%	10,466	8,493	- 18.9%
Closed Sales	844	1,010	+ 19.7%	5,647	5,705	+ 1.0%
Days on Market Until Sale	68	59	- 13.2%	72	72	0.0%
Median Sales Price*	\$330,000	\$369,000	+ 11.8%	\$310,000	\$340,000	+ 9.7%
Percent of List Price Received*	97.1%	98.9%	+ 1.9%	97.0%	97.8%	+ 0.8%
Inventory of Homes for Sale	4,511	1,987	- 56.0%	--	--	--
Months Supply of Inventory	6.3	2.5	- 60.3%	--	--	--

Townhouse-Condo

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	106	159	+ 50.0%	1,026	1,029	+ 0.3%
Closed Sales	96	113	+ 17.7%	621	581	- 6.4%
Days on Market Until Sale	70	62	- 11.4%	72	73	+ 1.4%
Median Sales Price*	\$219,950	\$215,500	- 2.0%	\$192,950	\$206,750	+ 7.2%
Percent of List Price Received*	96.4%	98.9%	+ 2.6%	96.6%	97.8%	+ 1.2%
Inventory of Homes for Sale	448	312	- 30.4%	--	--	--
Months Supply of Inventory	5.8	3.6	- 37.9%	--	--	--

Adult Community

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	547	431	- 21.2%	4,067	3,077	- 24.3%
Closed Sales	419	412	- 1.7%	2,554	2,367	- 7.3%
Days on Market Until Sale	70	66	- 5.7%	71	73	+ 2.8%
Median Sales Price*	\$167,000	\$195,500	+ 17.1%	\$165,000	\$180,000	+ 9.1%
Percent of List Price Received*	96.5%	98.1%	+ 1.7%	96.3%	96.8%	+ 0.5%
Inventory of Homes for Sale	1,553	683	- 56.0%	--	--	--
Months Supply of Inventory	4.8	2.1	- 56.3%	--	--	--

* 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

