

Local Market Update for September 2020

Provided by New Jersey REALTORS®



Ocean County

Ocean County

Single Family

Key Metrics	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
New Listings	1,145	1,376	+ 20.2%	11,610	9,872	- 15.0%
Closed Sales	773	1,028	+ 33.0%	6,421	6,745	+ 5.0%
Days on Market Until Sale	68	59	- 13.2%	72	70	- 2.8%
Median Sales Price*	\$320,000	\$398,900	+ 24.7%	\$312,000	\$350,000	+ 12.2%
Percent of List Price Received*	97.4%	99.8%	+ 2.5%	97.1%	98.1%	+ 1.0%
Inventory of Homes for Sale	4,304	1,955	- 54.6%	--	--	--
Months Supply of Inventory	6.0	2.4	- 60.0%	--	--	--

Townhouse-Condo

Key Metrics	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
New Listings	152	144	- 5.3%	1,178	1,175	- 0.3%
Closed Sales	66	140	+ 112.1%	687	720	+ 4.8%
Days on Market Until Sale	81	59	- 27.2%	73	70	- 4.1%
Median Sales Price*	\$245,500	\$264,200	+ 7.6%	\$200,000	\$214,250	+ 7.1%
Percent of List Price Received*	96.6%	98.8%	+ 2.3%	96.6%	98.0%	+ 1.4%
Inventory of Homes for Sale	469	301	- 35.8%	--	--	--
Months Supply of Inventory	6.0	3.3	- 45.0%	--	--	--

Adult Community

Key Metrics	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
New Listings	491	438	- 10.8%	4,559	3,514	- 22.9%
Closed Sales	347	438	+ 26.2%	2,901	2,807	- 3.2%
Days on Market Until Sale	70	59	- 15.7%	71	71	0.0%
Median Sales Price*	\$169,601	\$210,000	+ 23.8%	\$165,000	\$185,000	+ 12.1%
Percent of List Price Received*	96.5%	98.8%	+ 2.4%	96.3%	97.2%	+ 0.9%
Inventory of Homes for Sale	1,537	611	- 60.2%	--	--	--
Months Supply of Inventory	4.7	1.8	- 61.7%	--	--	--

* 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

