

# Local Market Update for January 2021

Provided by New Jersey REALTORS®



## Ocean County

Ocean County

### Single Family

Key Metrics	January			Year to Date		
	2020	2021	Percent Change	Thru 1-2020	Thru 1-2021	Percent Change
New Listings	1,114	696	- 37.5%	1,114	696	- 37.5%
Closed Sales	575	729	+ 26.8%	575	729	+ 26.8%
Days on Market Until Sale	83	44	- 47.0%	83	44	- 47.0%
Median Sales Price*	\$315,000	<b>\$385,000</b>	+ 22.2%	\$315,000	<b>\$385,000</b>	+ 22.2%
Percent of List Price Received*	96.8%	<b>99.5%</b>	+ 2.8%	96.8%	<b>99.5%</b>	+ 2.8%
Inventory of Homes for Sale	3,236	<b>1,269</b>	- 60.8%	--	--	--
Months Supply of Inventory	4.4	<b>1.5</b>	- 65.9%	--	--	--

### Townhouse-Condo

Key Metrics	January			Year to Date		
	2020	2021	Percent Change	Thru 1-2020	Thru 1-2021	Percent Change
New Listings	141	90	- 36.2%	141	90	- 36.2%
Closed Sales	63	88	+ 39.7%	63	88	+ 39.7%
Days on Market Until Sale	86	75	- 12.8%	86	75	- 12.8%
Median Sales Price*	\$183,000	<b>\$244,900</b>	+ 33.8%	\$183,000	<b>\$244,900</b>	+ 33.8%
Percent of List Price Received*	96.9%	<b>99.5%</b>	+ 2.7%	96.9%	<b>99.5%</b>	+ 2.7%
Inventory of Homes for Sale	363	<b>183</b>	- 49.6%	--	--	--
Months Supply of Inventory	4.8	<b>1.8</b>	- 62.5%	--	--	--

### Adult Community

Key Metrics	January			Year to Date		
	2020	2021	Percent Change	Thru 1-2020	Thru 1-2021	Percent Change
New Listings	431	307	- 28.8%	431	307	- 28.8%
Closed Sales	278	322	+ 15.8%	278	322	+ 15.8%
Days on Market Until Sale	80	48	- 40.0%	80	48	- 40.0%
Median Sales Price*	\$167,250	<b>\$216,991</b>	+ 29.7%	\$167,250	<b>\$216,991</b>	+ 29.7%
Percent of List Price Received*	95.8%	<b>99.3%</b>	+ 3.7%	95.8%	<b>99.3%</b>	+ 3.7%
Inventory of Homes for Sale	1,205	<b>318</b>	- 73.6%	--	--	--
Months Supply of Inventory	3.6	<b>0.9</b>	- 75.0%	--	--	--

\* 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

