

# Local Market Update for April 2021

Provided by New Jersey REALTORS®



## Ocean County

Ocean County

### Single Family

Key Metrics	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	493	1,026	+ 108.1%	3,740	3,400	- 9.1%
Closed Sales	612	708	+ 15.7%	2,301	2,768	+ 20.3%
Days on Market Until Sale	71	48	- 32.4%	80	49	- 38.8%
Median Sales Price*	\$325,000	\$425,000	+ 30.8%	\$320,000	\$400,500	+ 25.2%
Percent of List Price Received*	97.7%	101.5%	+ 3.9%	97.3%	100.2%	+ 3.0%
Inventory of Homes for Sale	2,977	1,187	- 60.1%	--	--	--
Months Supply of Inventory	4.3	1.3	- 69.8%	--	--	--

### Townhouse-Condo

Key Metrics	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	59	132	+ 123.7%	418	461	+ 10.3%
Closed Sales	64	125	+ 95.3%	250	392	+ 56.8%
Days on Market Until Sale	99	48	- 51.5%	81	61	- 24.7%
Median Sales Price*	\$210,000	\$273,500	+ 30.2%	\$193,250	\$256,000	+ 32.5%
Percent of List Price Received*	96.9%	101.1%	+ 4.3%	97.1%	99.9%	+ 2.9%
Inventory of Homes for Sale	360	160	- 55.6%	--	--	--
Months Supply of Inventory	5.0	1.4	- 72.0%	--	--	--

### Adult Community

Key Metrics	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	188	360	+ 91.5%	1,412	1,353	- 4.2%
Closed Sales	260	332	+ 27.7%	1,122	1,235	+ 10.1%
Days on Market Until Sale	71	32	- 54.9%	74	39	- 47.3%
Median Sales Price*	\$180,000	\$235,000	+ 30.6%	\$179,000	\$220,000	+ 22.9%
Percent of List Price Received*	96.8%	101.8%	+ 5.2%	96.7%	100.3%	+ 3.7%
Inventory of Homes for Sale	1,083	327	- 69.8%	--	--	--
Months Supply of Inventory	3.4	0.9	- 73.5%	--	--	--

\* 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

