

Local Market Update for June 2021

Provided by New Jersey REALTORS®



Ocean County

Ocean County

Single Family

Key Metrics	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
New Listings	1,125	1,119	- 0.5%	5,808	5,600	- 3.6%
Closed Sales	800	811	+ 1.4%	3,714	4,307	+ 16.0%
Days on Market Until Sale	75	33	- 56.0%	76	44	- 42.1%
Median Sales Price*	\$342,000	\$425,000	+ 24.3%	\$329,900	\$413,750	+ 25.4%
Percent of List Price Received*	97.5%	103.0%	+ 5.6%	97.3%	101.2%	+ 4.0%
Inventory of Homes for Sale	2,385	1,462	- 38.7%	--	--	--
Months Supply of Inventory	3.2	1.7	- 46.9%	--	--	--

Townhouse-Condo

Key Metrics	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
New Listings	165	122	- 26.1%	693	709	+ 2.3%
Closed Sales	65	104	+ 60.0%	381	601	+ 57.7%
Days on Market Until Sale	73	33	- 54.8%	80	55	- 31.3%
Median Sales Price*	\$265,000	\$282,450	+ 6.6%	\$199,000	\$257,000	+ 29.1%
Percent of List Price Received*	98.1%	101.9%	+ 3.9%	97.5%	100.4%	+ 3.0%
Inventory of Homes for Sale	360	163	- 54.7%	--	--	--
Months Supply of Inventory	4.8	1.4	- 70.8%	--	--	--

Adult Community

Key Metrics	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
New Listings	396	442	+ 11.6%	2,168	2,183	+ 0.7%
Closed Sales	254	333	+ 31.1%	1,612	1,881	+ 16.7%
Days on Market Until Sale	80	26	- 67.5%	74	35	- 52.7%
Median Sales Price*	\$171,500	\$250,000	+ 45.8%	\$175,000	\$225,000	+ 28.6%
Percent of List Price Received*	96.1%	103.4%	+ 7.6%	96.5%	101.1%	+ 4.8%
Inventory of Homes for Sale	957	374	- 60.9%	--	--	--
Months Supply of Inventory	3.1	1.0	- 67.7%	--	--	--

* 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

