

Local Market Update for October 2019

Provided by New Jersey REALTORS®



Ocean County

Ocean County

Single Family

Key Metrics	October			Year to Date		
	2018	2019	Percent Change	Thru 10-2018	Thru 10-2019	Percent Change
New Listings	1,159	976	- 15.8%	12,646	12,624	- 0.2%
Closed Sales	764	762	- 0.3%	6,875	7,193	+ 4.6%
Days on Market Until Sale	73	73	0.0%	72	72	0.0%
Median Sales Price*	\$299,000	\$320,000	+ 7.0%	\$300,000	\$314,000	+ 4.7%
Percent of List Price Received*	97.1%	96.9%	- 0.2%	96.8%	97.0%	+ 0.2%
Inventory of Homes for Sale	4,766	3,720	- 21.9%	--	--	--
Months Supply of Inventory	7.0	5.1	- 27.1%	--	--	--

Townhouse-Condo

Key Metrics	October			Year to Date		
	2018	2019	Percent Change	Thru 10-2018	Thru 10-2019	Percent Change
New Listings	128	116	- 9.4%	1,404	1,288	- 8.3%
Closed Sales	77	72	- 6.5%	770	760	- 1.3%
Days on Market Until Sale	78	90	+ 15.4%	73	75	+ 2.7%
Median Sales Price*	\$197,500	\$198,000	+ 0.3%	\$190,000	\$199,037	+ 4.8%
Percent of List Price Received*	95.8%	96.7%	+ 0.9%	96.4%	96.7%	+ 0.3%
Inventory of Homes for Sale	535	408	- 23.7%	--	--	--
Months Supply of Inventory	7.1	5.2	- 26.8%	--	--	--

Adult Community

Key Metrics	October			Year to Date		
	2018	2019	Percent Change	Thru 10-2018	Thru 10-2019	Percent Change
New Listings	497	486	- 2.2%	4,698	5,043	+ 7.3%
Closed Sales	340	345	+ 1.5%	3,164	3,244	+ 2.5%
Days on Market Until Sale	65	72	+ 10.8%	66	71	+ 7.6%
Median Sales Price*	\$162,750	\$170,000	+ 4.5%	\$167,500	\$165,000	- 1.5%
Percent of List Price Received*	96.4%	96.1%	- 0.3%	96.7%	96.3%	- 0.4%
Inventory of Homes for Sale	1,427	1,413	- 1.0%	--	--	--
Months Supply of Inventory	4.6	4.3	- 6.5%	--	--	--

* 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

