

Local Market Update for June 2020

Provided by New Jersey REALTORS®



Ocean County

Ocean County

Single Family

Key Metrics	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
New Listings	1,325	1,120	- 15.5%	8,019	5,797	- 27.7%
Closed Sales	794	792	- 0.3%	3,994	3,695	- 7.5%
Days on Market Until Sale	69	74	+ 7.2%	75	76	+ 1.3%
Median Sales Price*	\$315,000	\$340,000	+ 7.9%	\$305,000	\$329,000	+ 7.9%
Percent of List Price Received*	97.3%	97.5%	+ 0.2%	96.9%	97.4%	+ 0.5%
Inventory of Homes for Sale	4,794	2,116	- 55.9%	--	--	--
Months Supply of Inventory	6.8	2.9	- 57.4%	--	--	--

Townhouse-Condo

Key Metrics	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
New Listings	118	163	+ 38.1%	805	691	- 14.2%
Closed Sales	91	65	- 28.6%	455	380	- 16.5%
Days on Market Until Sale	60	73	+ 21.7%	71	81	+ 14.1%
Median Sales Price*	\$188,000	\$265,000	+ 41.0%	\$185,000	\$199,225	+ 7.7%
Percent of List Price Received*	97.3%	98.1%	+ 0.8%	96.8%	97.5%	+ 0.7%
Inventory of Homes for Sale	486	317	- 34.8%	--	--	--
Months Supply of Inventory	6.3	4.1	- 34.9%	--	--	--

Adult Community

Key Metrics	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
New Listings	554	397	- 28.3%	3,050	2,165	- 29.0%
Closed Sales	349	249	- 28.7%	1,756	1,603	- 8.7%
Days on Market Until Sale	64	80	+ 25.0%	73	74	+ 1.4%
Median Sales Price*	\$175,000	\$172,000	- 1.7%	\$163,000	\$175,000	+ 7.4%
Percent of List Price Received*	96.6%	96.0%	- 0.6%	96.1%	96.5%	+ 0.4%
Inventory of Homes for Sale	1,576	885	- 43.8%	--	--	--
Months Supply of Inventory	4.9	2.8	- 42.9%	--	--	--

* 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

