

Local Market Update for November 2020

Provided by New Jersey REALTORS®



Ocean County

Ocean County

Single Family

Key Metrics	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
New Listings	905	799	- 11.7%	13,493	11,846	- 12.2%
Closed Sales	734	927	+ 26.3%	7,922	8,773	+ 10.7%
Days on Market Until Sale	75	42	- 44.0%	72	64	- 11.1%
Median Sales Price*	\$330,000	\$405,000	+ 22.7%	\$315,000	\$360,000	+ 14.3%
Percent of List Price Received*	97.4%	100.1%	+ 2.8%	97.1%	98.6%	+ 1.5%
Inventory of Homes for Sale	3,801	1,757	- 53.8%	--	--	--
Months Supply of Inventory	5.2	2.1	- 59.6%	--	--	--

Townhouse-Condo

Key Metrics	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
New Listings	68	98	+ 44.1%	1,364	1,411	+ 3.4%
Closed Sales	73	133	+ 82.2%	831	997	+ 20.0%
Days on Market Until Sale	85	72	- 15.3%	75	69	- 8.0%
Median Sales Price*	\$218,500	\$259,900	+ 18.9%	\$200,000	\$220,550	+ 10.3%
Percent of List Price Received*	96.9%	99.3%	+ 2.5%	96.7%	98.4%	+ 1.8%
Inventory of Homes for Sale	431	246	- 42.9%	--	--	--
Months Supply of Inventory	5.5	2.5	- 54.5%	--	--	--

Adult Community

Key Metrics	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
New Listings	341	297	- 12.9%	5,390	4,225	- 21.6%
Closed Sales	351	363	+ 3.4%	3,601	3,663	+ 1.7%
Days on Market Until Sale	66	41	- 37.9%	70	65	- 7.1%
Median Sales Price*	\$177,500	\$224,000	+ 26.2%	\$166,500	\$190,000	+ 14.1%
Percent of List Price Received*	96.1%	99.5%	+ 3.5%	96.3%	97.6%	+ 1.3%
Inventory of Homes for Sale	1,422	483	- 66.0%	--	--	--
Months Supply of Inventory	4.3	1.4	- 67.4%	--	--	--

* 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

