

# Local Market Update for December 2020

Provided by New Jersey REALTORS®



## Ocean County

Ocean County

### Single Family

Key Metrics	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	548	547	- 0.2%	14,043	12,408	- 11.6%
Closed Sales	690	1,025	+ 48.6%	8,613	9,817	+ 14.0%
Days on Market Until Sale	76	41	- 46.1%	73	62	- 15.1%
Median Sales Price*	\$310,000	\$396,270	+ 27.8%	\$315,000	\$365,000	+ 15.9%
Percent of List Price Received*	96.8%	100.1%	+ 3.4%	97.1%	98.7%	+ 1.6%
Inventory of Homes for Sale	3,225	1,410	- 56.3%	--	--	--
Months Supply of Inventory	4.4	1.6	- 63.6%	--	--	--

### Townhouse-Condo

Key Metrics	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	48	82	+ 70.8%	1,406	1,481	+ 5.3%
Closed Sales	79	131	+ 65.8%	907	1,116	+ 23.0%
Days on Market Until Sale	85	54	- 36.5%	76	68	- 10.5%
Median Sales Price*	\$189,000	\$238,000	+ 25.9%	\$199,000	\$224,000	+ 12.6%
Percent of List Price Received*	96.3%	98.7%	+ 2.5%	96.7%	98.4%	+ 1.8%
Inventory of Homes for Sale	329	206	- 37.4%	--	--	--
Months Supply of Inventory	4.3	2.0	- 53.5%	--	--	--

### Adult Community

Key Metrics	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	247	230	- 6.9%	5,637	4,454	- 21.0%
Closed Sales	310	401	+ 29.4%	3,910	4,064	+ 3.9%
Days on Market Until Sale	69	44	- 36.2%	70	63	- 10.0%
Median Sales Price*	\$175,000	\$205,000	+ 17.1%	\$167,500	\$190,000	+ 13.4%
Percent of List Price Received*	96.6%	99.7%	+ 3.2%	96.3%	97.8%	+ 1.6%
Inventory of Homes for Sale	1,258	347	- 72.4%	--	--	--
Months Supply of Inventory	3.8	1.0	- 73.7%	--	--	--

\* 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

