

Local Market Update for February 2021

Provided by New Jersey REALTORS®



Ocean County

Ocean County

Single Family

Key Metrics	February			Year to Date		
	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	1,177	684	- 41.9%	2,290	1,380	- 39.7%
Closed Sales	531	565	+ 6.4%	1,106	1,298	+ 17.4%
Days on Market Until Sale	84	49	- 41.7%	84	46	- 45.2%
Median Sales Price*	\$315,000	\$391,000	+ 24.1%	\$315,000	\$387,900	+ 23.1%
Percent of List Price Received*	97.1%	99.5%	+ 2.5%	96.9%	99.5%	+ 2.7%
Inventory of Homes for Sale	3,336	1,161	- 65.2%	--	--	--
Months Supply of Inventory	4.5	1.3	- 71.1%	--	--	--

Townhouse-Condo

Key Metrics	February			Year to Date		
	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	122	95	- 22.1%	264	181	- 31.4%
Closed Sales	51	68	+ 33.3%	114	154	+ 35.1%
Days on Market Until Sale	68	59	- 13.2%	78	68	- 12.8%
Median Sales Price*	\$185,000	\$215,000	+ 16.2%	\$183,000	\$225,000	+ 23.0%
Percent of List Price Received*	97.1%	98.9%	+ 1.9%	97.0%	99.3%	+ 2.4%
Inventory of Homes for Sale	380	153	- 59.7%	--	--	--
Months Supply of Inventory	5.0	1.5	- 70.0%	--	--	--

Adult Community

Key Metrics	February			Year to Date		
	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	424	293	- 30.9%	855	603	- 29.5%
Closed Sales	283	255	- 9.9%	561	578	+ 3.0%
Days on Market Until Sale	73	40	- 45.2%	76	44	- 42.1%
Median Sales Price*	\$175,000	\$195,000	+ 11.4%	\$170,000	\$210,000	+ 23.5%
Percent of List Price Received*	96.9%	99.2%	+ 2.4%	96.4%	99.3%	+ 3.0%
Inventory of Homes for Sale	1,197	336	- 71.9%	--	--	--
Months Supply of Inventory	3.5	1.0	- 71.4%	--	--	--

* 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

