

# Local Market Update for June 2025

Provided by New Jersey REALTORS®



## Ocean County

Ocean County

Single Family	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	672	736	+ 9.5%	3,904	4,218	+ 8.0%
Closed Sales	418	494	+ 18.2%	2,467	2,501	+ 1.4%
Days on Market Until Sale	34	35	+ 2.9%	42	42	0.0%
Median Sales Price*	\$607,500	\$619,995	+ 2.1%	\$576,500	\$600,000	+ 4.1%
Percent of List Price Received*	100.4%	100.5%	+ 0.1%	100.0%	99.9%	- 0.1%
Inventory of Homes for Sale	1,263	1,416	+ 12.1%	--	--	--
Months Supply of Inventory	2.9	3.1	+ 6.9%	--	--	--

Townhouse-Condo	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	85	99	+ 16.5%	502	583	+ 16.1%
Closed Sales	81	89	+ 9.9%	375	376	+ 0.3%
Days on Market Until Sale	31	42	+ 35.5%	30	42	+ 40.0%
Median Sales Price*	\$380,000	\$405,000	+ 6.6%	\$380,000	\$390,000	+ 2.6%
Percent of List Price Received*	101.3%	100.0%	- 1.3%	101.0%	99.4%	- 1.6%
Inventory of Homes for Sale	144	186	+ 29.2%	--	--	--
Months Supply of Inventory	2.3	2.9	+ 26.1%	--	--	--

Adult Community	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	353	431	+ 22.1%	2,164	2,459	+ 13.6%
Closed Sales	307	332	+ 8.1%	1,606	1,571	- 2.2%
Days on Market Until Sale	32	41	+ 28.1%	43	44	+ 2.3%
Median Sales Price*	\$315,000	\$334,900	+ 6.3%	\$300,000	\$320,000	+ 6.7%
Percent of List Price Received*	99.5%	98.8%	- 0.7%	98.8%	98.7%	- 0.1%
Inventory of Homes for Sale	534	888	+ 66.3%	--	--	--
Months Supply of Inventory	1.9	3.2	+ 68.4%	--	--	--

\* 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

