

Local Market Update for July 2025

Provided by New Jersey REALTORS®



Ocean County

Ocean County

Single Family

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	757	824	+ 8.9%	4,661	5,043	+ 8.2%
Closed Sales	544	530	- 2.6%	3,011	3,031	+ 0.7%
Days on Market Until Sale	39	37	- 5.1%	41	41	0.0%
Median Sales Price*	\$588,345	\$610,000	+ 3.7%	\$580,000	\$605,000	+ 4.3%
Percent of List Price Received*	99.9%	100.1%	+ 0.2%	100.0%	99.9%	- 0.1%
Inventory of Homes for Sale	1,302	1,492	+ 14.6%	--	--	--
Months Supply of Inventory	3.0	3.3	+ 10.0%	--	--	--

Townhouse-Condo

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	98	102	+ 4.1%	600	686	+ 14.3%
Closed Sales	62	73	+ 17.7%	437	449	+ 2.7%
Days on Market Until Sale	32	36	+ 12.5%	30	41	+ 36.7%
Median Sales Price*	\$364,000	\$405,000	+ 11.3%	\$375,000	\$390,000	+ 4.0%
Percent of List Price Received*	100.5%	98.9%	- 1.6%	100.9%	99.3%	- 1.6%
Inventory of Homes for Sale	144	192	+ 33.3%	--	--	--
Months Supply of Inventory	2.3	3.0	+ 30.4%	--	--	--

Adult Community

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	375	434	+ 15.7%	2,533	2,891	+ 14.1%
Closed Sales	286	298	+ 4.2%	1,885	1,867	- 1.0%
Days on Market Until Sale	36	39	+ 8.3%	42	43	+ 2.4%
Median Sales Price*	\$306,500	\$325,000	+ 6.0%	\$305,000	\$324,000	+ 6.2%
Percent of List Price Received*	99.8%	98.5%	- 1.3%	99.0%	98.7%	- 0.3%
Inventory of Homes for Sale	567	882	+ 55.6%	--	--	--
Months Supply of Inventory	2.0	3.2	+ 60.0%	--	--	--

* 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

