

Local Market Update for August 2025

Provided by New Jersey REALTORS®



Ocean County

Ocean County

Single Family

	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	696	760	+ 9.2%	5,357	5,810	+ 8.5%
Closed Sales	514	510	- 0.8%	3,525	3,547	+ 0.6%
Days on Market Until Sale	37	39	+ 5.4%	40	41	+ 2.5%
Median Sales Price*	\$575,000	\$620,000	+ 7.8%	\$580,000	\$607,000	+ 4.7%
Percent of List Price Received*	100.4%	99.5%	- 0.9%	100.0%	99.8%	- 0.2%
Inventory of Homes for Sale	1,280	1,506	+ 17.7%	--	--	--
Months Supply of Inventory	2.9	3.3	+ 13.8%	--	--	--

Townhouse-Condo

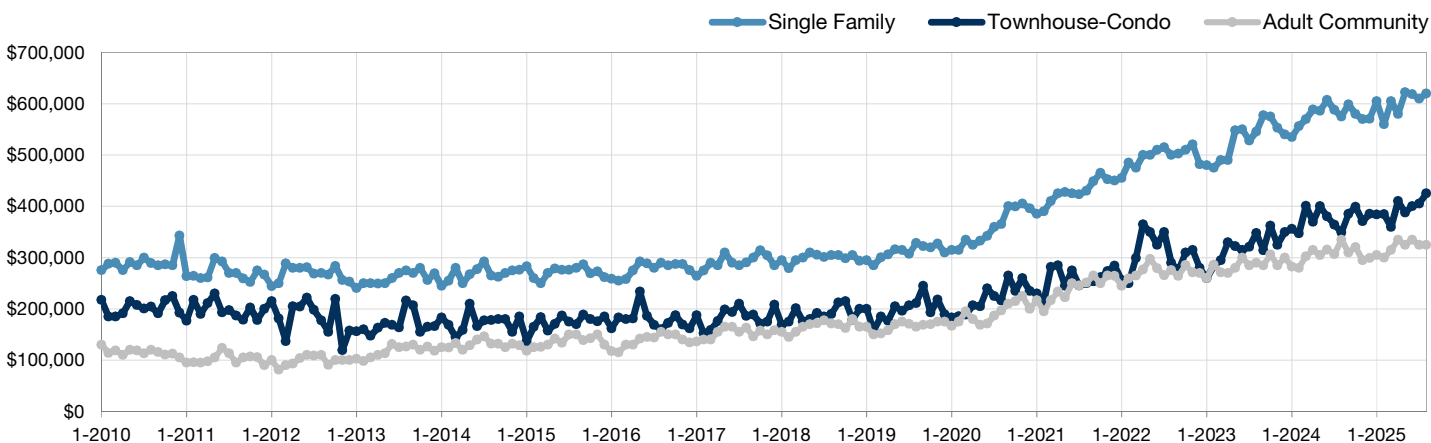
	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	86	72	- 16.3%	686	758	+ 10.5%
Closed Sales	70	75	+ 7.1%	507	524	+ 3.4%
Days on Market Until Sale	31	50	+ 61.3%	31	43	+ 38.7%
Median Sales Price*	\$349,000	\$425,000	+ 21.8%	\$375,000	\$395,948	+ 5.6%
Percent of List Price Received*	100.5%	99.3%	- 1.2%	100.9%	99.3%	- 1.6%
Inventory of Homes for Sale	140	181	+ 29.3%	--	--	--
Months Supply of Inventory	2.3	2.8	+ 21.7%	--	--	--

Adult Community

	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	389	371	- 4.6%	2,922	3,263	+ 11.7%
Closed Sales	309	308	- 0.3%	2,194	2,177	- 0.8%
Days on Market Until Sale	36	45	+ 25.0%	41	44	+ 7.3%
Median Sales Price*	\$335,000	\$325,000	- 3.0%	\$307,375	\$325,000	+ 5.7%
Percent of List Price Received*	99.2%	98.7%	- 0.5%	99.0%	98.7%	- 0.3%
Inventory of Homes for Sale	602	854	+ 41.9%	--	--	--
Months Supply of Inventory	2.2	3.0	+ 36.4%	--	--	--

* 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



Current as of September 20, 2025. All data from the multiple listing services in the state of New Jersey. Margin of error for reported statewide numbers is +/- 4% at a 95% confidence level. Report © 2025 ShowingTime Plus, LLC.