

Local Market Update for September 2025

Provided by New Jersey REALTORS®



Ocean County

Ocean County

Single Family

Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	698	664	- 4.9%	6,055	6,460	+ 6.7%
Closed Sales	491	541	+ 10.2%	4,016	4,089	+ 1.8%
Days on Market Until Sale	37	39	+ 5.4%	40	40	0.0%
Median Sales Price*	\$599,000	\$616,750	+ 3.0%	\$580,000	\$610,000	+ 5.2%
Percent of List Price Received*	100.3%	100.1%	- 0.2%	100.1%	99.8%	- 0.3%
Inventory of Homes for Sale	1,338	1,458	+ 9.0%	--	--	--
Months Supply of Inventory	3.1	3.2	+ 3.2%	--	--	--

Townhouse-Condo

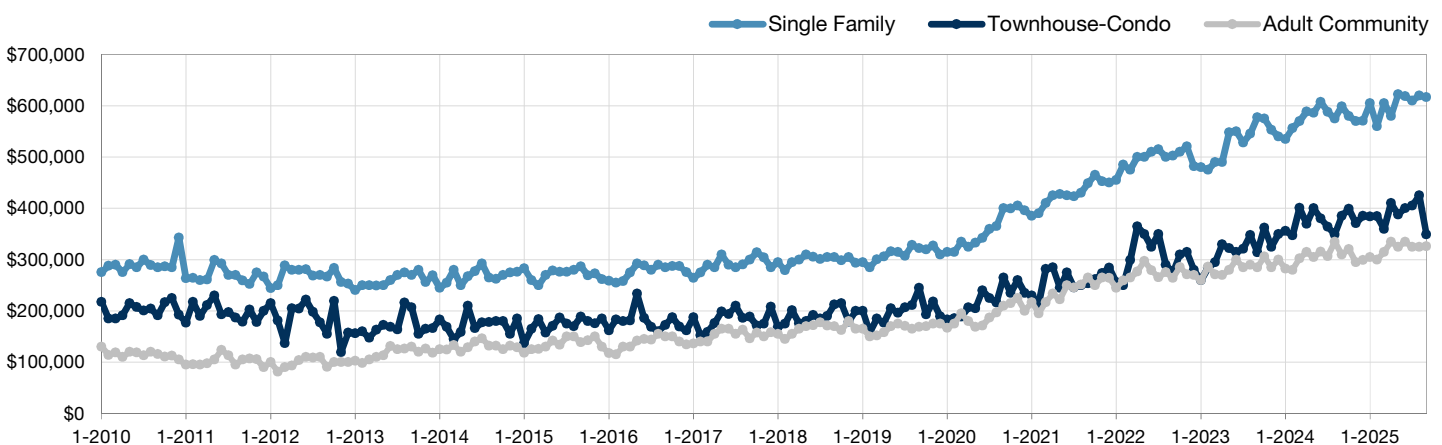
Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	91	93	+ 2.2%	777	852	+ 9.7%
Closed Sales	77	64	- 16.9%	584	588	+ 0.7%
Days on Market Until Sale	26	43	+ 65.4%	30	43	+ 43.3%
Median Sales Price*	\$385,000	\$349,000	- 9.4%	\$375,000	\$390,000	+ 4.0%
Percent of List Price Received*	100.7%	99.3%	- 1.4%	100.8%	99.3%	- 1.5%
Inventory of Homes for Sale	137	192	+ 40.1%	--	--	--
Months Supply of Inventory	2.2	3.0	+ 36.4%	--	--	--

Adult Community

Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	363	418	+ 15.2%	3,285	3,675	+ 11.9%
Closed Sales	278	304	+ 9.4%	2,472	2,481	+ 0.4%
Days on Market Until Sale	36	46	+ 27.8%	41	44	+ 7.3%
Median Sales Price*	\$310,000	\$326,250	+ 5.2%	\$309,000	\$325,000	+ 5.2%
Percent of List Price Received*	98.6%	98.1%	- 0.5%	98.9%	98.6%	- 0.3%
Inventory of Homes for Sale	627	874	+ 39.4%	--	--	--
Months Supply of Inventory	2.3	3.1	+ 34.8%	--	--	--

* 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 October 10, 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.