

Local Market Update for December 2025

Provided by New Jersey REALTORS®



Ocean County

Ocean County

Single Family

	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	403	372	- 7.7%	8,686	8,557	- 1.5%
Closed Sales	510	497	- 2.5%	6,021	6,002	- 0.3%
Days on Market Until Sale	41	45	+ 9.8%	41	43	+ 4.9%
Median Sales Price*	\$559,950	\$585,000	+ 4.5%	\$565,000	\$600,000	+ 6.2%
Percent of List Price Received*	99.0%	99.0%	0.0%	100.1%	99.8%	- 0.3%
Inventory of Homes for Sale	1,239	1,101	- 11.1%	--	--	--
Months Supply of Inventory	2.5	2.2	- 12.0%	--	--	--

Townhouse-Condo

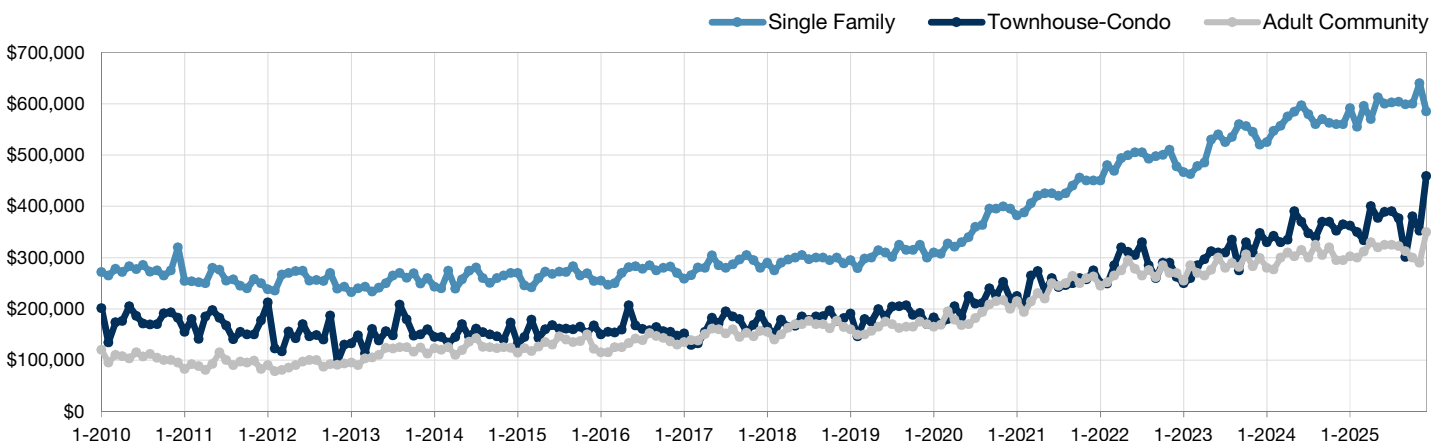
	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	67	50	- 25.4%	1,312	1,308	- 0.3%
Closed Sales	85	71	- 16.5%	988	957	- 3.1%
Days on Market Until Sale	42	52	+ 23.8%	37	46	+ 24.3%
Median Sales Price*	\$365,000	\$458,990	+ 25.8%	\$359,000	\$375,000	+ 4.5%
Percent of List Price Received*	99.1%	98.6%	- 0.5%	100.9%	99.3%	- 1.6%
Inventory of Homes for Sale	204	152	- 25.5%	--	--	--
Months Supply of Inventory	2.6	1.9	- 26.9%	--	--	--

Adult Community

	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	259	238	- 8.1%	4,436	4,825	+ 8.8%
Closed Sales	307	272	- 11.4%	3,527	3,528	+ 0.0%
Days on Market Until Sale	41	52	+ 26.8%	40	45	+ 12.5%
Median Sales Price*	\$294,500	\$350,000	+ 18.8%	\$305,000	\$315,000	+ 3.3%
Percent of List Price Received*	98.2%	97.7%	- 0.5%	98.9%	98.5%	- 0.4%
Inventory of Homes for Sale	593	712	+ 20.1%	--	--	--
Months Supply of Inventory	2.0	2.4	+ 20.0%	--	--	--

* 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



Current as of January 09, 2026. 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 © 2026 ShowingTime Plus, LLC.