

# Local Market Update for December 2025

Provided by New Jersey REALTORS®



## Ocean County

Ocean County

### Single Family

Key Metrics	December			Year to Date		
	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

Key Metrics	December			Year to Date		
	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

Key Metrics	December			Year to Date		
	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

