

Local Market Update for March 2026

Provided by New Jersey REALTORS®



Ocean County

Ocean County

Single Family

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	784	694	- 11.5%	1,936	1,669	- 13.8%
Closed Sales	430	370	- 14.0%	1,113	1,010	- 9.3%
Days on Market Until Sale	48	49	+ 2.1%	47	50	+ 6.4%
Median Sales Price*	\$605,000	\$593,745	- 1.9%	\$599,000	\$600,250	+ 0.2%
Percent of List Price Received*	99.2%	99.2%	0.0%	99.2%	98.9%	- 0.3%
Inventory of Homes for Sale	1,190	1,161	- 2.4%	--	--	--
Months Supply of Inventory	2.6	2.6	0.0%	--	--	--

Townhouse-Condo

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	127	117	- 7.9%	286	263	- 8.0%
Closed Sales	53	64	+ 20.8%	134	163	+ 21.6%
Days on Market Until Sale	42	54	+ 28.6%	41	51	+ 24.4%
Median Sales Price*	\$360,000	\$357,500	- 0.7%	\$373,500	\$369,125	- 1.2%
Percent of List Price Received*	98.5%	98.4%	- 0.1%	98.7%	98.7%	0.0%
Inventory of Homes for Sale	178	187	+ 5.1%	--	--	--
Months Supply of Inventory	2.9	2.9	0.0%	--	--	--

Adult Community

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	429	411	- 4.2%	1,112	1,046	- 5.9%
Closed Sales	261	268	+ 2.7%	666	691	+ 3.8%
Days on Market Until Sale	49	58	+ 18.4%	49	56	+ 14.3%
Median Sales Price*	\$315,000	\$315,500	+ 0.2%	\$307,750	\$318,750	+ 3.6%
Percent of List Price Received*	98.6%	97.6%	- 1.0%	98.6%	97.6%	- 1.0%
Inventory of Homes for Sale	689	780	+ 13.2%	--	--	--
Months Supply of Inventory	2.5	2.8	+ 12.0%	--	--	--

* 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

