

Local Market Update for April 2026

Provided by New Jersey REALTORS®



Ocean County

Ocean County

Single Family

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	744	873	+ 17.3%	2,680	2,553	- 4.7%
Closed Sales	422	344	- 18.5%	1,535	1,359	- 11.5%
Days on Market Until Sale	40	46	+ 15.0%	45	49	+ 8.9%
Median Sales Price*	\$580,000	\$640,000	+ 10.3%	\$595,000	\$614,815	+ 3.3%
Percent of List Price Received*	100.5%	99.8%	- 0.7%	99.6%	99.1%	- 0.5%
Inventory of Homes for Sale	1,339	1,341	+ 0.1%	--	--	--
Months Supply of Inventory	3.0	3.0	0.0%	--	--	--

Townhouse-Condo

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	104	115	+ 10.6%	390	373	- 4.4%
Closed Sales	68	53	- 22.1%	202	219	+ 8.4%
Days on Market Until Sale	41	41	0.0%	41	48	+ 17.1%
Median Sales Price*	\$410,000	\$355,000	- 13.4%	\$385,000	\$364,500	- 5.3%
Percent of List Price Received*	99.1%	99.1%	0.0%	98.9%	98.8%	- 0.1%
Inventory of Homes for Sale	199	197	- 1.0%	--	--	--
Months Supply of Inventory	3.2	3.0	- 6.3%	--	--	--

Adult Community

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	438	594	+ 35.6%	1,550	1,642	+ 5.9%
Closed Sales	266	262	- 1.5%	932	957	+ 2.7%
Days on Market Until Sale	40	53	+ 32.5%	46	55	+ 19.6%
Median Sales Price*	\$335,000	\$320,000	- 4.5%	\$315,000	\$320,000	+ 1.6%
Percent of List Price Received*	98.6%	97.6%	- 1.0%	98.6%	97.6%	- 1.0%
Inventory of Homes for Sale	753	946	+ 25.6%	--	--	--
Months Supply of Inventory	2.8	3.4	+ 21.4%	--	--	--

* 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

