

# Local Market Update for May 2026

Provided by New Jersey REALTORS®



## Ocean County

Ocean County

### Single Family

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	817	821	+ 0.5%	3,497	3,370	- 3.6%
Closed Sales	479	466	- 2.7%	2,014	1,828	- 9.2%
Days on Market Until Sale	40	39	- 2.5%	44	47	+ 6.8%
Median Sales Price*	\$622,500	<b>\$641,000</b>	+ 3.0%	\$600,000	<b>\$624,000</b>	+ 4.0%
Percent of List Price Received*	100.0%	<b>100.3%</b>	+ 0.3%	99.7%	<b>99.4%</b>	- 0.3%
Inventory of Homes for Sale	1,454	<b>1,436</b>	- 1.2%	--	--	--
Months Supply of Inventory	3.2	<b>3.1</b>	- 3.1%	--	--	--

### Townhouse-Condo

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	94	101	+ 7.4%	484	473	- 2.3%
Closed Sales	84	63	- 25.0%	286	282	- 1.4%
Days on Market Until Sale	44	44	0.0%	42	47	+ 11.9%
Median Sales Price*	\$387,500	<b>\$430,000</b>	+ 11.0%	\$385,000	<b>\$395,000</b>	+ 2.6%
Percent of List Price Received*	99.8%	<b>99.4%</b>	- 0.4%	99.2%	<b>98.9%</b>	- 0.3%
Inventory of Homes for Sale	183	214	+ 16.9%	--	--	--
Months Supply of Inventory	2.9	<b>3.4</b>	+ 17.2%	--	--	--

### Adult Community

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	478	481	+ 0.6%	2,028	2,119	+ 4.5%
Closed Sales	307	258	- 16.0%	1,239	1,219	- 1.6%
Days on Market Until Sale	42	49	+ 16.7%	45	54	+ 20.0%
Median Sales Price*	\$325,000	<b>\$332,500</b>	+ 2.3%	\$318,500	<b>\$320,000</b>	+ 0.5%
Percent of List Price Received*	98.7%	<b>98.1%</b>	- 0.6%	98.6%	<b>97.7%</b>	- 0.9%
Inventory of Homes for Sale	833	999	+ 19.9%	--	--	--
Months Supply of Inventory	3.1	<b>3.6</b>	+ 16.1%	--	--	--

\* 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

