Local Market Update for June 2026

Provided by New Jersey REALTORS®

Ocean County

Ocean County

Single Family

Key Metrics	June 2025	June 2026	Percent Change	Year to Date Thru 6-2025	Year to Date Thru 6-2026	Percent Change
New Listings	729	**773**	+ 6.0%	4,223	**4,129**	- 2.2%
Closed Sales	492	**536**	+ 8.9%	2,506	**2,369**	- 5.5%
Days on Market Until Sale	35	**31**	- 11.4%	42	**43**	+ 2.4%
Median Sales Price*	$618,490	**$635,000**	+ 2.7%	$600,000	**$625,000**	+ 4.2%
Percent of List Price Received*	100.4%	**100.1%**	- 0.3%	99.8%	**99.6%**	- 0.2%
Inventory of Homes for Sale	1,479	**1,460**	- 1.3%	--	**--**	--
Months Supply of Inventory	3.3	**3.2**	- 3.0%	--	**--**	--

Townhouse-Condo

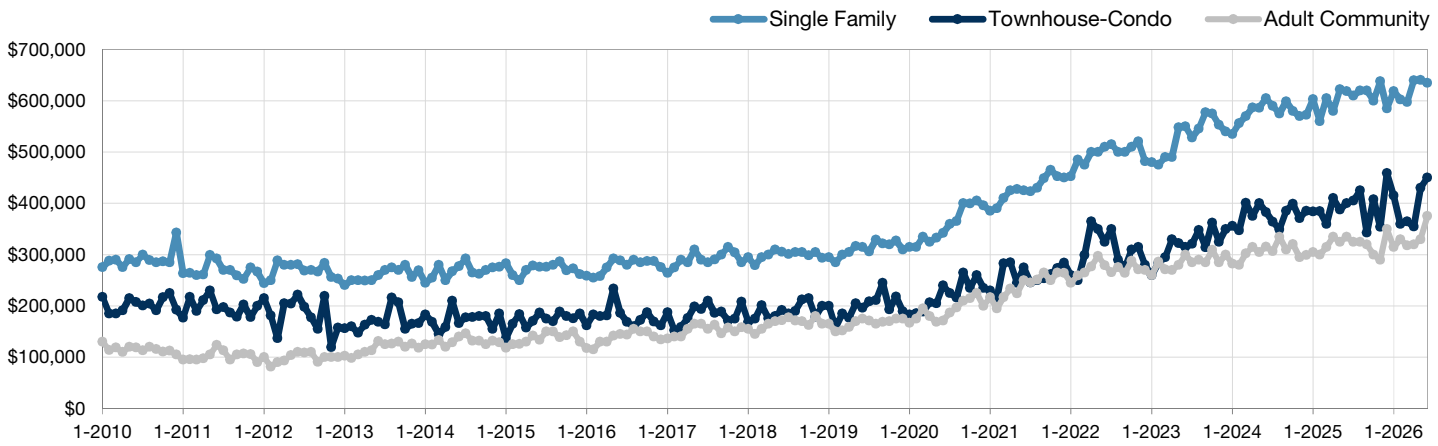
Key Metrics	June 2025	June 2026	Percent Change	Year to Date Thru 6-2025	Year to Date Thru 6-2026	Percent Change
New Listings	110	**107**	- 2.7%	595	**582**	- 2.2%
Closed Sales	91	**66**	- 27.5%	377	**348**	- 7.7%
Days on Market Until Sale	43	**35**	- 18.6%	42	**45**	+ 7.1%
Median Sales Price*	$400,000	**$450,000**	+ 12.5%	$390,000	**$405,000**	+ 3.8%
Percent of List Price Received*	99.9%	**99.2%**	- 0.7%	99.3%	**99.0%**	- 0.3%
Inventory of Homes for Sale	203	**227**	+ 11.8%	--	**--**	--
Months Supply of Inventory	3.1	**3.6**	+ 16.1%	--	**--**	--

Adult Community

Key Metrics	June 2025	June 2026	Percent Change	Year to Date Thru 6-2025	Year to Date Thru 6-2026	Percent Change
New Listings	432	**474**	+ 9.7%	2,460	**2,590**	+ 5.3%
Closed Sales	332	**334**	+ 0.6%	1,571	**1,555**	- 1.0%
Days on Market Until Sale	41	**38**	- 7.3%	44	**50**	+ 13.6%
Median Sales Price*	$334,700	**$375,000**	+ 12.0%	$320,000	**$332,500**	+ 3.9%
Percent of List Price Received*	98.8%	**98.9%**	+ 0.1%	98.7%	**98.0%**	- 0.7%
Inventory of Homes for Sale	891	**1,030**	+ 15.6%	--	**--**	--
Months Supply of Inventory	3.3	**3.6**	+ 9.1%	--	**--**	--

* 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



Current as of July 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.