

Local Market Update for August 2026

Provided by New Jersey REALTORS®



Ocean County

Ocean County

Single Family

	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	764	735	- 3.8%	5,814	5,639	- 3.0%
Closed Sales	511	449	- 12.1%	3,554	3,396	- 4.4%
Days on Market Until Sale	39	36	- 7.7%	41	41	0.0%
Median Sales Price*	\$620,000	\$649,900	+ 4.8%	\$605,500	\$630,000	+ 4.0%
Percent of List Price Received*	99.5%	99.9%	+ 0.4%	99.8%	99.7%	- 0.1%
Inventory of Homes for Sale	1,598	1,582	- 1.0%	--	--	--
Months Supply of Inventory	3.5	3.5	0.0%	--	--	--

Townhouse-Condo

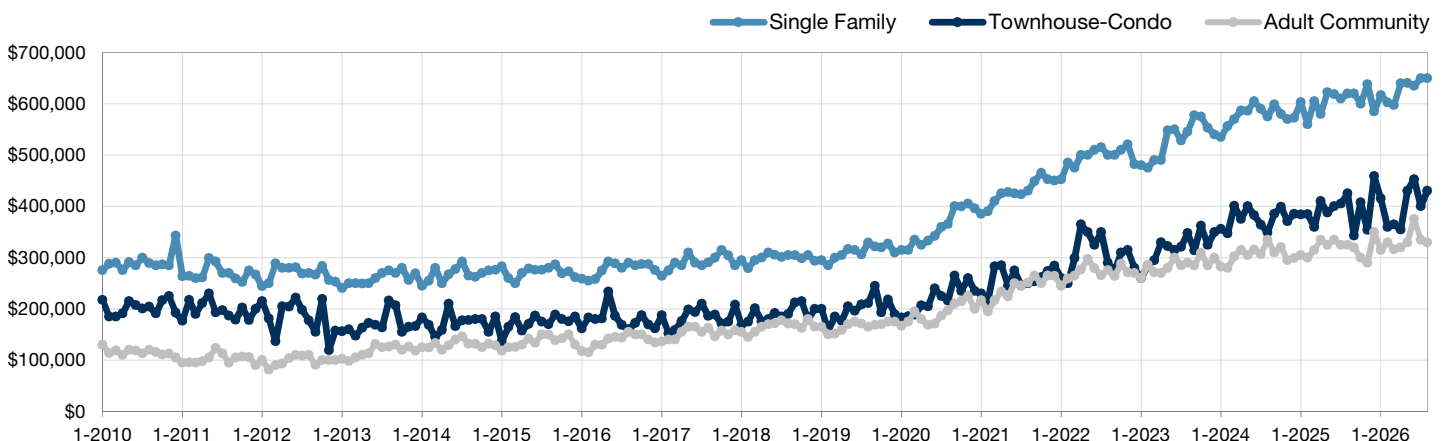
	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	71	107	+ 50.7%	765	798	+ 4.3%
Closed Sales	75	70	- 6.7%	525	496	- 5.5%
Days on Market Until Sale	50	54	+ 8.0%	42	46	+ 9.5%
Median Sales Price*	\$425,000	\$429,990	+ 1.2%	\$398,895	\$415,000	+ 4.0%
Percent of List Price Received*	99.3%	98.0%	- 1.3%	99.3%	98.9%	- 0.4%
Inventory of Homes for Sale	199	246	+ 23.6%	--	--	--
Months Supply of Inventory	3.1	4.0	+ 29.0%	--	--	--

Adult Community

	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	374	403	+ 7.8%	3,273	3,472	+ 6.1%
Closed Sales	308	313	+ 1.6%	2,179	2,203	+ 1.1%
Days on Market Until Sale	45	48	+ 6.7%	44	49	+ 11.4%
Median Sales Price*	\$325,000	\$330,000	+ 1.5%	\$325,000	\$332,500	+ 2.3%
Percent of List Price Received*	98.7%	98.3%	- 0.4%	98.7%	98.1%	- 0.6%
Inventory of Homes for Sale	894	1,056	+ 18.1%	--	--	--
Months Supply of Inventory	3.2	3.7	+ 15.6%	--	--	--

* 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 September 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.