

Local Market Update for March 2022

Provided by New Jersey REALTORS®



Ocean County

Ocean County

Single Family

	March			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
New Listings	995	891	- 10.5%	2,438	2,127	- 12.8%
Closed Sales	754	610	- 19.1%	2,061	1,653	- 19.8%
Days on Market Until Sale	54	39	- 27.8%	49	39	- 20.4%
Median Sales Price*	\$415,000	\$476,000	+ 14.7%	\$396,000	\$475,000	+ 19.9%
Percent of List Price Received*	100.3%	102.7%	+ 2.4%	99.8%	101.9%	+ 2.1%
Inventory of Homes for Sale	1,511	1,285	- 15.0%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--

Townhouse-Condo

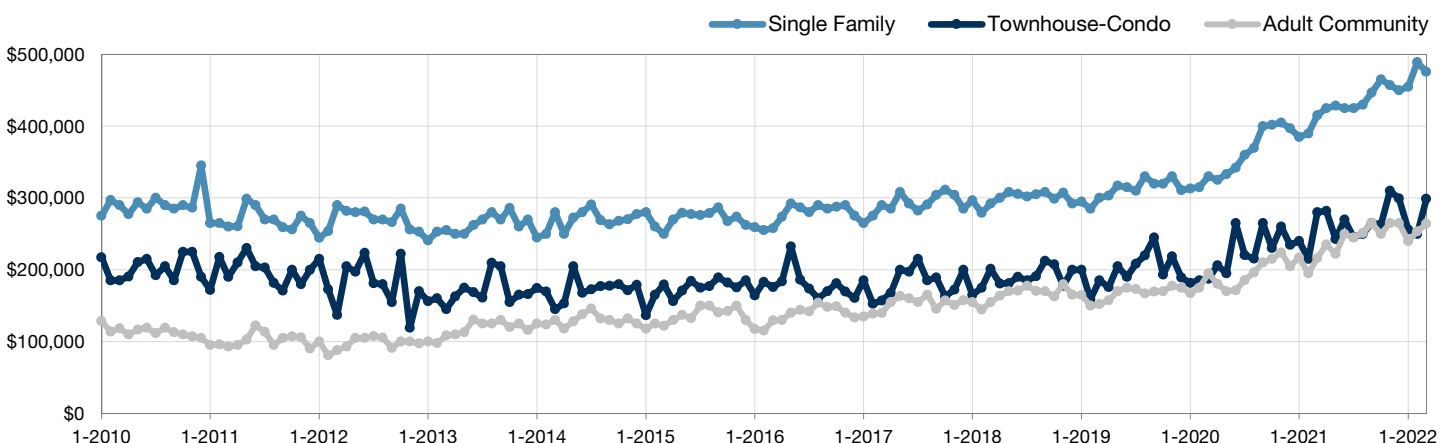
	March			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
New Listings	146	108	- 26.0%	331	281	- 15.1%
Closed Sales	118	74	- 37.3%	272	214	- 21.3%
Days on Market Until Sale	66	41	- 37.9%	67	43	- 35.8%
Median Sales Price*	\$280,000	\$299,000	+ 6.8%	\$243,700	\$265,000	+ 8.7%
Percent of List Price Received*	99.2%	101.6%	+ 2.4%	99.3%	101.6%	+ 2.3%
Inventory of Homes for Sale	178	139	- 21.9%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--

Adult Community

	March			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
New Listings	388	445	+ 14.7%	992	1,035	+ 4.3%
Closed Sales	324	342	+ 5.6%	903	843	- 6.6%
Days on Market Until Sale	36	36	0.0%	42	35	- 16.7%
Median Sales Price*	\$216,500	\$263,995	+ 21.9%	\$214,250	\$251,750	+ 17.5%
Percent of List Price Received*	100.6%	101.6%	+ 1.0%	99.7%	101.1%	+ 1.4%
Inventory of Homes for Sale	413	485	+ 17.4%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--

* 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



Current as of April 20, 2022. 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 © 2022 ShowingTime.