

Local Market Update for October 2021

Provided by New Jersey REALTORS®



Ocean County

Ocean County

Single Family

Key Metrics	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	1,173	863	- 26.4%	11,061	9,502	- 14.1%
Closed Sales	1,095	797	- 27.2%	7,850	7,409	- 5.6%
Days on Market Until Sale	45	34	- 24.4%	67	39	- 41.8%
Median Sales Price*	\$401,000	\$465,000	+ 16.0%	\$356,990	\$425,000	+ 19.1%
Percent of List Price Received*	100.0%	102.2%	+ 2.2%	98.4%	101.8%	+ 3.5%
Inventory of Homes for Sale	2,210	1,644	- 25.6%	--	--	--
Months Supply of Inventory	2.6	2.2	- 15.4%	--	--	--

Townhouse-Condo

Key Metrics	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	137	95	- 30.7%	1,310	1,165	- 11.1%
Closed Sales	141	121	- 14.2%	865	1,021	+ 18.0%
Days on Market Until Sale	60	33	- 45.0%	68	46	- 32.4%
Median Sales Price*	\$230,090	\$263,000	+ 14.3%	\$217,500	\$255,000	+ 17.2%
Percent of List Price Received*	99.4%	101.3%	+ 1.9%	98.2%	101.0%	+ 2.9%
Inventory of Homes for Sale	308	185	- 39.9%	--	--	--
Months Supply of Inventory	3.3	1.9	- 42.4%	--	--	--

Adult Community

Key Metrics	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	411	385	- 6.3%	3,927	3,749	- 4.5%
Closed Sales	485	341	- 29.7%	3,298	3,279	- 0.6%
Days on Market Until Sale	49	26	- 46.9%	67	31	- 53.7%
Median Sales Price*	\$215,000	\$250,000	+ 16.3%	\$188,900	\$237,250	+ 25.6%
Percent of List Price Received*	98.5%	102.5%	+ 4.1%	97.4%	101.8%	+ 4.5%
Inventory of Homes for Sale	631	502	- 20.4%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--

* 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

