

# Local Market Update for April 2023

Provided by New Jersey REALTORS®



## Ocean County

Ocean County

### Single Family

Key Metrics	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	877	617	- 29.6%	3,031	2,439	- 19.5%
Closed Sales	563	407	- 27.7%	2,218	1,585	- 28.5%
Days on Market Until Sale	34	51	+ 50.0%	38	49	+ 28.9%
Median Sales Price*	\$502,500	\$500,000	- 0.5%	\$480,000	\$485,000	+ 1.0%
Percent of List Price Received*	104.1%	99.8%	- 4.1%	102.4%	98.8%	- 3.5%
Inventory of Homes for Sale	1,377	1,438	+ 4.4%	--	--	--
Months Supply of Inventory	2.0	2.9	+ 45.0%	--	--	--

### Townhouse-Condo

Key Metrics	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	96	89	- 7.3%	378	305	- 19.3%
Closed Sales	83	68	- 18.1%	301	221	- 26.6%
Days on Market Until Sale	44	51	+ 15.9%	43	46	+ 7.0%
Median Sales Price*	\$365,000	\$332,500	- 8.9%	\$270,000	\$297,500	+ 10.2%
Percent of List Price Received*	101.9%	100.4%	- 1.5%	102.1%	99.7%	- 2.4%
Inventory of Homes for Sale	126	141	+ 11.9%	--	--	--
Months Supply of Inventory	1.4	2.1	+ 50.0%	--	--	--

### Adult Community

Key Metrics	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	407	376	- 7.6%	1,442	1,439	- 0.2%
Closed Sales	321	269	- 16.2%	1,165	994	- 14.7%
Days on Market Until Sale	27	46	+ 70.4%	33	47	+ 42.4%
Median Sales Price*	\$277,000	\$270,000	- 2.5%	\$260,000	\$272,000	+ 4.6%
Percent of List Price Received*	102.2%	98.4%	- 3.7%	101.4%	98.2%	- 3.2%
Inventory of Homes for Sale	458	719	+ 57.0%	--	--	--
Months Supply of Inventory	1.4	2.5	+ 78.6%	--	--	--

\* 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

