

Local Market Update for September 2024

Provided by New Jersey REALTORS®



Ocean County

Ocean County

Single Family

Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	626	711	+ 13.6%	5,927	6,159	+ 3.9%
Closed Sales	508	489	- 3.7%	4,145	4,048	- 2.3%
Days on Market Until Sale	41	41	0.0%	44	44	0.0%
Median Sales Price*	\$577,500	\$595,000	+ 3.0%	\$530,000	\$583,950	+ 10.2%
Percent of List Price Received*	100.8%	100.3%	- 0.5%	100.1%	100.1%	0.0%
Inventory of Homes for Sale	1,438	1,466	+ 1.9%	--	--	--
Months Supply of Inventory	3.1	3.3	+ 6.5%	--	--	--

Townhouse-Condo

Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	74	92	+ 24.3%	722	786	+ 8.9%
Closed Sales	66	75	+ 13.6%	546	592	+ 8.4%
Days on Market Until Sale	31	27	- 12.9%	38	32	- 15.8%
Median Sales Price*	\$314,000	\$377,500	+ 20.2%	\$318,450	\$373,500	+ 17.3%
Percent of List Price Received*	101.4%	100.7%	- 0.7%	100.9%	100.8%	- 0.1%
Inventory of Homes for Sale	142	161	+ 13.4%	--	--	--
Months Supply of Inventory	2.2	2.6	+ 18.2%	--	--	--

Adult Community

Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	400	364	- 9.0%	3,419	3,298	- 3.5%
Closed Sales	341	276	- 19.1%	2,659	2,484	- 6.6%
Days on Market Until Sale	38	41	+ 7.9%	42	44	+ 4.8%
Median Sales Price*	\$285,000	\$310,000	+ 8.8%	\$284,450	\$309,000	+ 8.6%
Percent of List Price Received*	99.1%	98.7%	- 0.4%	99.0%	99.0%	0.0%
Inventory of Homes for Sale	696	653	- 6.2%	--	--	--
Months Supply of Inventory	2.4	2.3	- 4.2%	--	--	--

* 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

