## Local Market Update for September 2024

Provided by New Jersey REALTORS®



## **Ocean County**

Ocean County

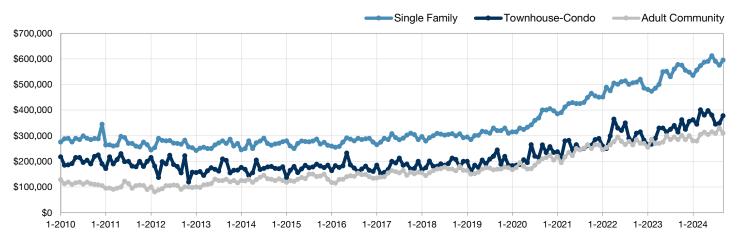
Single Family Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	626	711	+ 13.6%	5,927	6,159	+ 3.9%
Closed Sales	508	489	- 3.7%	4,145	4,048	- 2.3%
Days on Market Until Sale	41	41	0.0%	44	44	0.0%
Median Sales Price*	\$577,500	\$595,000	+ 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	September			Year to Date		
Key Metrics	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



Current as of October 20, 2024. 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 © 2024 ShowingTime Plus, LLC.