

Local Market Update for September 2021

Provided by New Jersey REALTORS®



Ocean County

Ocean County

Single Family

Key Metrics	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
New Listings	1,377	885	- 35.7%	9,885	8,630	- 12.7%
Closed Sales	1,029	745	- 27.6%	6,755	6,606	- 2.2%
Days on Market Until Sale	58	34	- 41.4%	70	39	- 44.3%
Median Sales Price*	\$400,000	\$449,000	+ 12.3%	\$350,000	\$420,000	+ 20.0%
Percent of List Price Received*	99.8%	102.3%	+ 2.5%	98.1%	101.8%	+ 3.8%
Inventory of Homes for Sale	2,239	1,730	- 22.7%	--	--	--
Months Supply of Inventory	2.7	2.3	- 14.8%	--	--	--

Townhouse-Condo

Key Metrics	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
New Listings	148	101	- 31.8%	1,176	1,071	- 8.9%
Closed Sales	142	81	- 43.0%	724	897	+ 23.9%
Days on Market Until Sale	58	29	- 50.0%	70	48	- 31.4%
Median Sales Price*	\$265,000	\$257,000	- 3.0%	\$215,000	\$251,295	+ 16.9%
Percent of List Price Received*	98.9%	100.1%	+ 1.2%	98.0%	100.9%	+ 3.0%
Inventory of Homes for Sale	335	205	- 38.8%	--	--	--
Months Supply of Inventory	3.7	2.0	- 45.9%	--	--	--

Adult Community

Key Metrics	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
New Listings	440	424	- 3.6%	3,517	3,366	- 4.3%
Closed Sales	441	348	- 21.1%	2,812	2,935	+ 4.4%
Days on Market Until Sale	59	27	- 54.2%	71	32	- 54.9%
Median Sales Price*	\$210,000	\$265,000	+ 26.2%	\$185,000	\$235,444	+ 27.3%
Percent of List Price Received*	98.8%	102.7%	+ 3.9%	97.2%	101.7%	+ 4.6%
Inventory of Homes for Sale	707	470	- 33.5%	--	--	--
Months Supply of Inventory	2.1	1.4	- 33.3%	--	--	--

* 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

