

Local Market Update for February 2025

Provided by New Jersey REALTORS®



Ocean County

Ocean County

Single Family

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	582	595	+ 2.2%	1,157	1,152	- 0.4%
Closed Sales	340	318	- 6.5%	712	683	- 4.1%
Days on Market Until Sale	51	56	+ 9.8%	50	49	- 2.0%
Median Sales Price*	\$552,195	\$560,000	+ 1.4%	\$550,000	\$585,000	+ 6.4%
Percent of List Price Received*	99.2%	99.2%	0.0%	99.2%	99.2%	0.0%
Inventory of Homes for Sale	1,241	1,164	- 6.2%	--	--	--
Months Supply of Inventory	2.8	2.6	- 7.1%	--	--	--

Townhouse-Condo

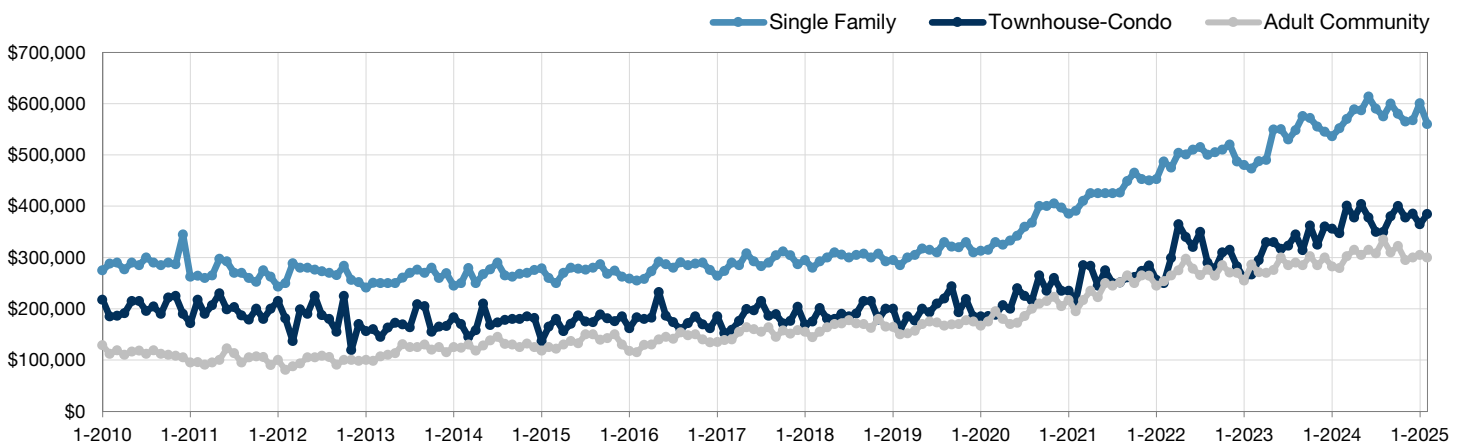
Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	95	83	- 12.6%	160	159	- 0.6%
Closed Sales	54	39	- 27.8%	102	82	- 19.6%
Days on Market Until Sale	37	41	+ 10.8%	36	42	+ 16.7%
Median Sales Price*	\$347,500	\$384,900	+ 10.8%	\$349,950	\$377,600	+ 7.9%
Percent of List Price Received*	100.2%	98.9%	- 1.3%	100.2%	98.9%	- 1.3%
Inventory of Homes for Sale	141	156	+ 10.6%	--	--	--
Months Supply of Inventory	2.2	2.6	+ 18.2%	--	--	--

Adult Community

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	320	322	+ 0.6%	643	679	+ 5.6%
Closed Sales	206	194	- 5.8%	416	410	- 1.4%
Days on Market Until Sale	53	52	- 1.9%	50	52	+ 4.0%
Median Sales Price*	\$279,000	\$300,000	+ 7.5%	\$280,000	\$300,000	+ 7.1%
Percent of List Price Received*	98.0%	98.2%	+ 0.2%	98.1%	98.7%	+ 0.6%
Inventory of Homes for Sale	559	658	+ 17.7%	--	--	--
Months Supply of Inventory	1.9	2.4	+ 26.3%	--	--	--

* 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



Current as of March 20, 2025. 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 © 2025 ShowingTime Plus, LLC.