Local Market Update for December 2025

Provided by New Jersey REALTORS®

Ocean County

Ocean County

Single Family

Key Metrics	December 2024	December 2025	Percent Change	Year to Date Thru 12-2024	Year to Date Thru 12-2025	Percent Change
New Listings	326	**372**	+ 14.1%	7,555	**7,907**	+ 4.7%
Closed Sales	471	**501**	+ 6.4%	5,413	**5,532**	+ 2.2%
Days on Market Until Sale	43	**46**	+ 7.0%	40	**42**	+ 5.0%
Median Sales Price*	$572,750	**$585,000**	+ 2.1%	$580,000	**$607,000**	+ 4.7%
Percent of List Price Received*	98.9%	**99.0%**	+ 0.1%	99.9%	**99.6%**	- 0.3%
Inventory of Homes for Sale	1,019	**1,081**	+ 6.1%	--	**--**	--
Months Supply of Inventory	2.3	**2.4**	+ 4.3%	--	**--**	--

Townhouse-Condo

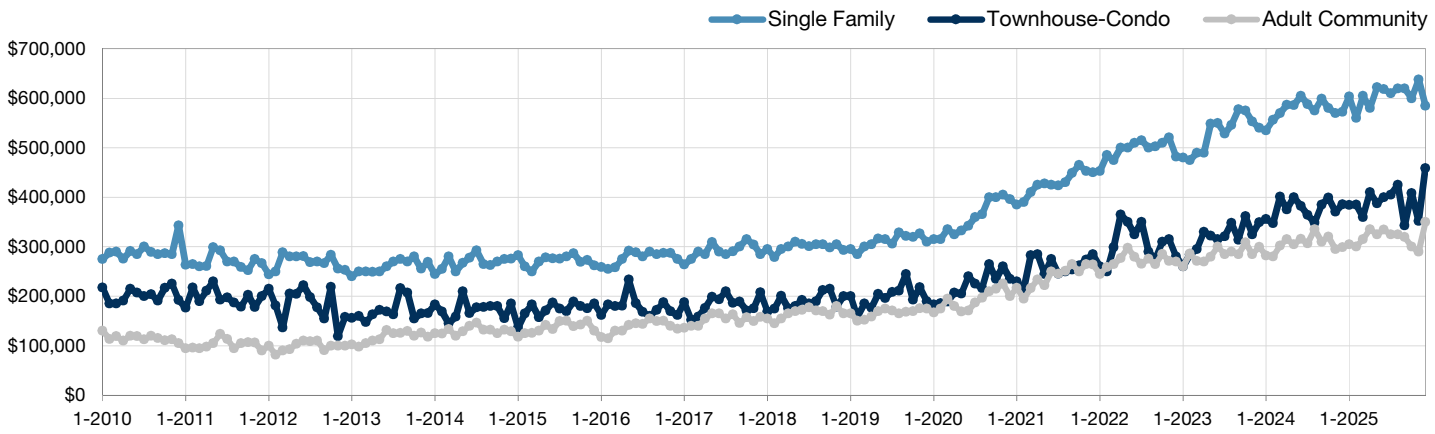
Key Metrics	December 2024	December 2025	Percent Change	Year to Date Thru 12-2024	Year to Date Thru 12-2025	Percent Change
New Listings	45	**47**	+ 4.4%	970	**1,067**	+ 10.0%
Closed Sales	63	**71**	+ 12.7%	771	**772**	+ 0.1%
Days on Market Until Sale	45	**52**	+ 15.6%	33	**44**	+ 33.3%
Median Sales Price*	$385,500	**$458,990**	+ 19.1%	$380,000	**$390,000**	+ 2.6%
Percent of List Price Received*	99.0%	**98.7%**	- 0.3%	100.6%	**99.1%**	- 1.5%
Inventory of Homes for Sale	123	**139**	+ 13.0%	--	**--**	--
Months Supply of Inventory	2.0	**2.1**	+ 5.0%	--	**--**	--

Adult Community

Key Metrics	December 2024	December 2025	Percent Change	Year to Date Thru 12-2024	Year to Date Thru 12-2025	Percent Change
New Listings	239	**240**	+ 0.4%	4,204	**4,668**	+ 11.0%
Closed Sales	288	**276**	- 4.2%	3,336	**3,364**	+ 0.8%
Days on Market Until Sale	43	**52**	+ 20.9%	40	**46**	+ 15.0%
Median Sales Price*	$299,000	**$350,000**	+ 17.1%	$309,000	**$320,000**	+ 3.6%
Percent of List Price Received*	98.1%	**97.6%**	- 0.5%	98.9%	**98.4%**	- 0.5%
Inventory of Homes for Sale	564	**734**	+ 30.1%	--	**--**	--
Months Supply of Inventory	2.0	**2.6**	+ 30.0%	--	**--**	--

* 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 04, 2026. 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 © 2026 ShowingTime Plus, LLC.