

Local Market Update for September 2026

Provided by New Jersey REALTORS®



Ocean County

Ocean County

Single Family

	September			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	661	630	- 4.7%	6,475	6,261	- 3.3%
Closed Sales	545	494	- 9.4%	4,099	3,900	- 4.9%
Days on Market Until Sale	39	33	- 15.4%	41	40	- 2.4%
Median Sales Price*	\$620,000	\$610,000	- 1.6%	\$610,000	\$629,000	+ 3.1%
Percent of List Price Received*	100.0%	99.9%	- 0.1%	99.8%	99.7%	- 0.1%
Inventory of Homes for Sale	1,555	1,552	- 0.2%	--	--	--
Months Supply of Inventory	3.4	3.5	+ 2.9%	--	--	--

Townhouse-Condo

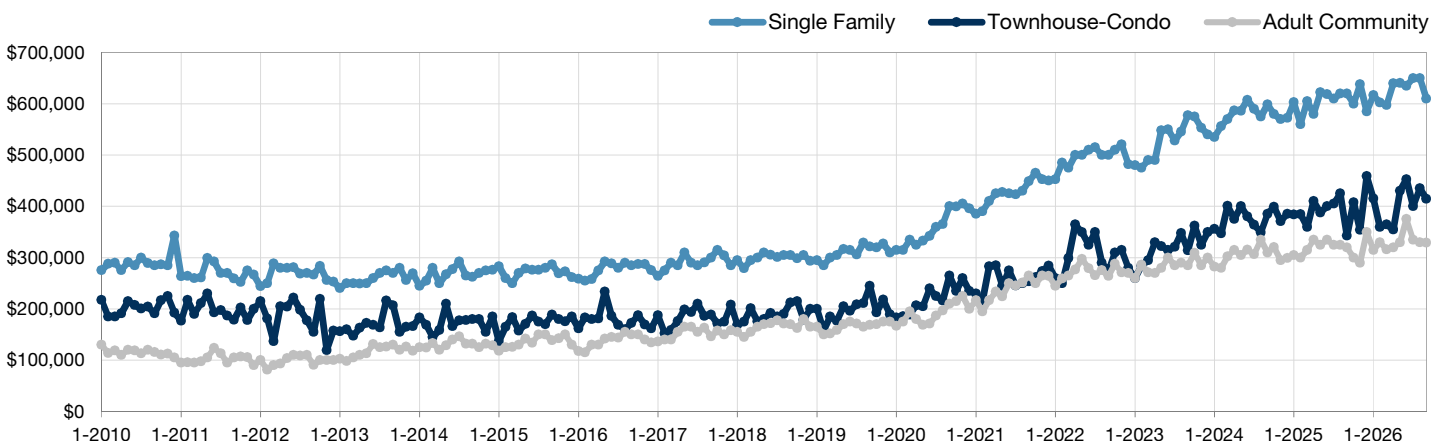
	September			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	94	106	+ 12.8%	859	912	+ 6.2%
Closed Sales	63	54	- 14.3%	588	550	- 6.5%
Days on Market Until Sale	44	52	+ 18.2%	42	46	+ 9.5%
Median Sales Price*	\$343,000	\$414,495	+ 20.8%	\$390,000	\$415,000	+ 6.4%
Percent of List Price Received*	99.2%	98.9%	- 0.3%	99.3%	98.9%	- 0.4%
Inventory of Homes for Sale	211	261	+ 23.7%	--	--	--
Months Supply of Inventory	3.3	4.2	+ 27.3%	--	--	--

Adult Community

	September			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	419	465	+ 11.0%	3,692	3,948	+ 6.9%
Closed Sales	303	288	- 5.0%	2,482	2,494	+ 0.5%
Days on Market Until Sale	45	49	+ 8.9%	44	49	+ 11.4%
Median Sales Price*	\$320,000	\$329,000	+ 2.8%	\$324,000	\$330,000	+ 1.9%
Percent of List Price Received*	98.1%	98.1%	0.0%	98.6%	98.1%	- 0.5%
Inventory of Homes for Sale	912	1,143	+ 25.3%	--	--	--
Months Supply of Inventory	3.2	4.1	+ 28.1%	--	--	--

* 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 09, 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.