

Local Market Update for May 2025

Provided by New Jersey REALTORS®



Ocean County

Ocean County

Single Family

	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	788	811	+ 2.9%	3,232	3,479	+ 7.6%
Closed Sales	539	472	- 12.4%	2,049	1,998	- 2.5%
Days on Market Until Sale	36	40	+ 11.1%	43	44	+ 2.3%
Median Sales Price*	\$586,000	\$625,000	+ 6.7%	\$570,000	\$600,000	+ 5.3%
Percent of List Price Received*	100.7%	100.1%	- 0.6%	99.9%	99.7%	- 0.2%
Inventory of Homes for Sale	1,186	1,400	+ 18.0%	--	--	--
Months Supply of Inventory	2.7	3.1	+ 14.8%	--	--	--

Townhouse-Condo

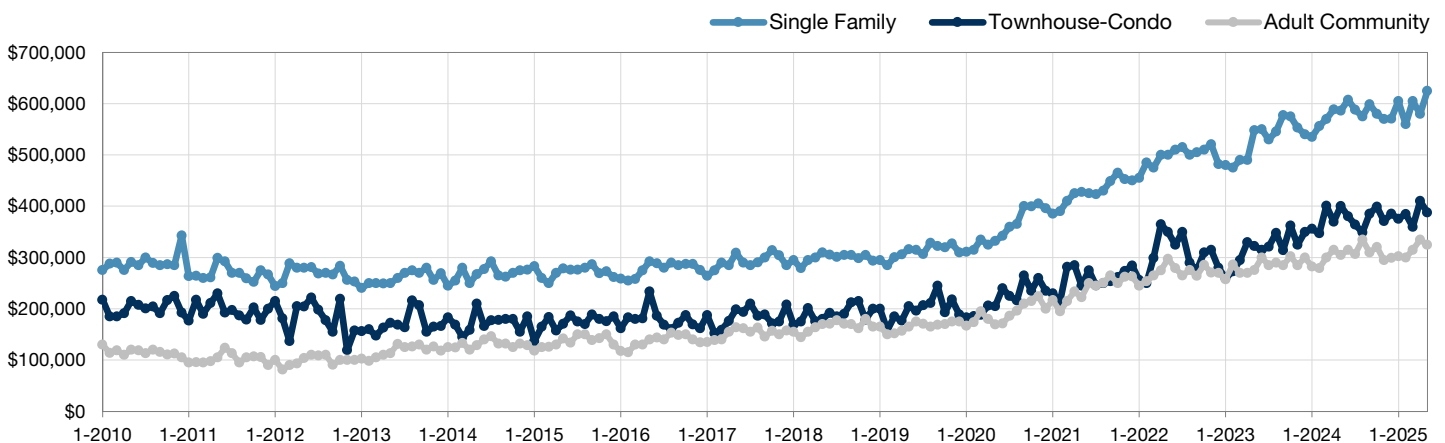
	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	87	93	+ 6.9%	417	483	+ 15.8%
Closed Sales	77	84	+ 9.1%	294	286	- 2.7%
Days on Market Until Sale	25	44	+ 76.0%	30	42	+ 40.0%
Median Sales Price*	\$400,000	\$387,500	- 3.1%	\$377,500	\$385,000	+ 2.0%
Percent of List Price Received*	101.3%	99.8%	- 1.5%	100.9%	99.2%	- 1.7%
Inventory of Homes for Sale	134	178	+ 32.8%	--	--	--
Months Supply of Inventory	2.2	2.8	+ 27.3%	--	--	--

Adult Community

	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	388	479	+ 23.5%	1,811	2,028	+ 12.0%
Closed Sales	327	307	- 6.1%	1,299	1,239	- 4.6%
Days on Market Until Sale	42	42	0.0%	46	45	- 2.2%
Median Sales Price*	\$305,000	\$325,000	+ 6.6%	\$299,000	\$318,500	+ 6.5%
Percent of List Price Received*	99.2%	98.7%	- 0.5%	98.7%	98.7%	0.0%
Inventory of Homes for Sale	532	827	+ 55.5%	--	--	--
Months Supply of Inventory	1.8	3.0	+ 66.7%	--	--	--

* 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 June 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.