

Local Market Update for October 2024

Provided by New Jersey REALTORS®



Ocean County

Ocean County

Single Family

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	585	653	+ 11.6%	6,520	6,819	+ 4.6%
Closed Sales	478	438	- 8.4%	4,624	4,491	- 2.9%
Days on Market Until Sale	44	40	- 9.1%	44	43	- 2.3%
Median Sales Price*	\$573,598	\$572,500	- 0.2%	\$533,000	\$584,000	+ 9.6%
Percent of List Price Received*	100.2%	99.8%	- 0.4%	100.1%	100.0%	- 0.1%
Inventory of Homes for Sale	1,471	1,416	- 3.7%	--	--	--
Months Supply of Inventory	3.2	3.1	- 3.1%	--	--	--

Townhouse-Condo

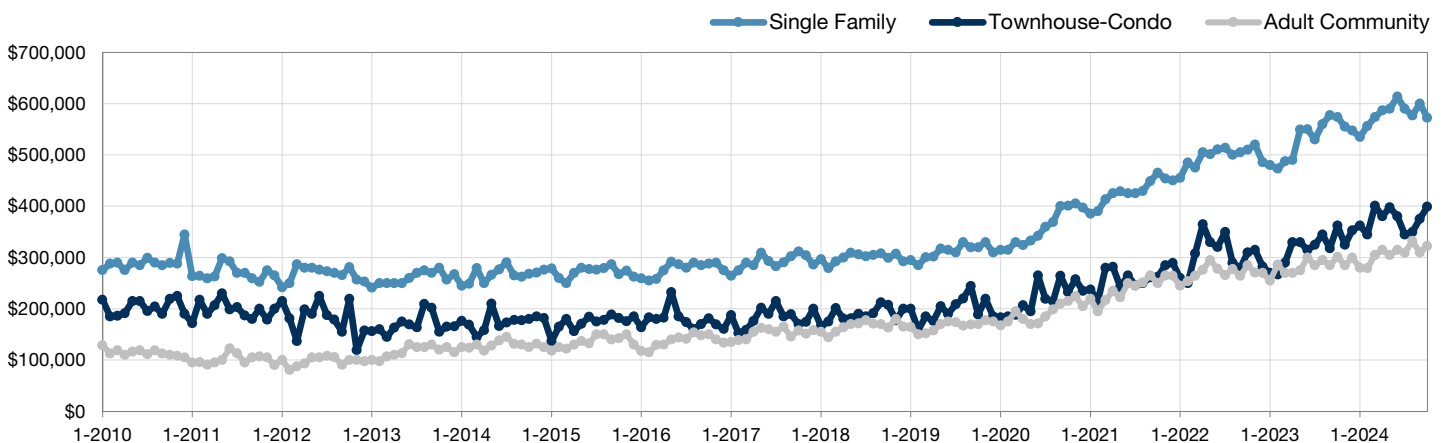
Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	69	85	+ 23.2%	789	866	+ 9.8%
Closed Sales	64	56	- 12.5%	608	648	+ 6.6%
Days on Market Until Sale	34	37	+ 8.8%	38	33	- 13.2%
Median Sales Price*	\$362,500	\$399,295	+ 10.2%	\$323,761	\$375,000	+ 15.8%
Percent of List Price Received*	100.5%	100.3%	- 0.2%	100.8%	100.8%	0.0%
Inventory of Homes for Sale	152	159	+ 4.6%	--	--	--
Months Supply of Inventory	2.4	2.5	+ 4.2%	--	--	--

Adult Community

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	390	385	- 1.3%	3,809	3,685	- 3.3%
Closed Sales	315	299	- 5.1%	2,974	2,784	- 6.4%
Days on Market Until Sale	41	40	- 2.4%	42	44	+ 4.8%
Median Sales Price*	\$301,250	\$322,000	+ 6.9%	\$286,250	\$310,000	+ 8.3%
Percent of List Price Received*	99.6%	99.6%	0.0%	99.0%	99.0%	0.0%
Inventory of Homes for Sale	718	669	- 6.8%	--	--	--
Months Supply of Inventory	2.4	2.4	0.0%	--	--	--

* 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 November 20, 2024. 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 © 2024 ShowingTime Plus, LLC.