

## Local Market Update for March 2025

Provided by New Jersey REALTORS®



# Ocean County

Ocean County

## Single Family

	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	633	779	+ 23.1%	1,790	1,943	+ 8.5%
Closed Sales	408	433	+ 6.1%	1,120	1,122	+ 0.2%
Days on Market Until Sale	49	52	+ 6.1%	50	51	+ 2.0%
Median Sales Price*	\$570,000	\$606,000	+ 6.3%	\$553,000	\$599,000	+ 8.3%
Percent of List Price Received*	99.7%	99.2%	- 0.5%	99.4%	99.2%	- 0.2%
Inventory of Homes for Sale	1,272	1,271	- 0.1%	--	--	--
Months Supply of Inventory	2.9	2.8	- 3.4%	--	--	--

## Townhouse-Condo

	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	93	123	+ 32.3%	253	280	+ 10.7%
Closed Sales	59	51	- 13.6%	161	133	- 17.4%
Days on Market Until Sale	42	45	+ 7.1%	38	43	+ 13.2%
Median Sales Price*	\$401,000	\$345,000	- 14.0%	\$350,000	\$360,000	+ 2.9%
Percent of List Price Received*	100.5%	98.4%	- 2.1%	100.3%	98.7%	- 1.6%
Inventory of Homes for Sale	160	185	+ 15.6%	--	--	--
Months Supply of Inventory	2.6	3.0	+ 15.4%	--	--	--

## Adult Community

	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	390	432	+ 10.8%	1,033	1,112	+ 7.6%
Closed Sales	246	260	+ 5.7%	662	670	+ 1.2%
Days on Market Until Sale	56	52	- 7.1%	52	52	0.0%
Median Sales Price*	\$302,500	\$315,000	+ 4.1%	\$290,000	\$307,750	+ 6.1%
Percent of List Price Received*	98.6%	98.5%	- 0.1%	98.3%	98.6%	+ 0.3%
Inventory of Homes for Sale	565	695	+ 23.0%	--	--	--
Months Supply of Inventory	1.9	2.5	+ 31.6%	--	--	--

\* 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

