## **Local Market Update for October 2025**

Provided by New Jersey REALTORS®



## **Ocean County**

Ocean County

Single Family		October			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	736	619	- 15.9%	7,685	7,808	+ 1.6%	
Closed Sales	493	532	+ 7.9%	4,977	5,085	+ 2.2%	
Days on Market Until Sale	38	42	+ 10.5%	41	42	+ 2.4%	
Median Sales Price*	\$561,250	\$600,000	+ 6.9%	\$565,000	\$599,945	+ 6.2%	
Percent of List Price Received*	99.9%	99.0%	- 0.9%	100.2%	99.9%	- 0.3%	
Inventory of Homes for Sale	1,537	1,528	- 0.6%				
Months Supply of Inventory	3.1	3.0	- 3.2%				

Townhouse-Condo		October			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	119	94	- 21.0%	1,147	1,195	+ 4.2%	
Closed Sales	82	64	- 22.0%	823	835	+ 1.5%	
Days on Market Until Sale	35	50	+ 42.9%	35	46	+ 31.4%	
Median Sales Price*	\$370,000	\$380,000	+ 2.7%	\$355,000	\$375,000	+ 5.6%	
Percent of List Price Received*	100.5%	99.3%	- 1.2%	101.1%	99.5%	- 1.6%	
Inventory of Homes for Sale	223	227	+ 1.8%				
Months Supply of Inventory	2.8	2.8	0.0%				

<b>Adult Community</b>		October			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	400	431	+ 7.7%	3,859	4,271	+ 10.7%	
Closed Sales	322	331	+ 2.8%	2,928	2,972	+ 1.5%	
Days on Market Until Sale	36	50	+ 38.9%	40	44	+ 10.0%	
Median Sales Price*	\$320,000	\$300,000	- 6.3%	\$305,000	\$315,000	+ 3.3%	
Percent of List Price Received*	99.5%	98.3%	- 1.2%	99.0%	98.6%	- 0.4%	
Inventory of Homes for Sale	665	875	+ 31.6%				
Months Supply of Inventory	2.3	2.9	+ 26.1%				

<sup>\*</sup> 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

