

Local Market Update for November 2025

Provided by New Jersey REALTORS®



Ocean County

Ocean County

Single Family

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	613	492	- 19.7%	8,291	8,230	- 0.7%
Closed Sales	538	416	- 22.7%	5,513	5,504	- 0.2%
Days on Market Until Sale	39	49	+ 25.6%	41	42	+ 2.4%
Median Sales Price*	\$560,000	\$639,900	+ 14.3%	\$565,000	\$600,000	+ 6.2%
Percent of List Price Received*	99.7%	99.1%	- 0.6%	100.2%	99.8%	- 0.4%
Inventory of Homes for Sale	1,475	1,330	- 9.8%	--	--	--
Months Supply of Inventory	3.0	2.6	- 13.3%	--	--	--

Townhouse-Condo

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	104	76	- 26.9%	1,249	1,257	+ 0.6%
Closed Sales	85	52	- 38.8%	904	888	- 1.8%
Days on Market Until Sale	50	45	- 10.0%	36	46	+ 27.8%
Median Sales Price*	\$350,000	\$352,000	+ 0.6%	\$355,000	\$375,000	+ 5.6%
Percent of List Price Received*	100.8%	97.8%	- 3.0%	101.0%	99.3%	- 1.7%
Inventory of Homes for Sale	235	188	- 20.0%	--	--	--
Months Supply of Inventory	3.0	2.3	- 23.3%	--	--	--

Adult Community

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	320	323	+ 0.9%	4,178	4,592	+ 9.9%
Closed Sales	294	281	- 4.4%	3,221	3,255	+ 1.1%
Days on Market Until Sale	39	50	+ 28.2%	40	44	+ 10.0%
Median Sales Price*	\$295,000	\$289,950	- 1.7%	\$305,000	\$314,225	+ 3.0%
Percent of List Price Received*	98.3%	97.8%	- 0.5%	99.0%	98.5%	- 0.5%
Inventory of Homes for Sale	635	837	+ 31.8%	--	--	--
Months Supply of Inventory	2.2	2.8	+ 27.3%	--	--	--

* 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

