

Local Market Update for April 2025

Provided by New Jersey REALTORS®



Ocean County

Ocean County

Single Family

	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	702	747	+ 6.4%	2,492	2,688	+ 7.9%
Closed Sales	415	419	+ 1.0%	1,535	1,541	+ 0.4%
Days on Market Until Sale	49	44	- 10.2%	50	49	- 2.0%
Median Sales Price*	\$589,000	\$575,000	- 2.4%	\$563,950	\$590,000	+ 4.6%
Percent of List Price Received*	100.1%	100.4%	+ 0.3%	99.6%	99.5%	- 0.1%
Inventory of Homes for Sale	1,331	1,378	+ 3.5%	--	--	--
Months Supply of Inventory	3.0	3.0	0.0%	--	--	--

Townhouse-Condo

	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	77	105	+ 36.4%	330	391	+ 18.5%
Closed Sales	58	63	+ 8.6%	219	196	- 10.5%
Days on Market Until Sale	24	39	+ 62.5%	34	42	+ 23.5%
Median Sales Price*	\$377,500	\$405,000	+ 7.3%	\$362,500	\$380,000	+ 4.8%
Percent of List Price Received*	101.8%	99.6%	- 2.2%	100.7%	99.0%	- 1.7%
Inventory of Homes for Sale	159	208	+ 30.8%	--	--	--
Months Supply of Inventory	2.6	3.3	+ 26.9%	--	--	--

Adult Community

	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	398	436	+ 9.5%	1,431	1,551	+ 8.4%
Closed Sales	317	266	- 16.1%	979	936	- 4.4%
Days on Market Until Sale	49	42	- 14.3%	51	49	- 3.9%
Median Sales Price*	\$315,000	\$335,000	+ 6.3%	\$295,000	\$315,000	+ 6.8%
Percent of List Price Received*	98.9%	98.6%	- 0.3%	98.5%	98.6%	+ 0.1%
Inventory of Homes for Sale	588	763	+ 29.8%	--	--	--
Months Supply of Inventory	2.0	2.8	+ 40.0%	--	--	--

* 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

