

Local Market Update for February 2026

Provided by New Jersey REALTORS®



Ocean County

Ocean County

Single Family

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	589	441	- 25.1%	1,151	973	- 15.5%
Closed Sales	319	286	- 10.3%	683	631	- 7.6%
Days on Market Until Sale	51	49	- 3.9%	45	51	+ 13.3%
Median Sales Price*	\$560,000	\$600,000	+ 7.1%	\$589,500	\$610,000	+ 3.5%
Percent of List Price Received*	99.2%	98.9%	- 0.3%	99.2%	98.8%	- 0.4%
Inventory of Homes for Sale	1,089	1,051	- 3.5%	--	--	--
Months Supply of Inventory	2.4	2.3	- 4.2%	--	--	--

Townhouse-Condo

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	82	59	- 28.0%	159	148	- 6.9%
Closed Sales	39	42	+ 7.7%	81	99	+ 22.2%
Days on Market Until Sale	37	59	+ 59.5%	39	49	+ 25.6%
Median Sales Price*	\$384,900	\$359,999	- 6.5%	\$384,900	\$380,000	- 1.3%
Percent of List Price Received*	98.9%	98.9%	0.0%	98.9%	99.0%	+ 0.1%
Inventory of Homes for Sale	147	153	+ 4.1%	--	--	--
Months Supply of Inventory	2.5	2.3	- 8.0%	--	--	--

Adult Community

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	327	279	- 14.7%	683	632	- 7.5%
Closed Sales	192	193	+ 0.5%	405	423	+ 4.4%
Days on Market Until Sale	48	50	+ 4.2%	48	55	+ 14.6%
Median Sales Price*	\$300,000	\$330,000	+ 10.0%	\$300,000	\$320,000	+ 6.7%
Percent of List Price Received*	98.2%	97.6%	- 0.6%	98.7%	97.5%	- 1.2%
Inventory of Homes for Sale	649	742	+ 14.3%	--	--	--
Months Supply of Inventory	2.4	2.6	+ 8.3%	--	--	--

* 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

