

# Local Market Update for July 2025

Provided by New Jersey REALTORS®



## Ocean County

Ocean County

### Single Family

	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	757	824	+ 8.9%	4,661	5,043	+ 8.2%
Closed Sales	544	530	- 2.6%	3,011	3,031	+ 0.7%
Days on Market Until Sale	39	37	- 5.1%	41	41	0.0%
Median Sales Price*	\$588,345	\$610,000	+ 3.7%	\$580,000	\$605,000	+ 4.3%
Percent of List Price Received*	99.9%	100.1%	+ 0.2%	100.0%	99.9%	- 0.1%
Inventory of Homes for Sale	1,302	1,492	+ 14.6%	--	--	--
Months Supply of Inventory	3.0	3.3	+ 10.0%	--	--	--

### Townhouse-Condo

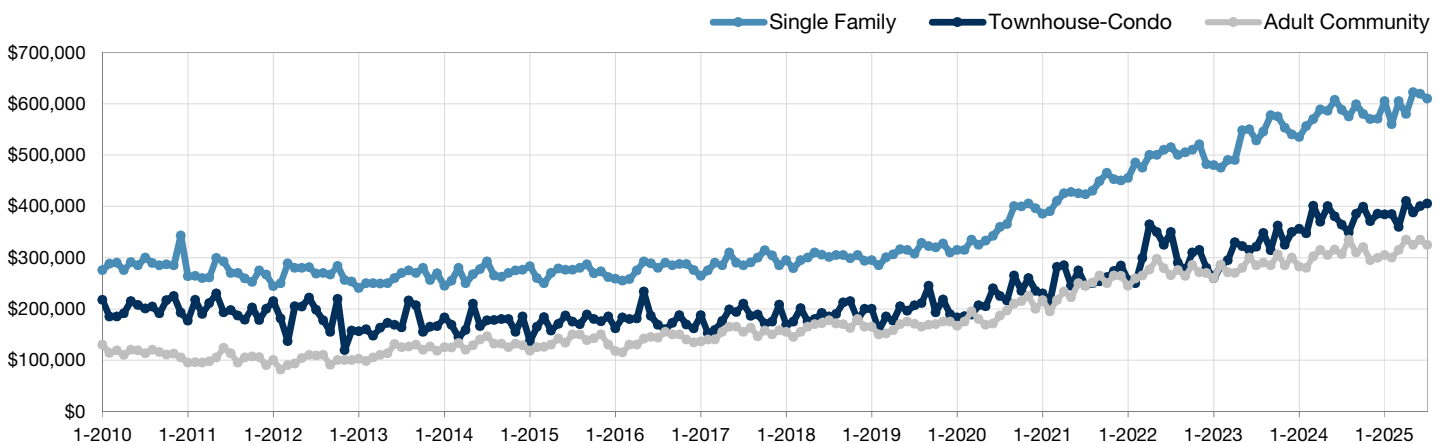
	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	98	102	+ 4.1%	600	686	+ 14.3%
Closed Sales	62	73	+ 17.7%	437	449	+ 2.7%
Days on Market Until Sale	32	36	+ 12.5%	30	41	+ 36.7%
Median Sales Price*	\$364,000	\$405,000	+ 11.3%	\$375,000	\$390,000	+ 4.0%
Percent of List Price Received*	100.5%	98.9%	- 1.6%	100.9%	99.3%	- 1.6%
Inventory of Homes for Sale	144	192	+ 33.3%	--	--	--
Months Supply of Inventory	2.3	3.0	+ 30.4%	--	--	--

### Adult Community

	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	375	434	+ 15.7%	2,533	2,891	+ 14.1%
Closed Sales	286	298	+ 4.2%	1,885	1,867	- 1.0%
Days on Market Until Sale	36	39	+ 8.3%	42	43	+ 2.4%
Median Sales Price*	\$306,500	\$325,000	+ 6.0%	\$305,000	\$324,000	+ 6.2%
Percent of List Price Received*	99.8%	98.5%	- 1.3%	99.0%	98.7%	- 0.3%
Inventory of Homes for Sale	567	882	+ 55.6%	--	--	--
Months Supply of Inventory	2.0	3.2	+ 60.0%	--	--	--

\* 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



Current as of August 20, 2025. All data from the multiple listing services in the state of New Jersey. Margin of error for reported statewide numbers is +/- 4% at a 95% confidence level. Report © 2025 ShowingTime Plus, LLC.