

Local Market Update for September 2023

Provided by New Jersey REALTORS®



Barnegat Twp

Ocean County

Single Family

Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	37	33	- 10.8%	308	251	- 18.5%
Closed Sales	30	19	- 36.7%	245	196	- 20.0%
Days on Market Until Sale	29	46	+ 58.6%	27	44	+ 63.0%
Median Sales Price*	\$536,385	\$499,990	- 6.8%	\$427,000	\$450,000	+ 5.4%
Percent of List Price Received*	100.0%	99.9%	- 0.1%	102.6%	100.2%	- 2.3%
Inventory of Homes for Sale	61	47	- 23.0%	--	--	--
Months Supply of Inventory	2.3	2.1	- 8.7%	--	--	--

Townhouse-Condo

Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	2	3	+ 50.0%	20	28	+ 40.0%
Closed Sales	2	5	+ 150.0%	12	23	+ 91.7%
Days on Market Until Sale	45	29	- 35.6%	26	42	+ 61.5%
Median Sales Price*	\$223,500	\$265,000	+ 18.6%	\$246,000	\$240,000	- 2.4%
Percent of List Price Received*	100.6%	101.7%	+ 1.1%	100.8%	101.3%	+ 0.5%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--

Adult Community

Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	29	43	+ 48.3%	176	216	+ 22.7%
Closed Sales	18	20	+ 11.1%	157	146	- 7.0%
Days on Market Until Sale	26	35	+ 34.6%	27	40	+ 48.1%
Median Sales Price*	\$432,500	\$437,000	+ 1.0%	\$427,500	\$470,000	+ 9.9%
Percent of List Price Received*	99.3%	98.1%	- 1.2%	101.8%	98.9%	- 2.8%
Inventory of Homes for Sale	25	53	+ 112.0%	--	--	--
Months Supply of Inventory	1.4	3.2	+ 128.6%	--	--	--

* 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

