

Local Market Update for September 2023

Provided by New Jersey REALTORS®



Beach Haven Boro

Ocean County

Single Family

Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	5	5	0.0%	39	41	+ 5.1%
Closed Sales	0	3	--	29	22	- 24.1%
Days on Market Until Sale	0	7	--	63	52	- 17.5%
Median Sales Price*	\$0	\$1,450,000	--	\$1,655,000	\$1,775,000	+ 7.3%
Percent of List Price Received*	0.0%	99.5%	--	97.4%	95.0%	- 2.5%
Inventory of Homes for Sale	11	15	+ 36.4%	--	--	--
Months Supply of Inventory	3.1	5.5	+ 77.4%	--	--	--

Townhouse-Condo

Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	1	0	- 100.0%	13	16	+ 23.1%
Closed Sales	3	0	- 100.0%	9	12	+ 33.3%
Days on Market Until Sale	12	0	- 100.0%	26	50	+ 92.3%
Median Sales Price*	\$749,999	\$0	- 100.0%	\$851,000	\$879,500	+ 3.3%
Percent of List Price Received*	100.9%	0.0%	- 100.0%	100.1%	98.1%	- 2.0%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	2.4	+ 200.0%	--	--	--

Adult Community

Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Days on Market Until Sale	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

* 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

