

# Local Market Update for September 2023

Provided by New Jersey REALTORS®



## Berkeley Twp

Ocean County (includes Bayville and S Seaside Park)

### Single Family

Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	37	32	- 13.5%	382	326	- 14.7%
Closed Sales	30	27	- 10.0%	271	236	- 12.9%
Days on Market Until Sale	28	40	+ 42.9%	32	43	+ 34.4%
Median Sales Price*	\$464,035	<b>\$570,000</b>	+ 22.8%	\$450,000	<b>\$488,000</b>	+ 8.4%
Percent of List Price Received*	101.2%	<b>100.6%</b>	- 0.6%	102.8%	<b>100.3%</b>	- 2.4%
Inventory of Homes for Sale	84	56	- 33.3%	--	--	--
Months Supply of Inventory	2.9	2.1	- 27.6%	--	--	--

### Townhouse-Condo

Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	5	3	- 40.0%	47	33	- 29.8%
Closed Sales	3	4	+ 33.3%	32	21	- 34.4%
Days on Market Until Sale	42	11	- 73.8%	25	34	+ 36.0%
Median Sales Price*	\$499,000	<b>\$243,000</b>	- 51.3%	\$342,500	<b>\$280,000</b>	- 18.2%
Percent of List Price Received*	100.4%	<b>105.3%</b>	+ 4.9%	101.9%	<b>102.3%</b>	+ 0.4%
Inventory of Homes for Sale	12	10	- 16.7%	--	--	--
Months Supply of Inventory	3.3	3.2	- 3.0%	--	--	--

### Adult Community

Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	84	92	+ 9.5%	811	795	- 2.0%
Closed Sales	75	65	- 13.3%	650	560	- 13.8%
Days on Market Until Sale	33	33	0.0%	30	40	+ 33.3%
Median Sales Price*	\$300,000	<b>\$300,000</b>	0.0%	\$279,700	<b>\$295,000</b>	+ 5.5%
Percent of List Price Received*	99.2%	<b>99.2%</b>	0.0%	101.4%	<b>99.2%</b>	- 2.2%
Inventory of Homes for Sale	146	154	+ 5.5%	--	--	--
Months Supply of Inventory	2.0	2.4	+ 20.0%	--	--	--

\* 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

