

Local Market Update for September 2023

Provided by New Jersey REALTORS®



Lacey Twp

Ocean County (includes Forked River and Lanoka Harbor)

Single Family

Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	50	44	- 12.0%	521	418	- 19.8%
Closed Sales	53	43	- 18.9%	372	274	- 26.3%
Days on Market Until Sale	26	24	- 7.7%	27	35	+ 29.6%
Median Sales Price*	\$375,000	\$440,000	+ 17.3%	\$411,000	\$450,000	+ 9.5%
Percent of List Price Received*	100.8%	103.7%	+ 2.9%	102.4%	101.0%	- 1.4%
Inventory of Homes for Sale	110	78	- 29.1%	--	--	--
Months Supply of Inventory	2.7	2.5	- 7.4%	--	--	--

Townhouse-Condo

Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	0	0	--	2	0	- 100.0%
Closed Sales	0	0	--	3	1	- 66.7%
Days on Market Until Sale	0	0	--	12	9	- 25.0%
Median Sales Price*	\$0	\$0	--	\$312,500	\$269,900	- 13.6%
Percent of List Price Received*	0.0%	0.0%	--	105.2%	100.0%	- 4.9%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

Adult Community

Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	3	4	+ 33.3%	31	28	- 9.7%
Closed Sales	1	0	- 100.0%	28	12	- 57.1%
Days on Market Until Sale	21	0	- 100.0%	28	26	- 7.1%
Median Sales Price*	\$530,000	\$0	- 100.0%	\$540,000	\$420,000	- 22.2%
Percent of List Price Received*	91.4%	0.0%	- 100.0%	101.5%	100.9%	- 0.6%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	1.6	2.6	+ 62.5%	--	--	--

* 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

