

Local Market Update for September 2023

Provided by New Jersey REALTORS®



Long Beach 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	31	28	- 9.7%	232	204	- 12.1%
Closed Sales	18	12	- 33.3%	156	129	- 17.3%
Days on Market Until Sale	29	120	+ 313.8%	46	76	+ 65.2%
Median Sales Price*	\$1,477,500	\$2,162,500	+ 46.4%	\$1,799,500	\$2,000,000	+ 11.1%
Percent of List Price Received*	98.3%	96.4%	- 1.9%	98.1%	96.2%	- 1.9%
Inventory of Homes for Sale	84	74	- 11.9%	--	--	--
Months Supply of Inventory	5.0	5.6	+ 12.0%	--	--	--

Townhouse-Condo

Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	0	1	--	11	14	+ 27.3%
Closed Sales	2	0	- 100.0%	10	8	- 20.0%
Days on Market Until Sale	24	0	- 100.0%	41	83	+ 102.4%
Median Sales Price*	\$724,500	\$0	- 100.0%	\$713,250	\$1,697,500	+ 138.0%
Percent of List Price Received*	96.7%	0.0%	- 100.0%	97.6%	98.3%	+ 0.7%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.7	1.5	+ 114.3%	--	--	--

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

