

Local Market Update for September 2023

Provided by New Jersey REALTORS®



Ocean Twp

Ocean County (includes Waretown)

Single Family

Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	17	13	- 23.5%	131	119	- 9.2%
Closed Sales	9	12	+ 33.3%	112	80	- 28.6%
Days on Market Until Sale	24	49	+ 104.2%	35	39	+ 11.4%
Median Sales Price*	\$315,000	\$470,050	+ 49.2%	\$327,500	\$381,500	+ 16.5%
Percent of List Price Received*	101.1%	105.2%	+ 4.1%	100.2%	99.7%	- 0.5%
Inventory of Homes for Sale	20	21	+ 5.0%	--	--	--
Months Supply of Inventory	1.7	2.3	+ 35.3%	--	--	--

Townhouse-Condo

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	--	--	--	--

Adult Community

Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	8	5	- 37.5%	36	40	+ 11.1%
Closed Sales	5	6	+ 20.0%	26	24	- 7.7%
Days on Market Until Sale	26	47	+ 80.8%	14	39	+ 178.6%
Median Sales Price*	\$582,500	\$564,950	- 3.0%	\$562,500	\$583,950	+ 3.8%
Percent of List Price Received*	99.5%	99.2%	- 0.3%	102.4%	98.6%	- 3.7%
Inventory of Homes for Sale	5	11	+ 120.0%	--	--	--
Months Supply of Inventory	1.4	3.1	+ 121.4%	--	--	--

* 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

