

Local Market Update for September 2023

Provided by New Jersey REALTORS®



Ship Bottom 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	3	9	+ 200.0%	44	46	+ 4.5%
Closed Sales	5	5	0.0%	35	27	- 22.9%
Days on Market Until Sale	35	37	+ 5.7%	65	43	- 33.8%
Median Sales Price*	\$999,999	\$1,140,000	+ 14.0%	\$999,999	\$1,260,000	+ 26.0%
Percent of List Price Received*	96.5%	97.7%	+ 1.2%	98.1%	98.3%	+ 0.2%
Inventory of Homes for Sale	11	16	+ 45.5%	--	--	--
Months Supply of Inventory	2.8	5.2	+ 85.7%	--	--	--

Townhouse-Condo

Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	0	1	--	7	8	+ 14.3%
Closed Sales	0	1	--	12	7	- 41.7%
Days on Market Until Sale	0	41	--	51	52	+ 2.0%
Median Sales Price*	\$0	\$775,000	--	\$837,500	\$775,000	- 7.5%
Percent of List Price Received*	0.0%	95.1%	--	96.5%	101.0%	+ 4.7%
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	0.0	3.0	--	--	--	--

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

