

Local Market Update for September 2023

Provided by New Jersey REALTORS®



Stafford Twp

Ocean County (includes Manahawkin)

Single Family

Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	45	37	- 17.8%	494	374	- 24.3%
Closed Sales	60	26	- 56.7%	388	289	- 25.5%
Days on Market Until Sale	29	25	- 13.8%	31	43	+ 38.7%
Median Sales Price*	\$542,450	\$578,000	+ 6.6%	\$522,500	\$580,000	+ 11.0%
Percent of List Price Received*	100.3%	99.6%	- 0.7%	101.5%	99.5%	- 2.0%
Inventory of Homes for Sale	98	68	- 30.6%	--	--	--
Months Supply of Inventory	2.2	2.1	- 4.5%	--	--	--

Townhouse-Condo

Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	2	0	- 100.0%	24	12	- 50.0%
Closed Sales	0	1	--	31	10	- 67.7%
Days on Market Until Sale	0	19	--	41	33	- 19.5%
Median Sales Price*	\$0	\$365,000	--	\$416,490	\$460,250	+ 10.5%
Percent of List Price Received*	0.0%	98.7%	--	100.4%	100.2%	- 0.2%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	1.3	0.0	- 100.0%	--	--	--

Adult Community

Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	7	7	0.0%	53	47	- 11.3%
Closed Sales	7	4	- 42.9%	51	48	- 5.9%
Days on Market Until Sale	16	25	+ 56.3%	31	54	+ 74.2%
Median Sales Price*	\$242,900	\$303,000	+ 24.7%	\$230,000	\$215,500	- 6.3%
Percent of List Price Received*	100.5%	100.1%	- 0.4%	100.0%	98.6%	- 1.4%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--

* 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

