

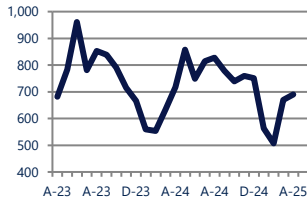
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **OCEAN COUNTY HOUSING MARKET**

APRIL 2025

## Units Sold

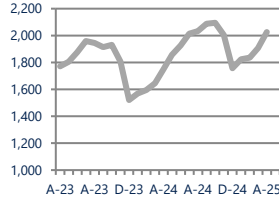
690



**Down -4%**  
Vs. Year Ago

## Active Inventory

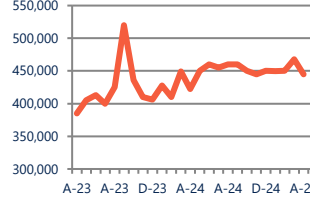
2,025



**Up 16%**  
Vs. Year Ago

## Median Sale Price

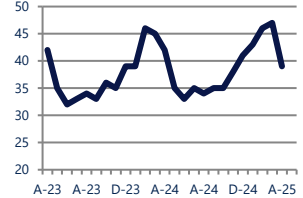
\$445,000



**Up 5%**  
Vs. Year Ago

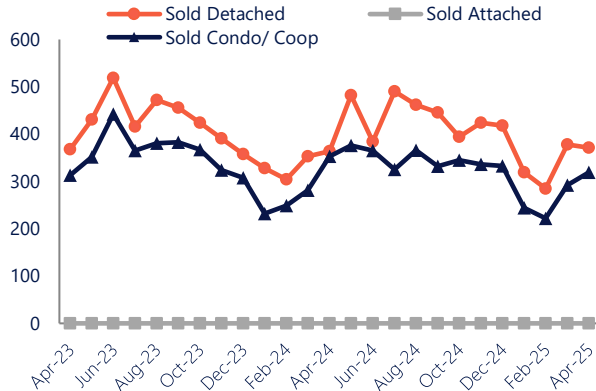
## Days On Market

39



**Down -7%**  
Vs. Year Ago

## Units Sold\*



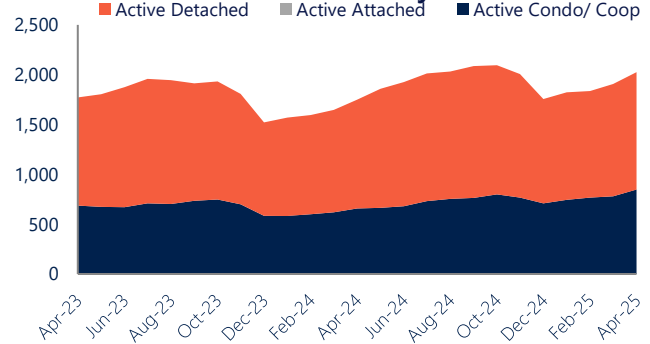
## Units Sold

There was an increase in total units sold in April, with 690 sold this month in Ocean County versus 670 last month, an increase of 3%. This month's total units sold was lower than at this time last year, a decrease of 4% versus April 2024.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 277 units or 16%. The total number of active inventory this April was 2,025 compared to 1,748 in April 2024. This month's total of 2,025 is higher than the previous month's total supply of available inventory of 1,907, an increase of 6%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Ocean County Homes was \$422,500. This April, the median sale price was \$445,000, an increase of 5% or \$22,500 compared to last year. The current median sold price is 5% lower than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

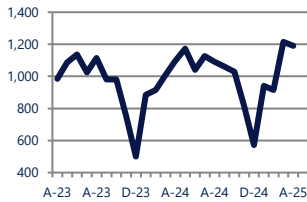
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **OCEAN COUNTY HOUSING MARKET**

APRIL 2025

## New Listings

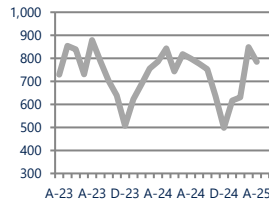
1,190



**Up 8%**  
Vs. Year Ago

## Current Contracts

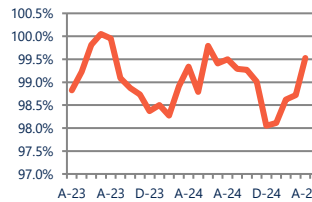
784



**No Change**  
Vs. Year Ago

## Sold Vs. List Price

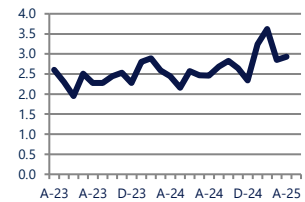
99.5%



**No Change**  
Vs. Year Ago

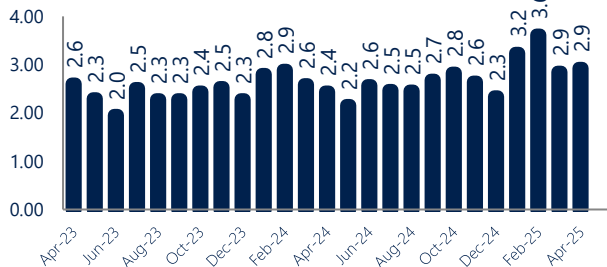
## Months of Supply

2.9



**Up 20%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

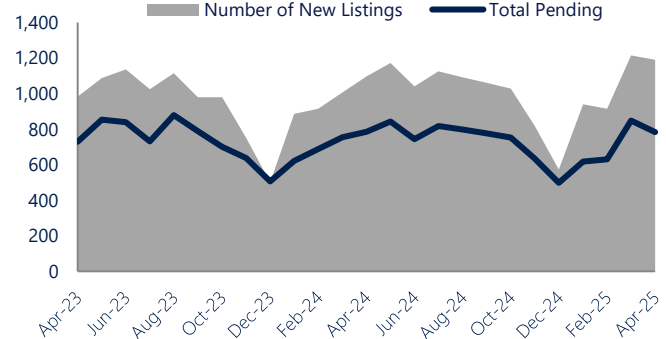
In April, there was 2.9 months of supply available in Ocean County, compared to 2.4 in April 2024. That is an increase of 20% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

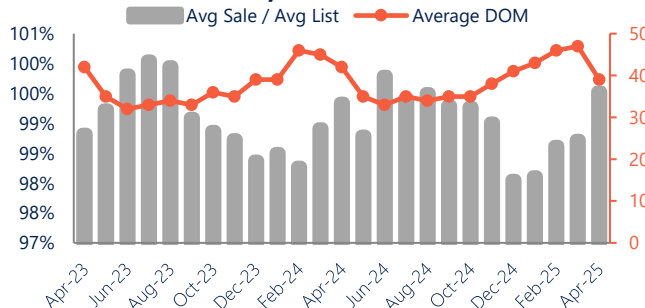
## New Listings & Current Contracts

This month there were 1,190 homes newly listed for sale in Ocean County compared to 1,097 in April 2024, an increase of 8%. There were 784 current contracts pending sale this April, consistent with the volume a year ago. The number of current contracts is 8% lower than last month.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In April, the average sale price in Ocean County was 99.5% of the average list price, which is similar compared to a year ago.

## Days On Market

This month, the average number of days on market was 39, lower than the average last year, which was 42, a decrease of 7%.