

A photograph of a red brick building with a yellow door and a white bicycle. The door has a glass window with a grid pattern. There are two black lantern-style light fixtures on the wall, one on each side of the door. A brass mailbox is mounted on the wall to the right of the door. A white bicycle with a black seat and handlebars is parked against the wall to the right of the door. The building has a concrete step leading up to the door.

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REAL ESTATE

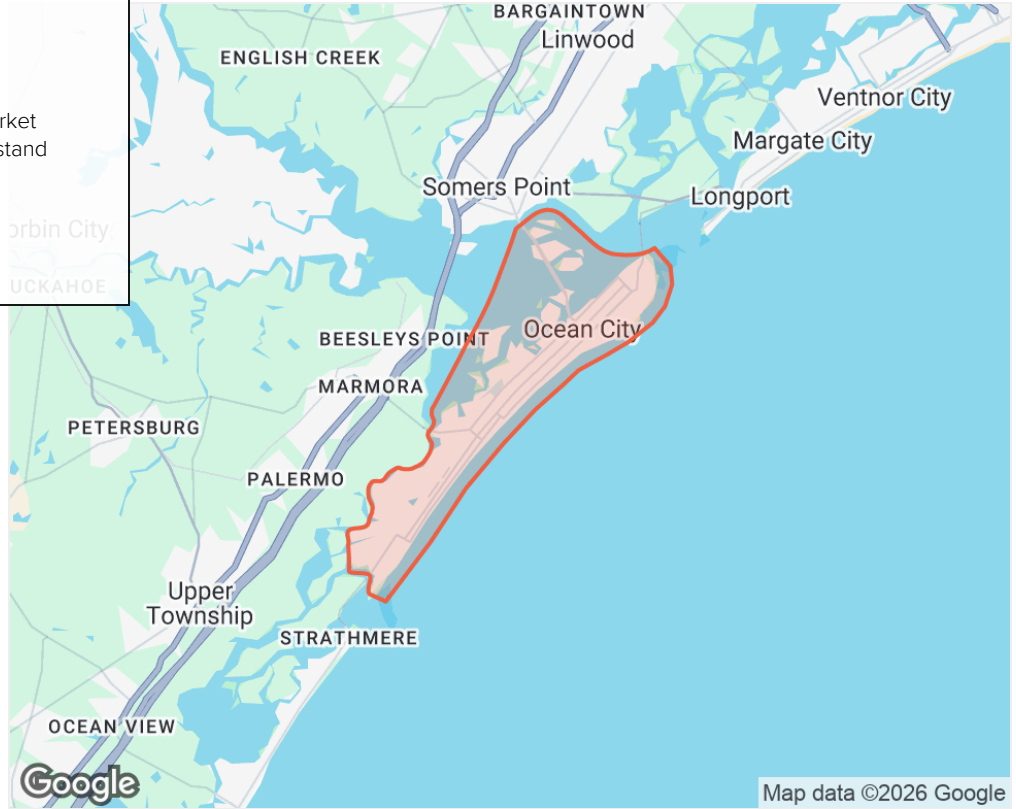
Community  
Market Report

**Ocean City, New Jersey**

June 2026

## About Ocean City

Welcome to your personalized market report for Ocean City in New Jersey. Dive into the latest market trends, insights, and key statistics to better understand the real estate landscape in this area.



Scan to view the full digital market report for Ocean City.



# Market Summary - All Property Types

## Recent Sales Trends

The statistics below highlight key market indicators for Ocean City, New Jersey. The data in the Sold Listings table is based on homes sold within the month of May 2026.

	Current Period May 2026	Last Month Apr 2026	Change From Last Month	Last Year May 2025	Change From Last Year
<b>Homes Sold</b>	56	67	▼ 16%	61	▼ 8%
<b>Median Sale Price</b>	\$1,144,500	\$896,000	▲ 28%	\$1,300,000	▼ 12%
<b>Median List Price</b>	\$1,199,450	\$890,000	▲ 35%	\$1,349,500	▼ 11%
<b>Sale to List Price Ratio</b>	97%	98%	▼ 1%	97%	0%
<b>Sales Volume</b>	\$74,291,218	\$82,642,299	▼ 10%	\$82,193,900	▼ 10%
<b>Median Days on Market</b>	29 days	22 days	▲ 7 days	26 days	▲ 3 days
<b>Homes Sold Year to Date</b>	251	195	▲ 29%	237	▲ 6%

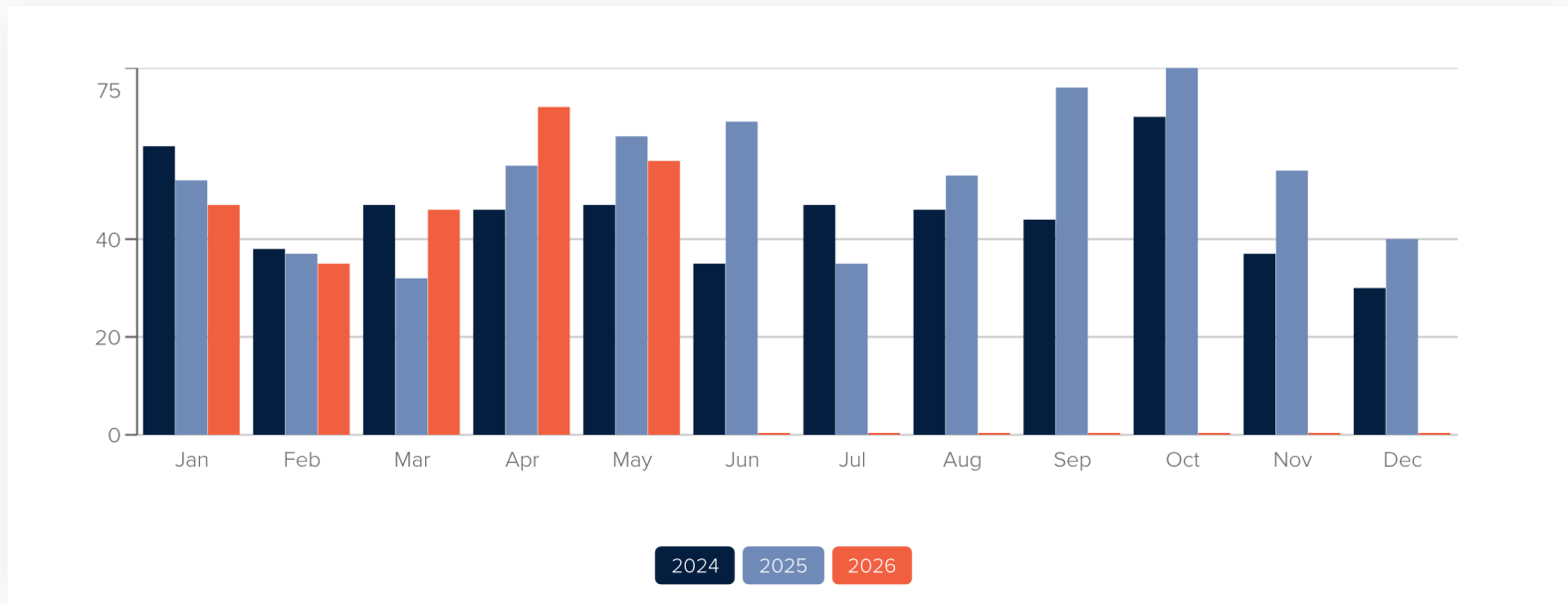
## Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of June 6, 2026. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.

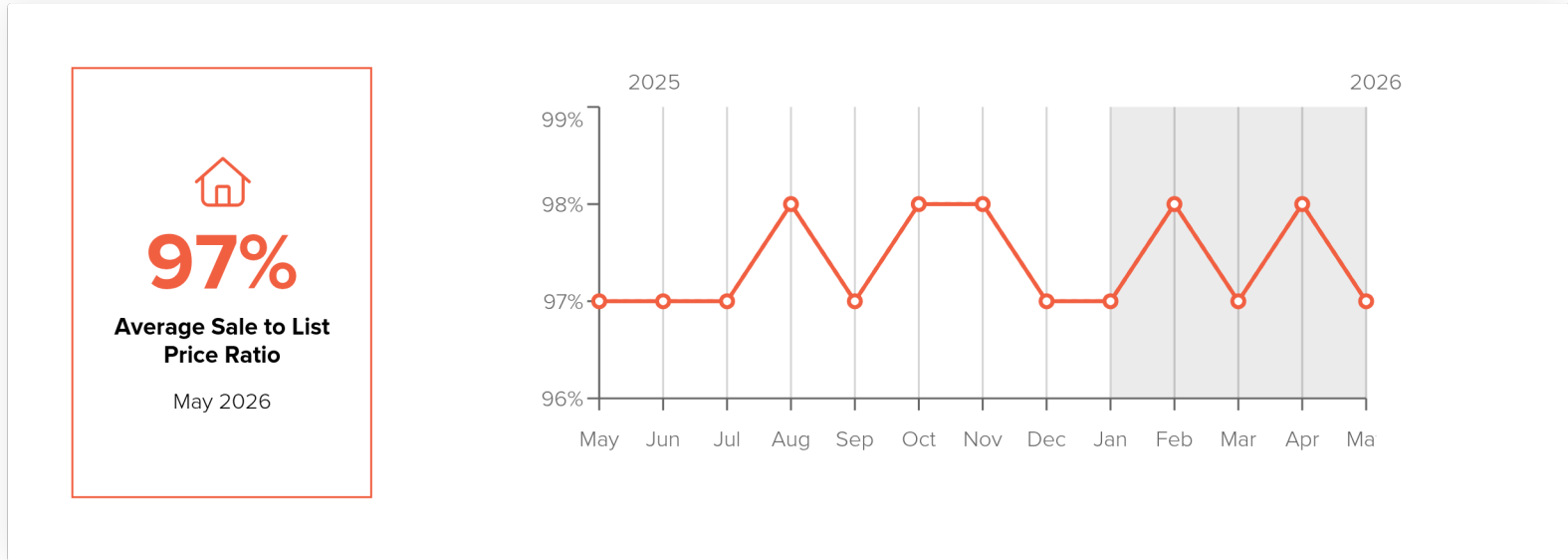
<b>261</b> Homes for Sale	<b>\$1,450,000</b> Median List Price	<b>57</b> Median Days on Market
<b>111</b> Homes Under Contract	<b>\$11,999,000</b> High Price	<b>\$142,000</b> Low Price

Values pulled on 6/6/2026

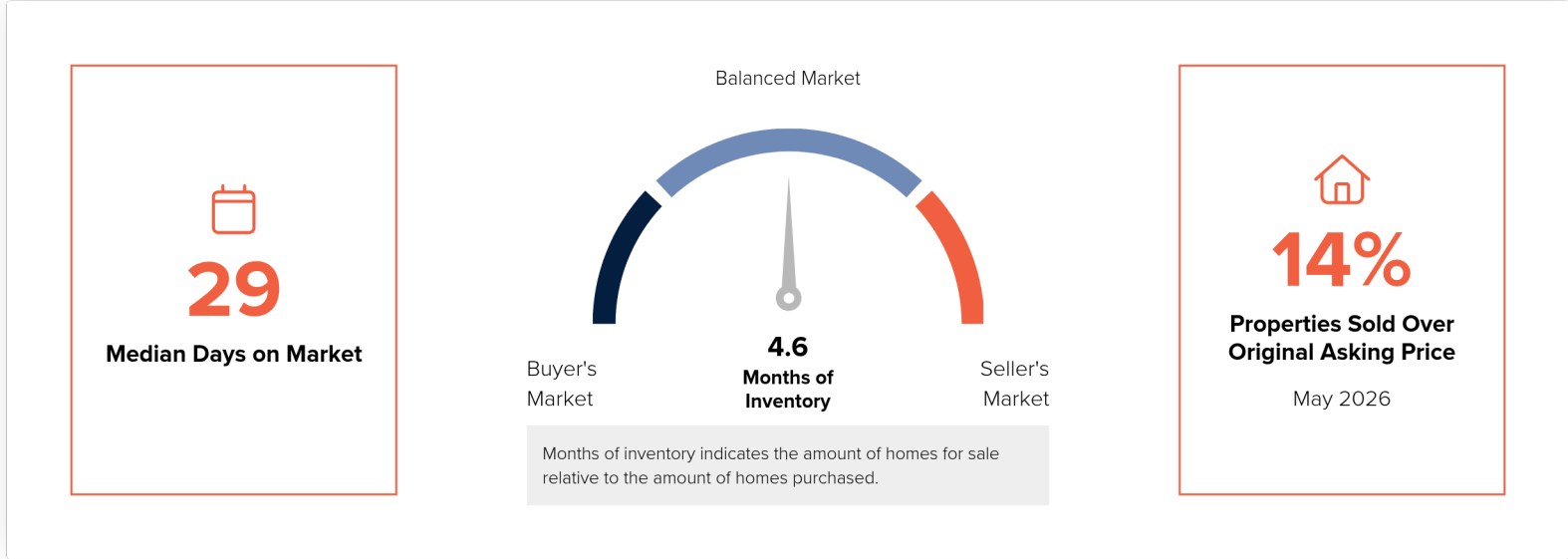
**Homes Sold**



**Sale to List Price Ratio**



# Market Conditions



## Buyer's vs. Seller's Market

This graphic explains the key similarities and differences between a buyer's and seller's market; and how these market factors impact each group.

How it Impacts Buyers	<p><b>Buyer's Market</b> More people selling homes than buying</p> <ul style="list-style-type: none"> <li>More homes to choose from</li> <li>Could spend less than asking price</li> <li>Price restrictions</li> <li>Rarely competing offers</li> </ul>	<p><b>Seller's Market</b> More people buying homes than selling</p> <ul style="list-style-type: none"> <li>Fewer homes to choose from</li> <li>Need to be able to close quickly</li> <li>Could spend more than asking price</li> <li>Competition from other buyers</li> </ul>
	<p><b>Buyer's Market</b> More people selling homes than buying</p> <ul style="list-style-type: none"> <li>Takes more time to sell</li> <li>Fewer offers received</li> <li>Could get lower than asking price</li> <li>May have to make repairs and/or concessions</li> </ul>	<p><b>Seller's Market</b> More people buying homes than selling</p> <ul style="list-style-type: none"> <li>Home sells quickly</li> <li>Multiple offers likely</li> <li>Could get more than asking price</li> <li>Buyers willing to overlook repairs</li> </ul>

**Market Conditions by Price Range**

This table provides insight into key market indicators at specific price breakpoints. This information is valuable as the market conditions can vary by price category.

Price Range	Active Listings	Months of Inventory			Sales		Market Climate
		As of 6/6/26	Current Period May 2026	3 Month Trend	Current Period May 2026	6 Month Avg	
<b>All Price Ranges</b>	260	4.6	1.5	57	49	Balanced	
< \$200,000	6	6.0	3.0	1	0	● Buyer's	
\$200,000 - \$400,000	16	4.0	1.1	4	3	● Balanced	
\$400,000 - \$600,000	13	1.6	0.9	8	3	● Seller's	
\$600,000 - \$800,000	15	5.0	1.5	3	4	● Balanced	
\$800,000 - \$1,000,000	27	4.5	0.7	6	9	● Balanced	
\$1,000,000 - \$1,200,000	24	3.0	1.3	8	4	● Seller's	
\$1,200,000 - \$1,400,000	21	3.0	1.1	7	4	● Seller's	
\$1,400,000 - \$1,600,000	11	1.6	0.8	7	4	● Seller's	
\$1,600,000 - \$1,850,000	15	5.0	1.4	3	5	● Balanced	
\$1,850,000 - \$2,000,000	10	5.0	1.7	2	1	● Balanced	
> \$2,000,000	102	12.8	4.9	8	7	● Buyer's	

**Seller's Market**  
Less than 4 months of inventory

**Balanced Market**  
Between 4-6 months of inventory

**Buyer's Market**  
More than 6 months of inventory

# Statistics

## Days on Market by Price Range

The bar graph below indicates the median days on the market value for each price range breakpoint in Ocean City, New Jersey. The values are based on closed transactions in May 2026.

