

A photograph of a red brick building with a yellow door, a white bicycle, and a mailbox. The door is yellow with a glass insert and is set within an arched brick frame. A white bicycle is parked against the brick wall to the right of the door. A mailbox is mounted on the wall below the door. Two black lantern-style light fixtures are mounted on the wall, one on each side of the door. The overall scene is brightly lit, suggesting a sunny day.

Community Market Report

Ocean City, New Jersey

May 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 April 2026.

No data available

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of May 5, 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.

259

Homes for Sale

\$1,319,000

Median List Price

61

Median Days on Market

109

Homes Under Contract

\$12,995,000

High Price

\$139,999

Low Price

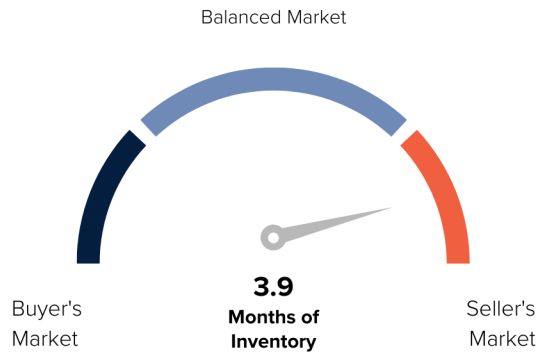
Values pulled on 5/5/2026

Homes Sold

Market Conditions

19

Median Days on Market



Months of inventory indicates the amount of homes for sale relative to the amount of homes purchased.

16%

Properties Sold Over Original Asking Price

April 2026

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

Buyer's Market
More people selling homes than buying

- More homes to choose from**
- Could spend less than asking price**
- Price restrictions**
- Rarely competing offers**

Seller's Market
More people buying homes than selling

- Fewer homes to choose from**
- Need to be able to close quickly**
- Could spend more than asking price**
- Competition from other buyers**

How it Impacts Sellers

Buyer's Market
More people selling homes than buying

- Takes more time to sell**
- Fewer offers received**
- Could get lower than asking price**
- May have to make repairs and/or concessions**

Seller's Market
More people buying homes than selling

- Home sells quickly**
- Multiple offers likely**
- Could get more than asking price**
- Buyers willing to overlook repairs**

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.

No data available

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 April 2026.

