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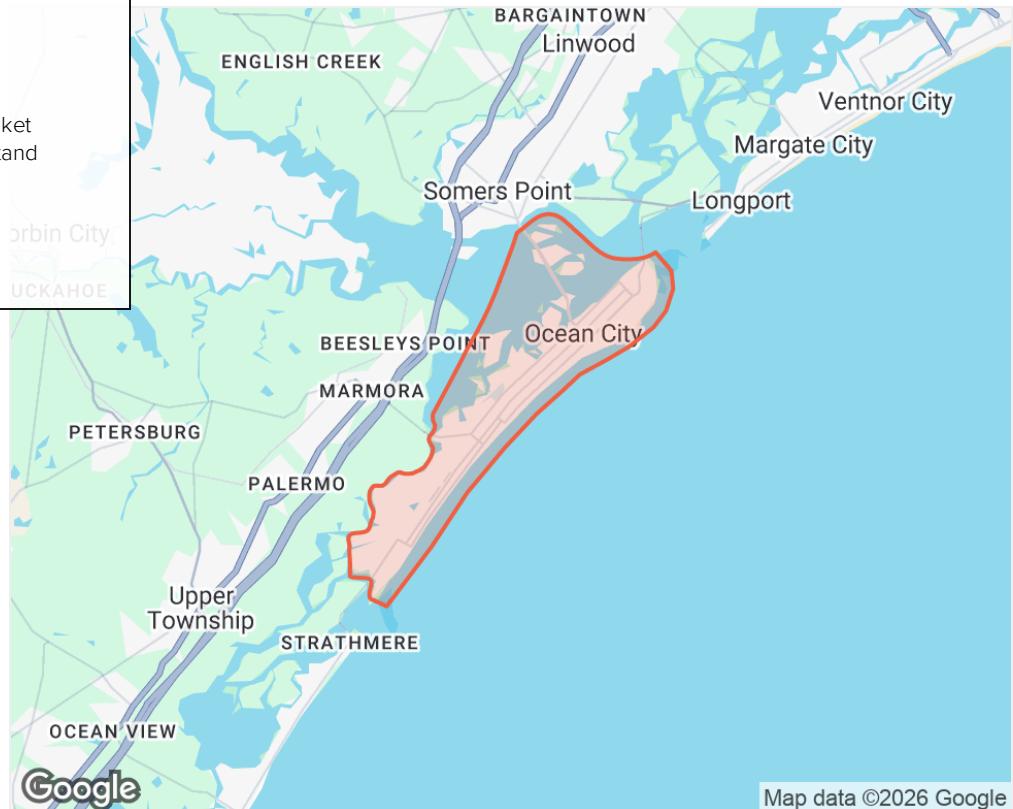
Community Market Report

Ocean City, New Jersey

February 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.



Contact me to get
the full Market
Report and to learn
more about 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 January 2026.

	Current Period Jan 2026	Last Month Dec 2025	Change From Last Month	Last Year Jan 2025	Change From Last Year
Homes Sold	43	39	▲ 10%	50	▼ 14%
Median Sale Price	\$1,425,000	\$999,999	▲ 43%	\$1,287,500	▲ 11%
Median List Price	\$1,450,000	\$1,049,000	▲ 38%	\$1,369,500	▲ 6%
Sale to List Price Ratio	97%	97%	0%	97%	0%
Sales Volume	\$66,524,853	\$58,308,232	▲ 14%	\$69,501,597	▼ 4%
Median Days on Market	50 days	51 days	▼ 1 day	66 days	▼ 16 days
Homes Sold Year to Date	43	618	▼ 93%	50	▼ 14%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of February 2, 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.

205
Homes for Sale

\$1,350,000
Median List Price

82
Median Days on Market

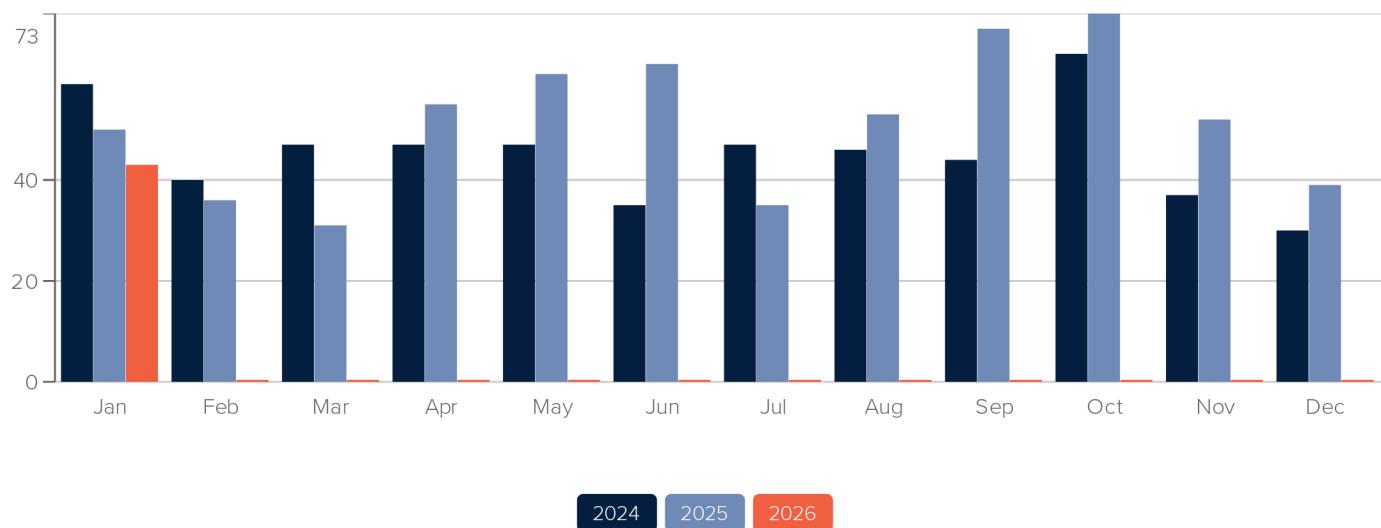
72
Homes Under Contract

\$12,995,000
High Price

\$155,000
Low Price

Values pulled on 2/2/2026

Homes Sold



2024 2025 2026

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

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.

Price Range	Active Listings		Months of Inventory		Sales		Market Climate
	As of 2/2/26	Current Period Jan 2026	3 Month Trend	Current Period Jan 2026	6 Month Avg		
All Price Ranges	205	4.8	1.5	43	55	Balanced	
< \$400,000	30	30.0	2.3	1	4	● Buyer's	
\$400,000 - \$800,000	33	4.7	1.2	7	10	● Balanced	
\$800,000 - \$1,200,000	32	3.6	0.9	9	14	● Seller's	
\$1,200,000 - \$1,600,000	26	3.7	1.7	7	8	● Seller's	
\$1,600,000 - \$2,000,000	24	2.2	1.4	11	8	● Seller's	
\$2,000,000 - \$2,400,000	14	7.0	2.0	2	2	● Buyer's	
\$2,400,000 - \$2,800,000	7	—	2.3	0	2	—	
\$2,800,000 - \$3,200,000	8	1.6	0.9	5	2	● Seller's	
\$3,200,000 - \$3,600,000	5	—	1.7	0	1	—	
\$3,600,000 - \$4,000,000	5	—	—	0	0	—	
> \$4,000,000	21	21.0	5.3	1	1	● 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 January 2026.

