

A photograph of a red brick building with a yellow door. The door has a small arched window with a grid pattern. Above the door is a small arched window with vertical slats. To the right of the door is a small brass mailbox. A white bicycle with a black seat and handlebars is parked against the brick wall. The ground is a concrete sidewalk.

**LONG & FOSTER<sup>®</sup>**  
REAL ESTATE

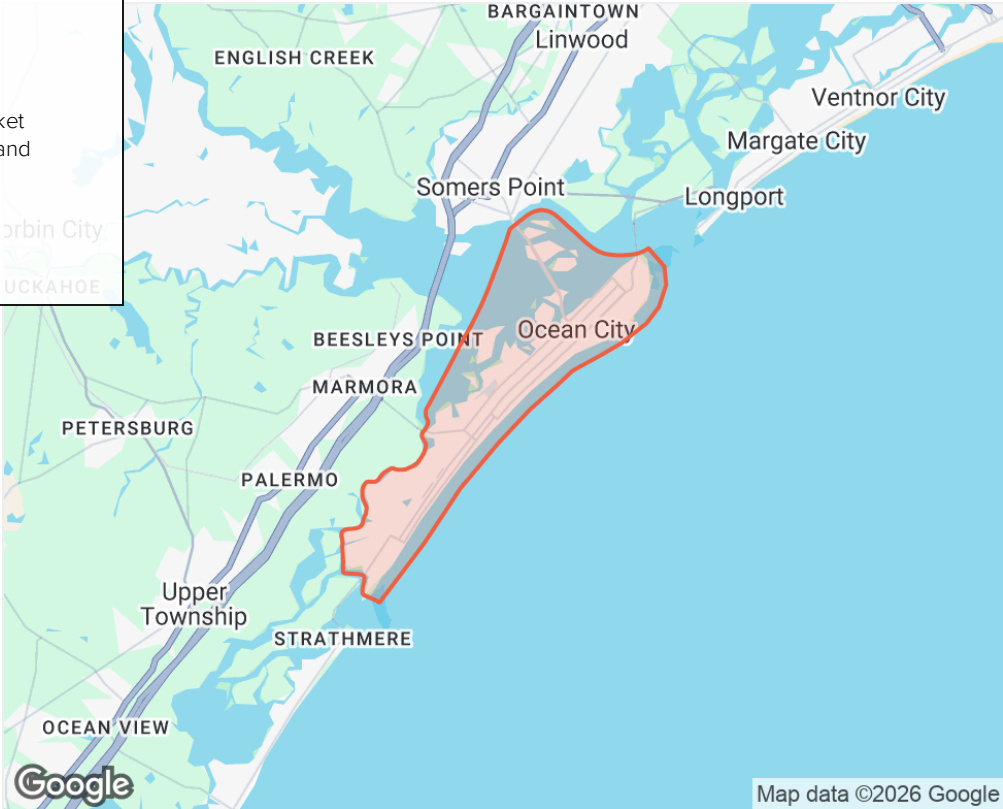
## Community Market Report

### **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%

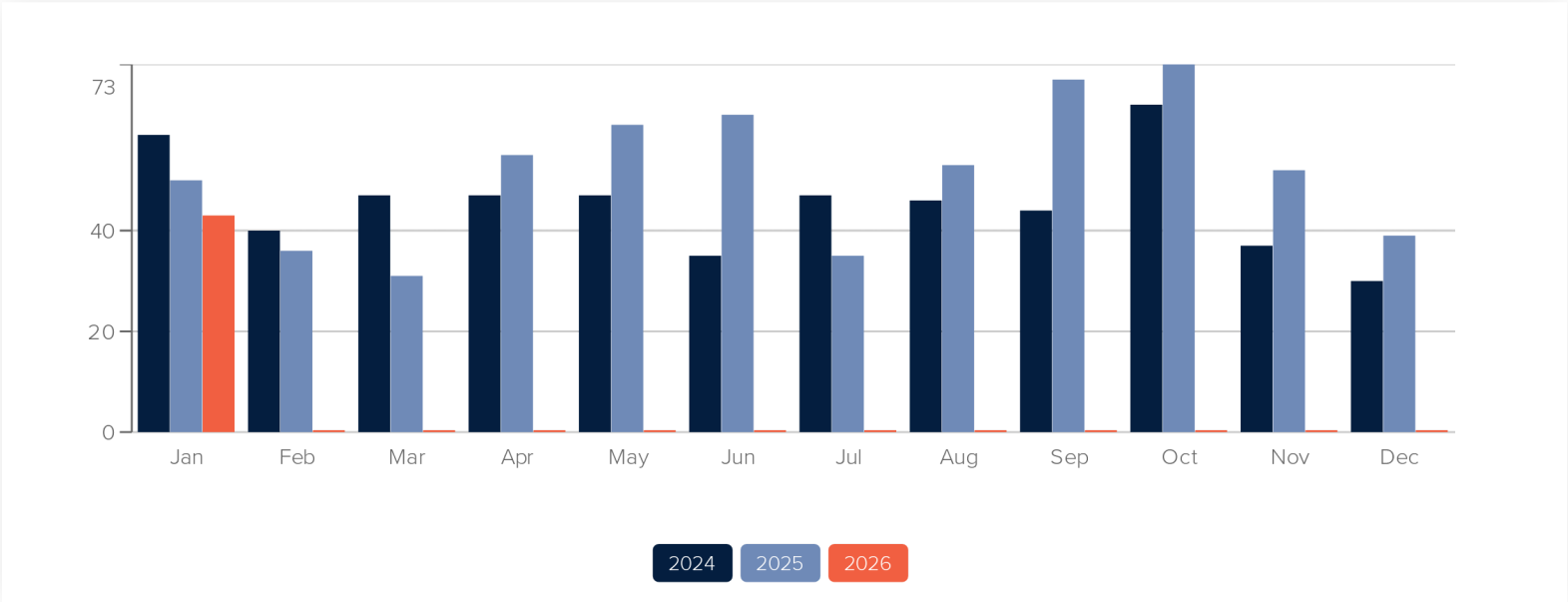
## Current Market

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.

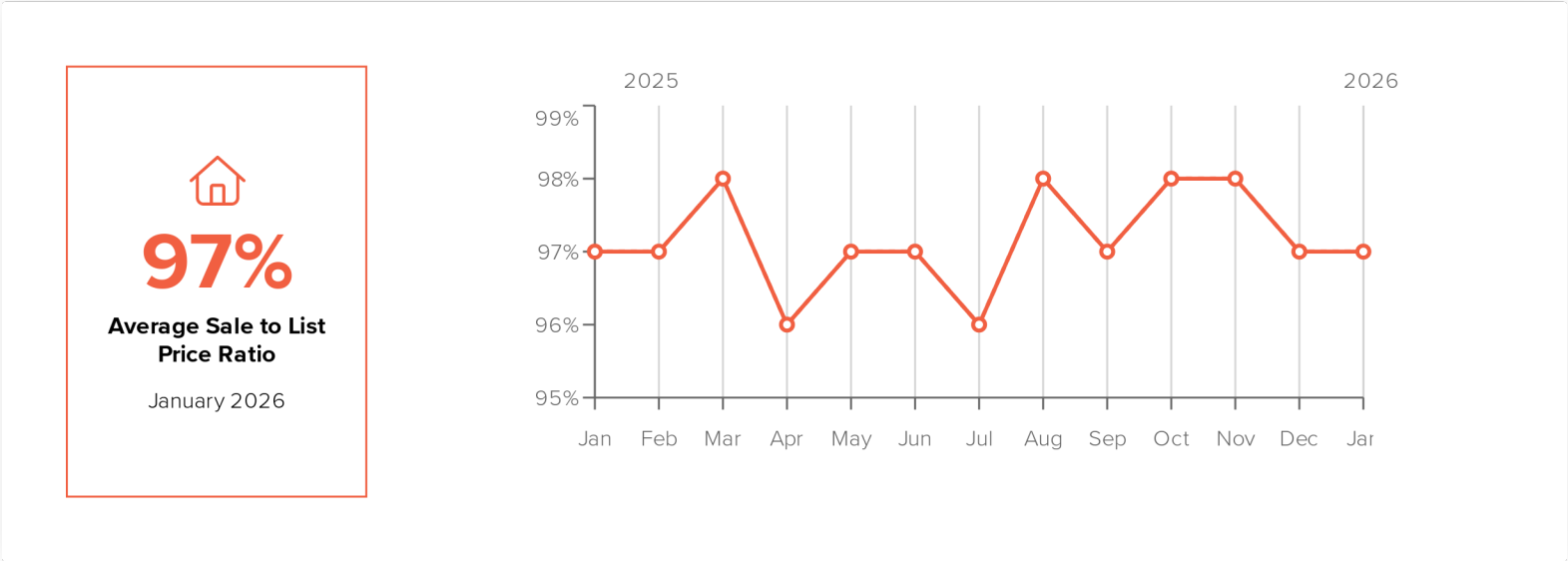
205 Homes for Sale	\$1,350,000 Median List Price	82 Median Days on Market
72 Homes Under Contract	\$12,995,000 High Price	\$155,000 Low Price

Values pulled on 2/2/2026

Homes Sold



Sale to List Price Ratio



97%

Average Sale to List  
Price Ratio

January 2026

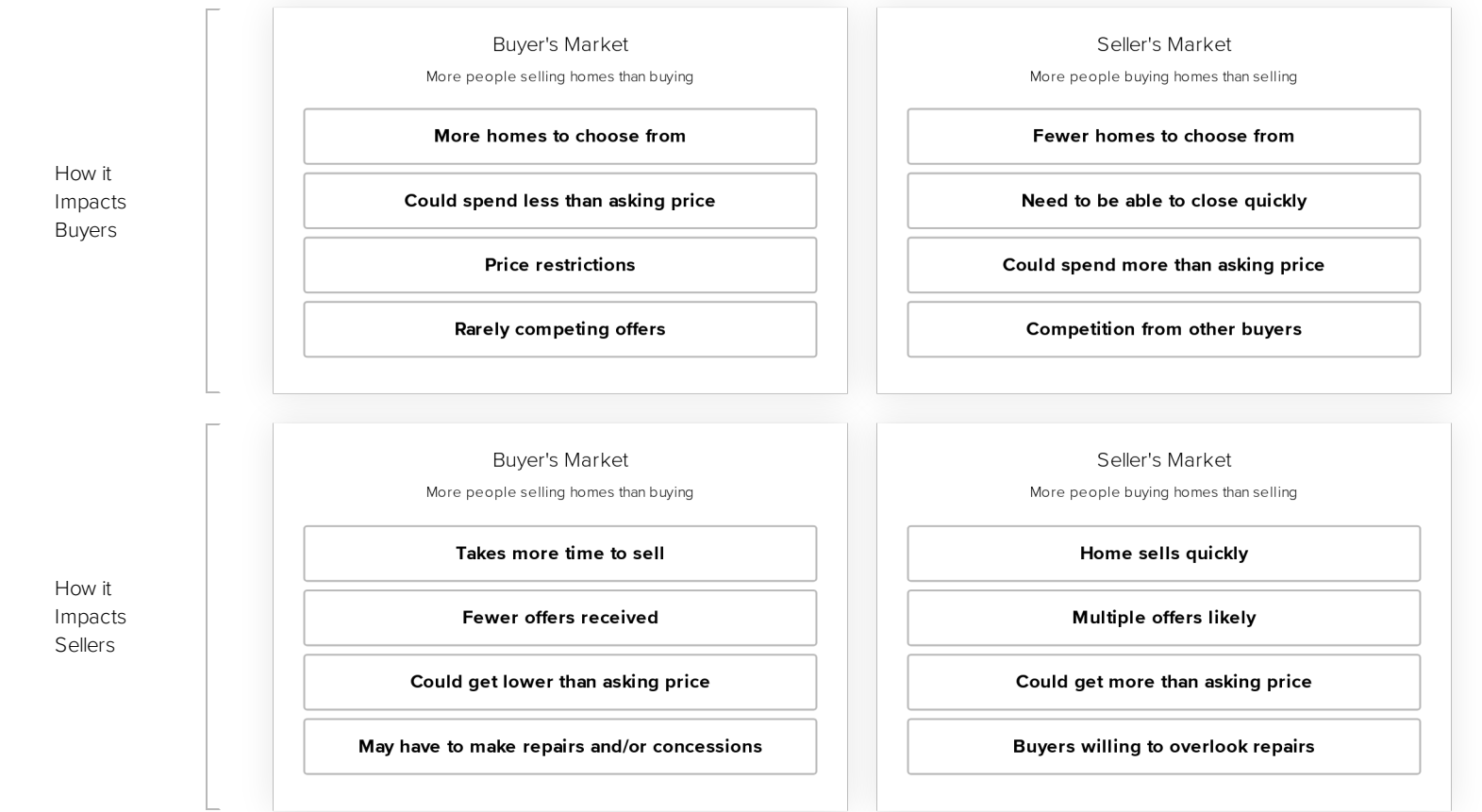


# Market Conditions



## 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.



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.

