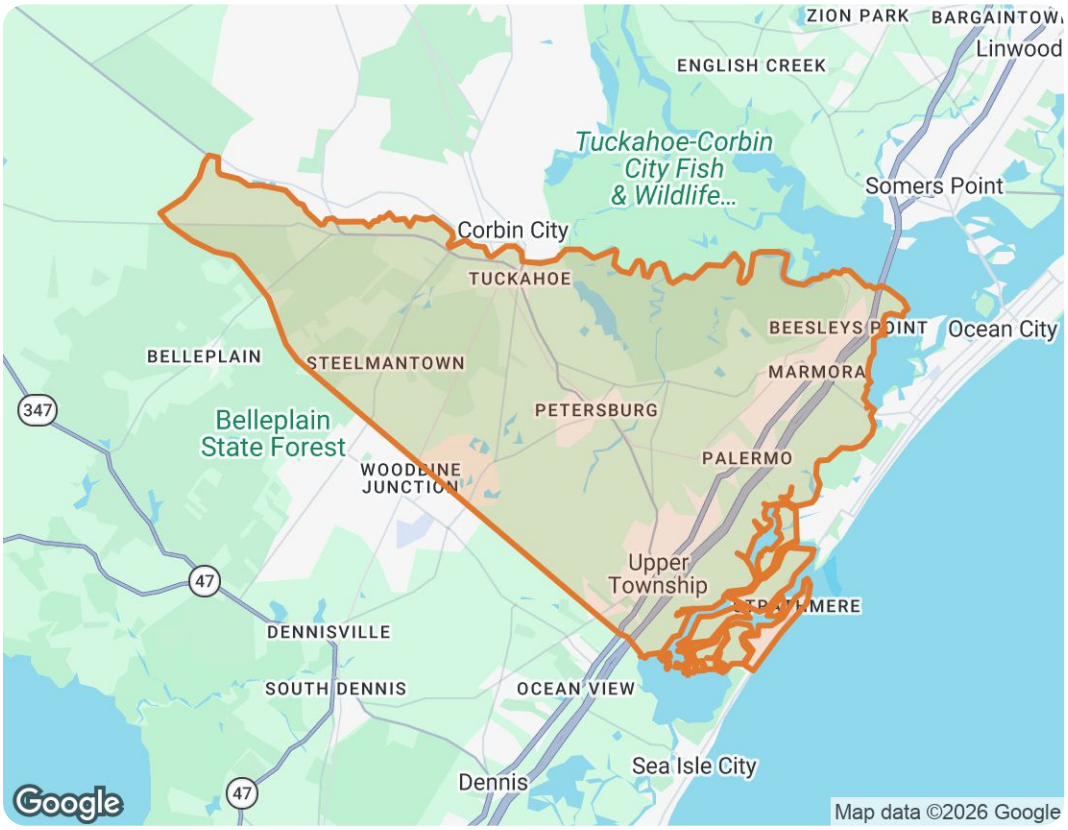
Upper MCD, NJ





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Upper MCD, NJ

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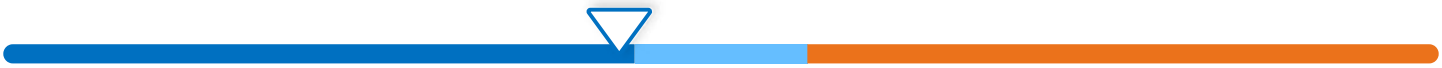
Market Trends

Market Trends for Upper, New Jersey

Single Family + Condo/Townhouse/Apt.

October 2026

Market Type



Seller's Market | Balanced Market | Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
5.15	96.7%	64	$450,000
↑ 0.19% MoM	↑ 0.02% MoM	↑ 23.08% MoM	↓ 32.43% MoM

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Upper MCD, NJ

October 2026 New Listings

Upper, New Jersey

Single Family + Condo/Townhouse/Apt.

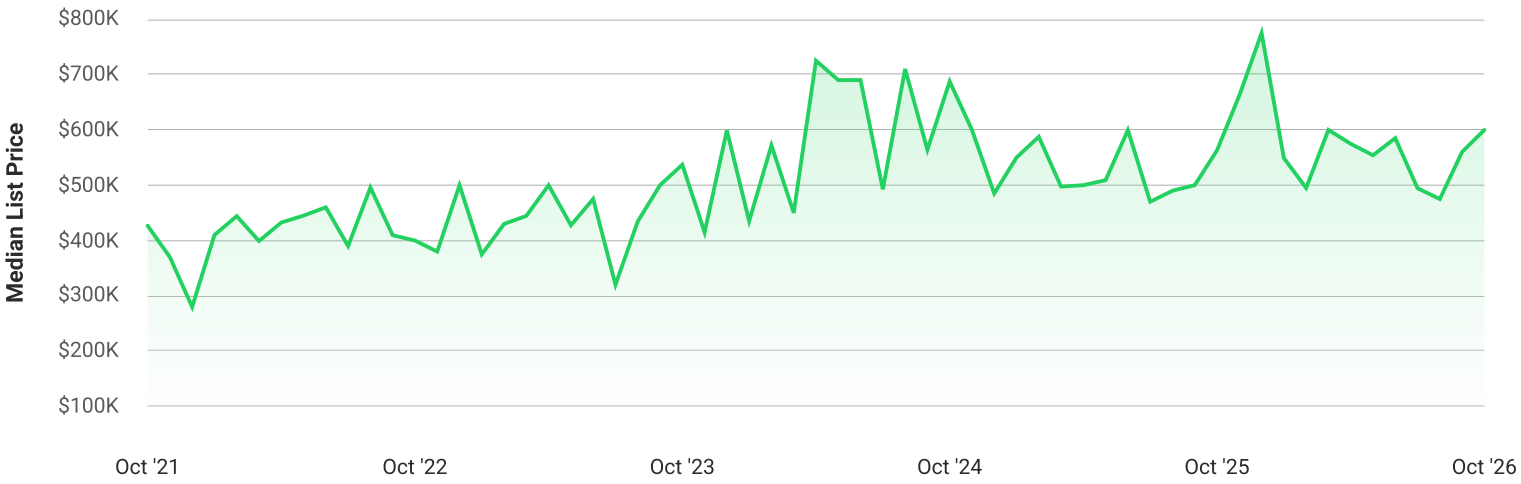
This graphic summarizes key statistics for properties that entered the market each month. RPR uses list date to determine when a listing entered the market. These statistics are important for understanding the rate at which listings are entering the market and their price points.

Source: Listing sources

Update Frequency: Monthly

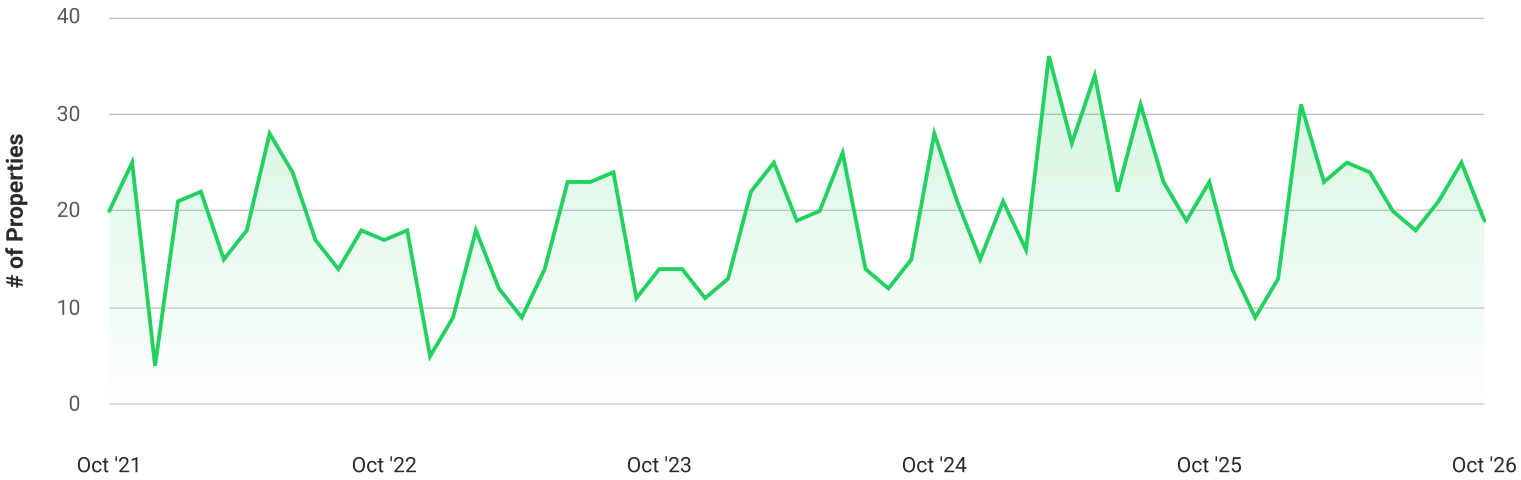
Median List Price - $599,900

↑ 7.1% Month over Month



# of Properties - 19

↓ 24% Month over Month



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Upper MCD, NJ

October 2026 Active Listings

Upper, New Jersey

Single Family + Condo/Townhouse/Apt.

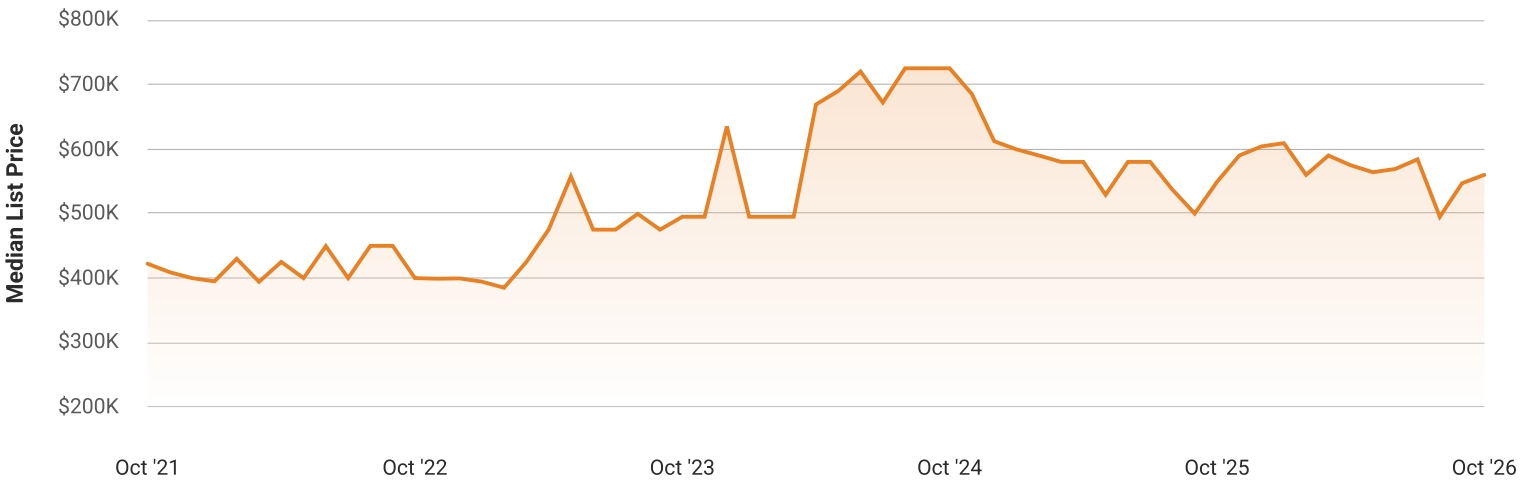
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

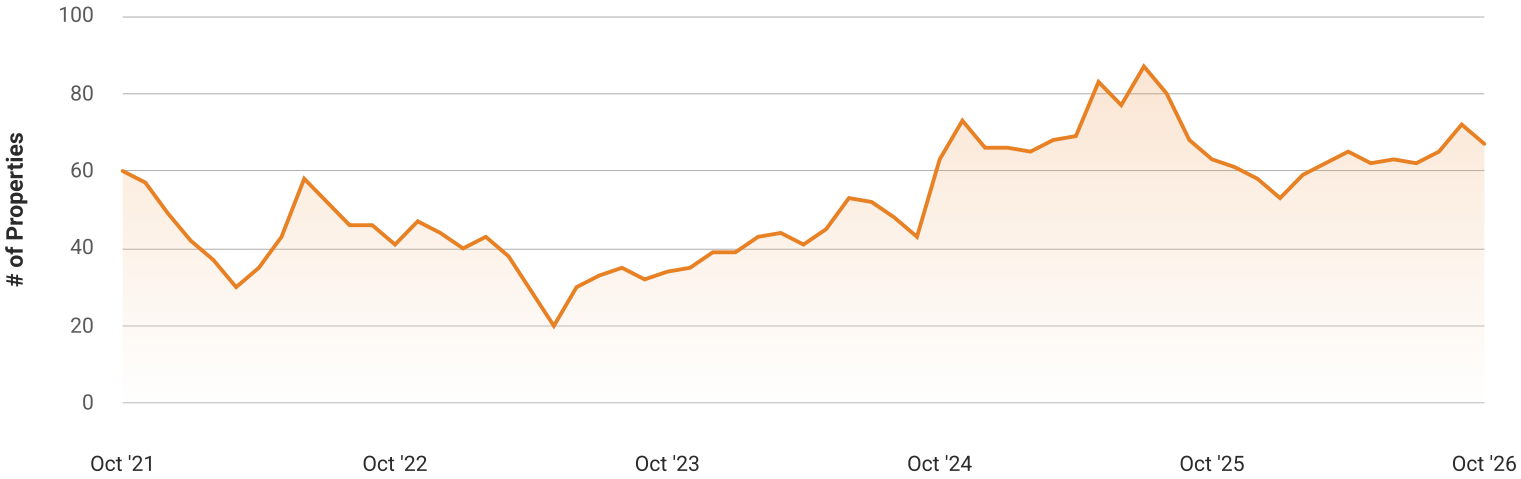
Median List Price - $559,999

↑ 2.4% Month over Month



of Properties - 67

↓ 6.9% Month over Month



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Upper MCD, NJ

October 2026 New Pending Listings

Upper, New Jersey

Single Family + Condo/Townhouse/Apt.

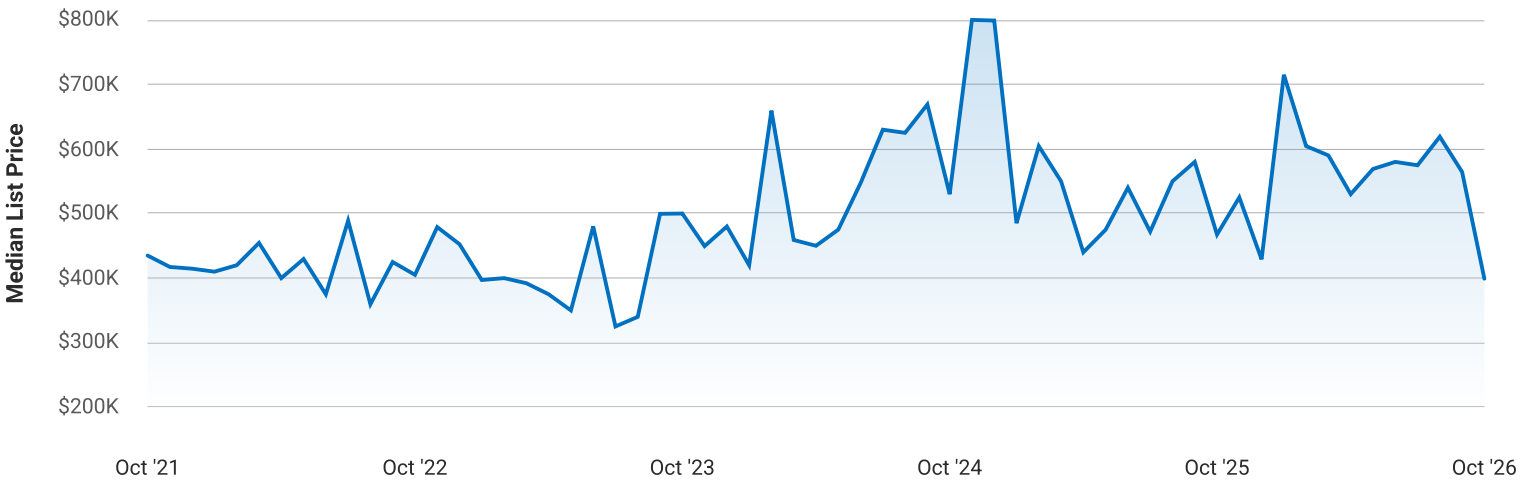
This graphic summarizes key statistics for properties that went into a pending status within each month. RPR uses a derived pending date to determine when a property moved into pending status in the given month. These statistics are important for understanding the market absorption rate and the price point of listings that are being consumed.

Source: Listing sources

Update Frequency: Monthly

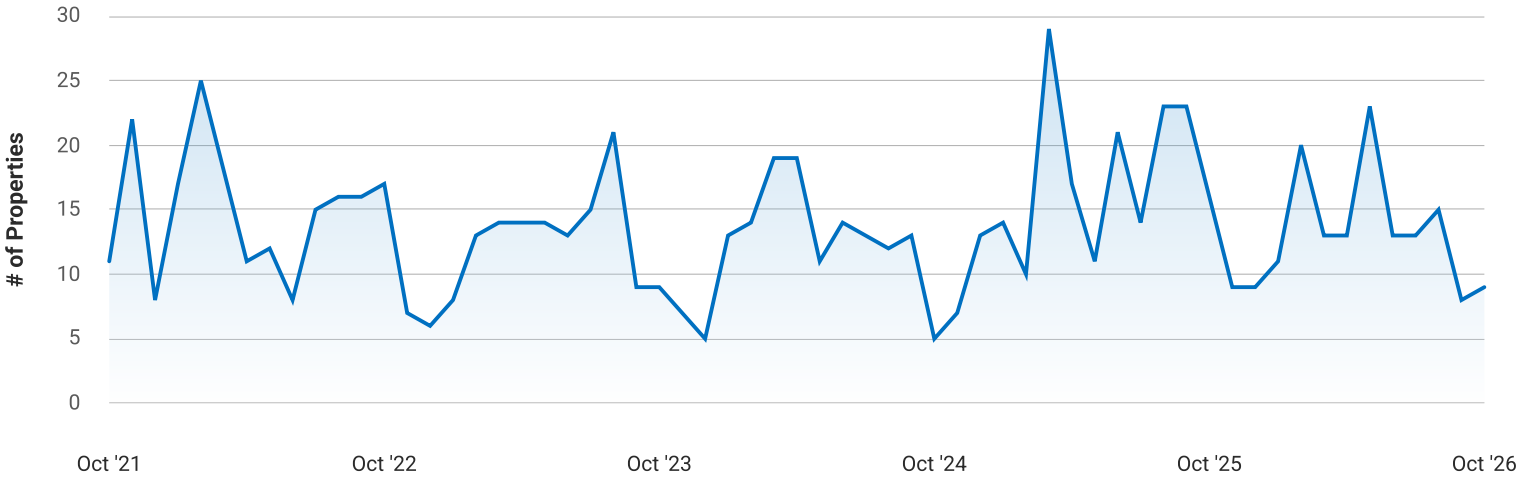
Median List Price - $399,000

29.3% Month over Month



of Properties - 9

12.5% Month over Month



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Upper MCD, NJ

October 2026 Pending Listings

Upper, New Jersey

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in a pending status on the last day of the month. RPR uses the list date, a derived pending date and a derived off-market status date to determine if the listing was in a pending status on the last day of the month. An end-of-month snapshot of pending listings helps to understand inventory that is waiting to close, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

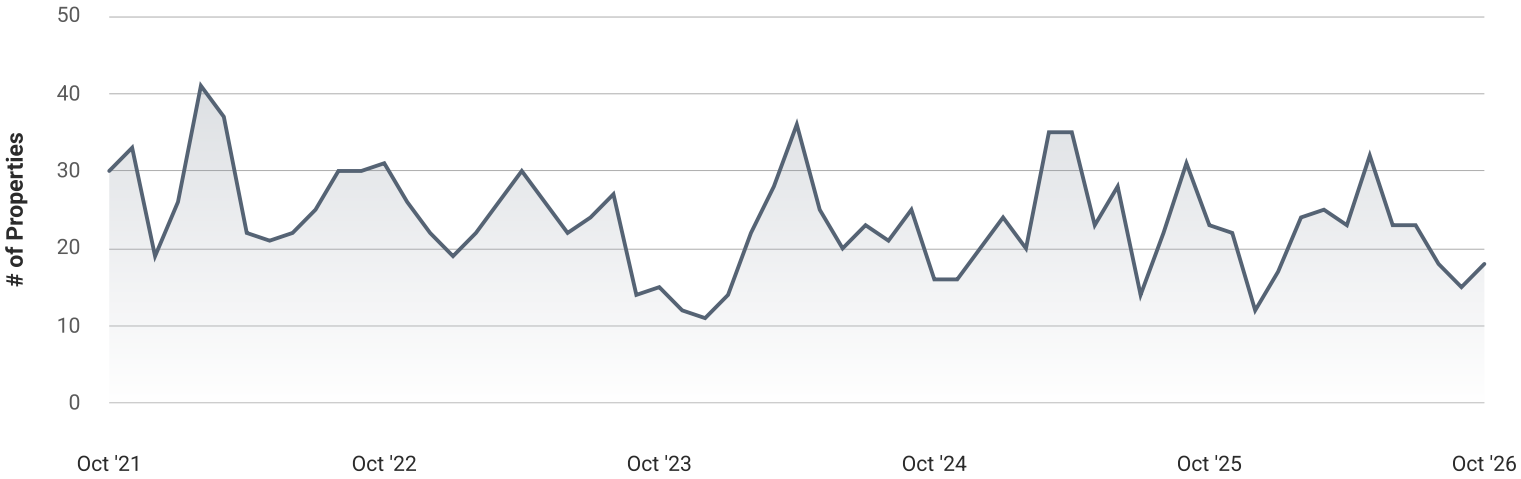
Median List Price - $499,900

8.9% Month over Month



of Properties - 18

20% Month over Month



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Upper MCD, NJ

October 2026 Sold Listings

Upper, New Jersey

Single Family + Condo/Townhouse/Apt.

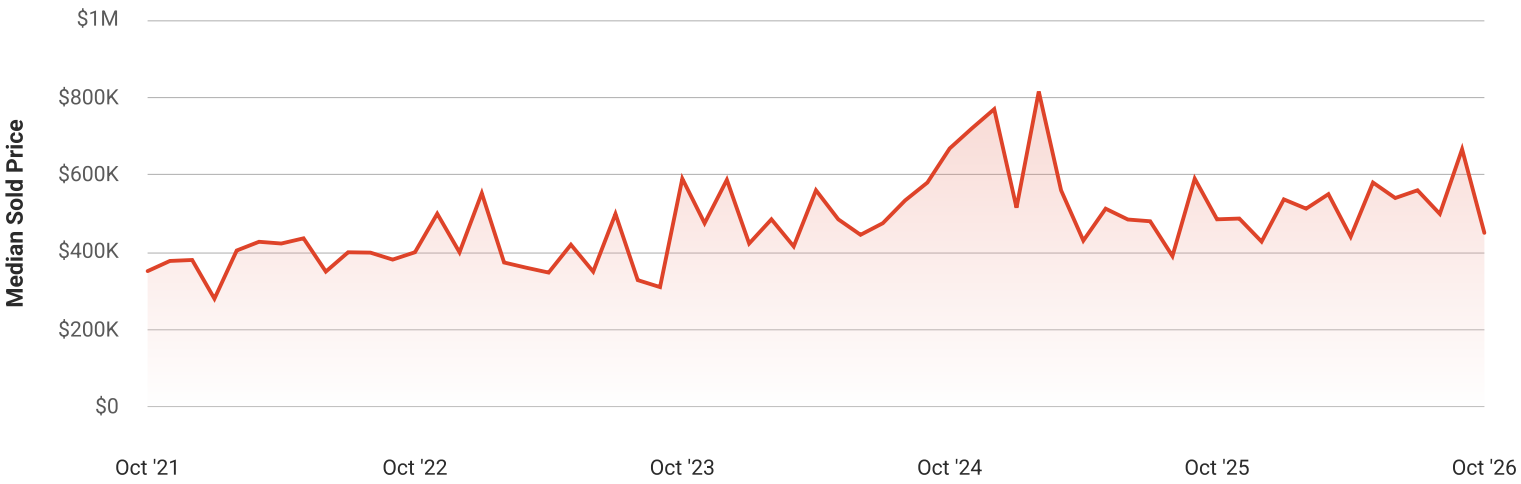
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - $450,000

32.4% Month over Month



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Upper MCD, NJ

October 2026 Months Supply of Inv.

Upper, New Jersey

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics that describe the given month's inventory level and the percentage change in the last month and year. Months of inventory is the number of months it will take a market to absorb the inventory that's available at the end of the month, based on the number of properties that typically go into pending each month. RPR calculates months of inventory by dividing the count of listings that were active on the last day of the month by a rolling 12-month average of newly pending listings.

Source: Listing sources

Update Frequency: Monthly

Months Supply of Inv.	Last Month Change	12 Month Change
5.15	+0.2%	+38.8%



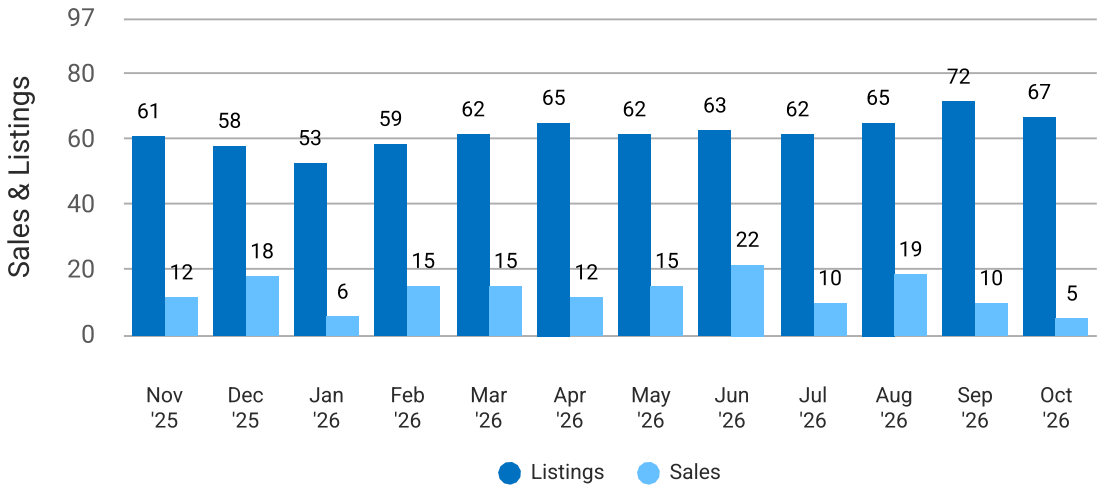
Total Sales and Active Listings in Upper, New Jersey

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



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Upper MCD, NJ

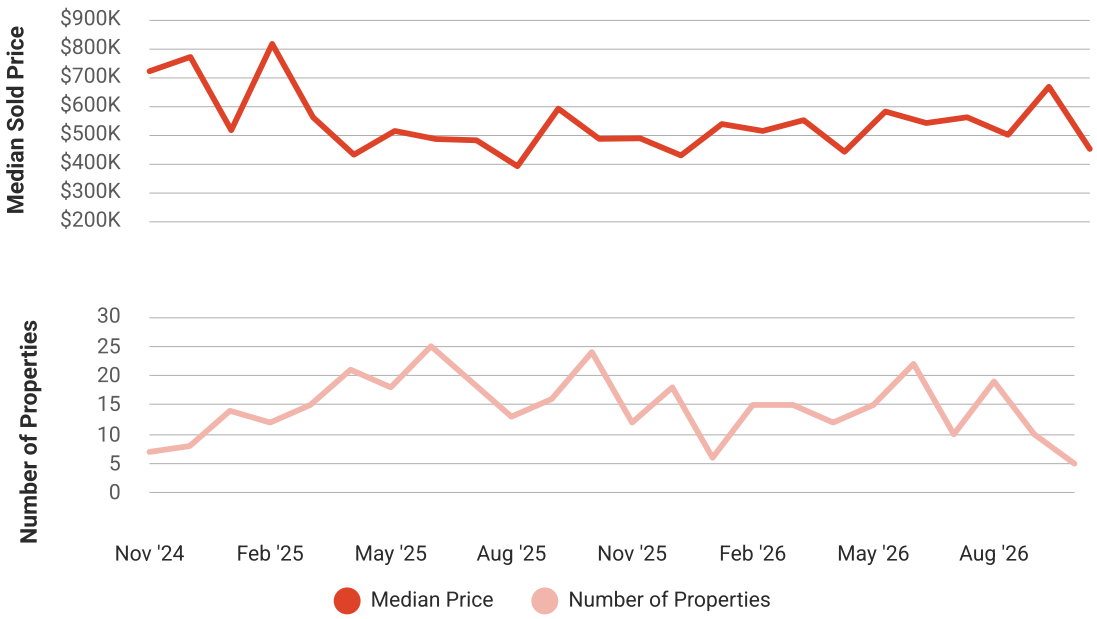
Median Sold Price vs Sold Listings in Upper, New Jersey

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



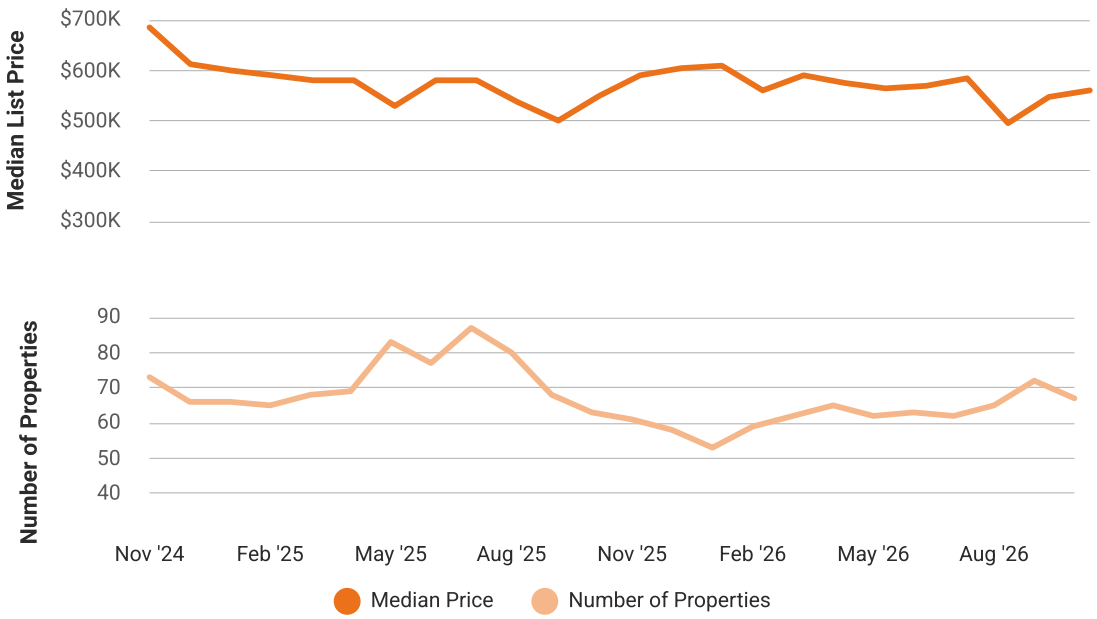
Median List Price vs Active Listings in Upper, New Jersey

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



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Upper MCD, NJ

Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 10/31/2026	$589,030	$583,330 +0.98%	$586,000 +0.52%	$555,000 +6.13%	$551,270 +6.85%	$501,760 +17.39%
Median Sold Price Last Updated: 10/31/2026	$450,000	$666,000 -32.43%	$560,000 -19.64%	$485,000 -7.22%	$668,000 -32.63%	$590,000 -23.73%
Median List Price Last Updated: 10/31/2026	$559,999	$546,950 +2.39%	$584,000 -4.11%	$549,000 +2%	$724,990 -22.76%	$495,000 +13.13%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

Sort Order: Recently updated
Maximum Properties Per Change Type: 50
Change Types: New Listings, Price Change, Pending, Closed
Property Types: Single Family, Multifamily/Multiplex, Condo/Townhouse/Apt, Lot/Land
Property Features: Sale Price: $100K – $1.2M, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size: Any, Year Built: Any

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Upper MCD, NJ

Summary

For Sale Activity in the Last Month



Legend

- For Sale
- For Sale Pending
- Distressed For Sale or Lease
- Recently Closed

	New	Pending	Closed
Number of Properties	11	7	3
Lowest Listing Price / Est.Value	$399,000	$115,600	$660,000
Median Listing Price / Est.Value	$539,000	$509,900	$670,000
Highest Listing Price / Est.Value	$760,950	$998,500	$935,000
Average Price / sqft	$299	$299	$258
Median Price / sqft	$309	$289	$252
Average Days in RPR	16	52	78
Median Days in RPR	21	58	68
Total Volume	$5,869,650	$3,922,800	$2,265,000
Source	Listings	Listings	Public Records & Listings

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Upper MCD, NJ

Market Activity Breakdown

New

Source: Listings



Legend

Active For Sale

New: 11 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **29 Island View Ter** **Ocean View, NJ 08230** MLS ID: 613844 Active / For Sale *Listing Courtesy of CENTURY 21 ALLIANCE-O104J*	Single Family	3/2	1,540	0.59 acres	1980	11/17/2026 1 day	$429,900 $279/sq ft
2  **12 Cindy Ln** **Marmora, NJ 08223** MLS ID: 613230 Active / For Sale *Listing Courtesy of COMPASS NEW JERSEY-OCEAN CITY (O463H)*	Single Family	3/2	1,650	0.6 acres	1980	10/27/2026 22 days	$399,000 $242/sq ft
3  **1 Black Oak Dr** **Ocean View, NJ 08230** MLS ID: 263039 Active / For Sale *Listing Courtesy of HOF REALTY*	Single Family	4/1	1,782	0.33 acres	1973	10/22/2026 27 days	$539,900 $303/sq ft
4  **1750 Route 50** **Woodbine, NJ 08270** MLS ID: 263214 Active / For Sale *Listing Courtesy of BERKSHIRE HATHAWAY HS FOX & ROACH OC109*	Single Family	3/2	1,158	5.9 acres	1945	11/8/2026 10 days	$699,000 $604/sq ft
5  **22 Black Oak Dr** **Ocean View, NJ 08230** MLS ID: 263101 Active / For Sale *Listing Courtesy of KELLER WILLIAMS ATLANTIC SHORE*	Single Family	4/2	1,712	0.33 acres	1973	10/28/2026 21 days	$539,000 $315/sq ft

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Upper MCD, NJ

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New: 11 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6  **63 Somers Ave** **Ocean View, NJ 08230** MLS ID: 263056 Active / For Sale	Single Family	3/2	1,713	1.1 acres	1989	10/23/2026 26 days	$549,000 $320/sq ft
Listing Courtesy of GOLDCOAST SOTHEBY'S INTERNATIONAL REALTY							
7  **22 Mcdonald Dr** **Ocean View, NJ 08230** MLS ID: 613773 Active / For Sale	Single Family	3/3	1,553	0.48 acres	1978	11/14/2026 4 days	$489,000 $315/sq ft
Listing Courtesy of BALSLEY/LOSCO							
8  **2058 Route 9** **Ocean View, NJ 08230** MLS ID: 613731 Active / For Sale	Single Family	2/2	1,828	20.9 acres	1940	11/13/2026 5 days	$415,000 $227/sq ft
Listing Courtesy of DESATNICK REAL ESTATE, LLC							
9  **1760 Route 50** **Woodbine, NJ 08270** MLS ID: 263217 Active / For Sale	Lot/Land	–/–	–	5.9 acres	–	11/8/2026 10 days	$449,000 –/sq ft
Listing Courtesy of BERKSHIRE HATHAWAY HS FOX & ROACH OC109							
10  **181 Tyler Rd** **Marmora, NJ 08223** MLS ID: 613297 Active / For Sale	Single Family	3/3	1,626	–	1970	10/28/2026 21 days	$599,900 $369/sq ft
Listing Courtesy of BHHS FOX AND ROACH-109 34TH OC							
11  **4 Sandcastle Dr** **Ocean View, NJ 08230** MLS ID: 613137 Active / For Sale	Single Family	4/3	50,205	–	–	10/21/2026 28 days	$760,950 $15/sq ft
Listing Courtesy of DAYSTAR REALTY							

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Upper MCD, NJ

Pending

Source: Listings



Legend

Pending

Pending: 7 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
1  **20 Black Oak Dr** **Ocean View, NJ 08230** MLS ID: 263080 Pending / For Sale *Listing Courtesy of KELLER WILLIAMS ATLANTIC SHORE*	Single Family	3/2	2,127	0.34 acres 1973	10/27/2026	$370,000 $174/sq ft	11/16/2026 20 days
2  **7 Homestead Rd** **Marmora, NJ 08223** MLS ID: 263138 Pending / For Sale *Listing Courtesy of BERKSHIRE HATHAWAY HS FOX & ROACH WEST*	Single Family	4/2	2,044	1.11 acres 2021	11/2/2026	$899,000 $440/sq ft	11/6/2026 4 days
3  **34 Arrowhead Trl** **Ocean View, NJ 08230** MLS ID: 261881 Pending / For Sale *Listing Courtesy of BERGER REALTY*	Single Family	4/2	2,248	0.69 acres 1989	7/10/2026	$489,900 $218/sq ft	10/25/2026 107 days
4  **7 Heritage Dr** **Marmora, NJ 08223** MLS ID: 610843 Pending / For Sale *Listing Courtesy of RE/MAX ATLANTIC*	Single Family	5/4	3,587	1.26 acres 1991	8/12/2026	$998,500 $278/sq ft	10/26/2026 75 days
5  **208 Regal Dr** **Marmora, NJ 08223** MLS ID: 612534 Pending / For Sale *Listing Courtesy of RIXON REALTY-S151*	Single Family	3/2	1,414	0.58 acres 1980	9/26/2026	$539,900 $382/sq ft	10/20/2026 24 days

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Upper MCD, NJ

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Pending: 7 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
6  **19 Somers Ave** **Ocean View, NJ 08230** MLS ID: 262605 Pending / For Sale *Listing Courtesy of RIXON REALTY*	Single Family	3/2	1,700	0.79 acres 1985	8/31/2026	$509,900 $300/sq ft	10/28/2026 58 days
7  **516 Route 9 M3** **Marmora, NJ 08223** MLS ID: 610968 Pending / For Sale *Listing Courtesy of KELLER WILLIAMS REALTY JERSEY SHORE - OCEAN CITY*	Condo/Townhouse/Apt.	1/1	–	– –	8/17/2026	$115,600 –/sq ft	10/30/2026 74 days

Closed

Source: Public Records and Listings



Legend

Closed

Closed: 3 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1  **10 Ashcroft Ave** **Ocean View, NJ 08230** MLS ID: 262152 Closed / For Sale *Courtesy of EXP REALTY*	Single Family	4/3	2,384	0.74 acres 1987	11/13/2026 101 days	$660,000 $277/sq ft	↑ 1.55%
2  **14 Caledonia Dr** **Ocean View, NJ 08230** MLS ID: 261710 Closed / For Sale *Courtesy of GOLDCOAST SOTHEBY'S INTERNATIONAL REALTY*	Single Family	4/3	3,804	0.83 acres 2000	10/30/2026 64 days	$935,000 $246/sq ft	↓ 6.41%
3  **46 N Sunset Dr** **Woodbine, NJ 08270** MLS ID: 261708 Closed / For Sale *Courtesy of COLDWELL BANKER JAMES C OTTON REAL ESTATE*	Single Family	3/2	2,662	1.41 acres 1987	11/6/2026 68 days	$670,000 $252/sq ft	↓ 8.09%

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