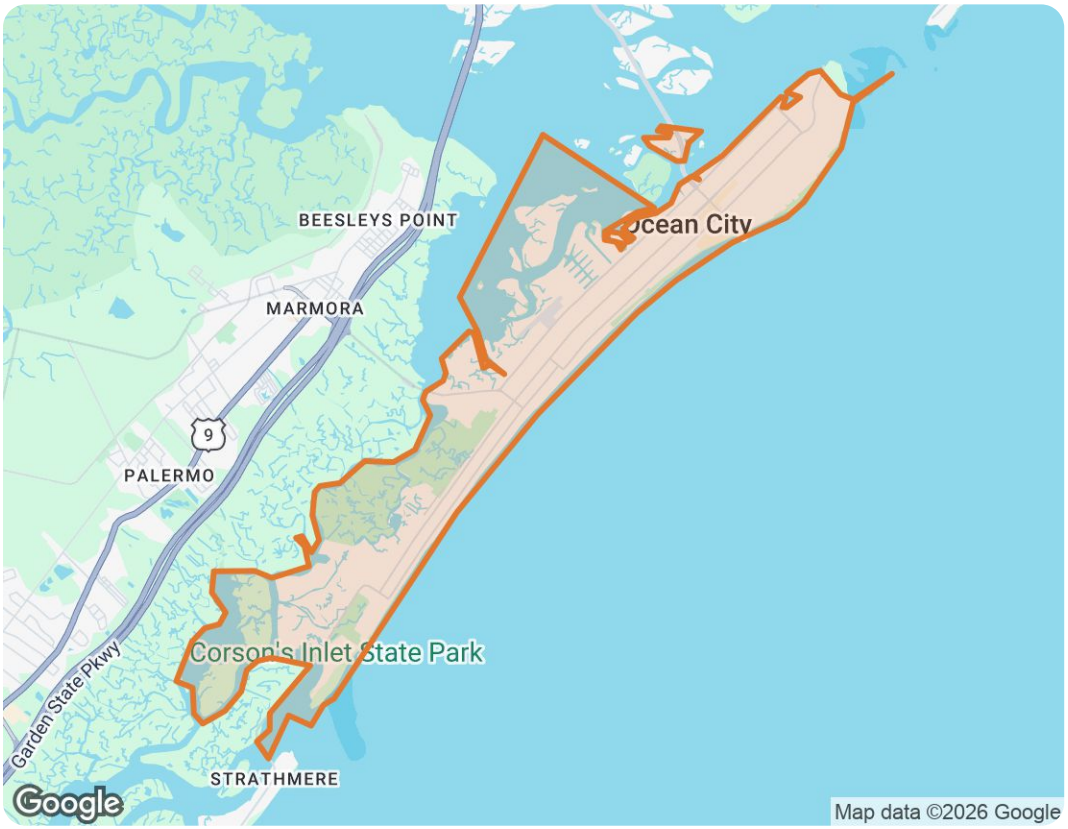
Ocean City, NJ 08226





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Adam@AdamHomeGroup.com

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Ocean City, NJ 08226

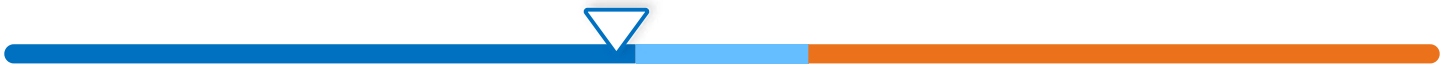
Market Trends

Market Trends for Ocean City, NJ 08226

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
5.11	97.6%	14	$1,310,000
↑ 6.24% MoM	↑ 0.31% MoM	↓ 41.67% MoM	↑ 3.15% MoM

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Ocean City, NJ 08226

October 2026 New Listings

Ocean City, NJ 08226

Single Family + Condo/Townhouse/Apt.

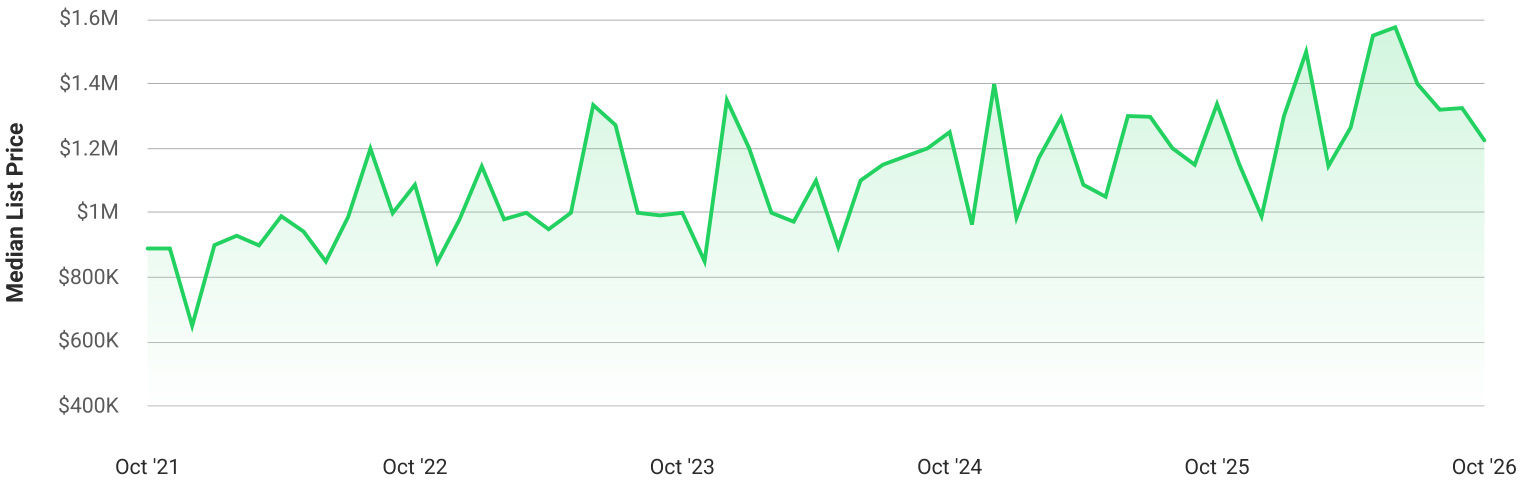
This graphic summarizes key statistics for properties that entered the market each month. RPR uses list date to determine when a listing entered the market. These statistics are important for understanding the rate at which listings are entering the market and their price points.

Source: Listing sources

Update Frequency: Monthly

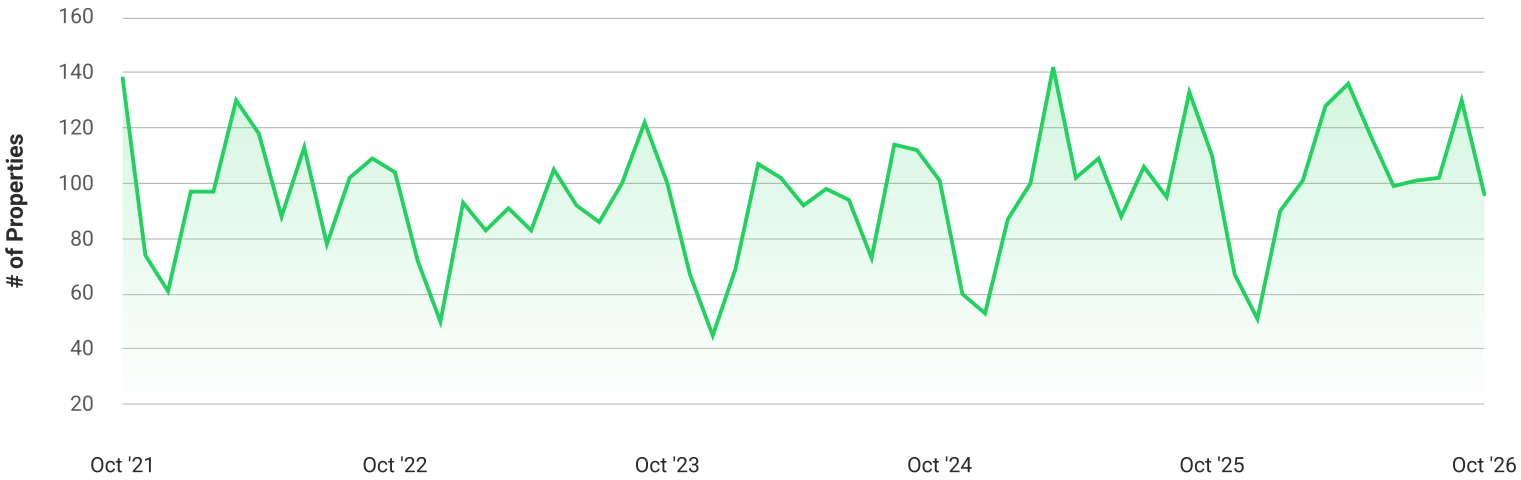
Median List Price - $1,224,500

↓ 7.5% Month over Month



# of Properties - 96

↓ 26.2% Month over Month



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Ocean City, NJ 08226

October 2026 Active Listings

Ocean City, NJ 08226

Single Family + Condo/Townhouse/Apt.

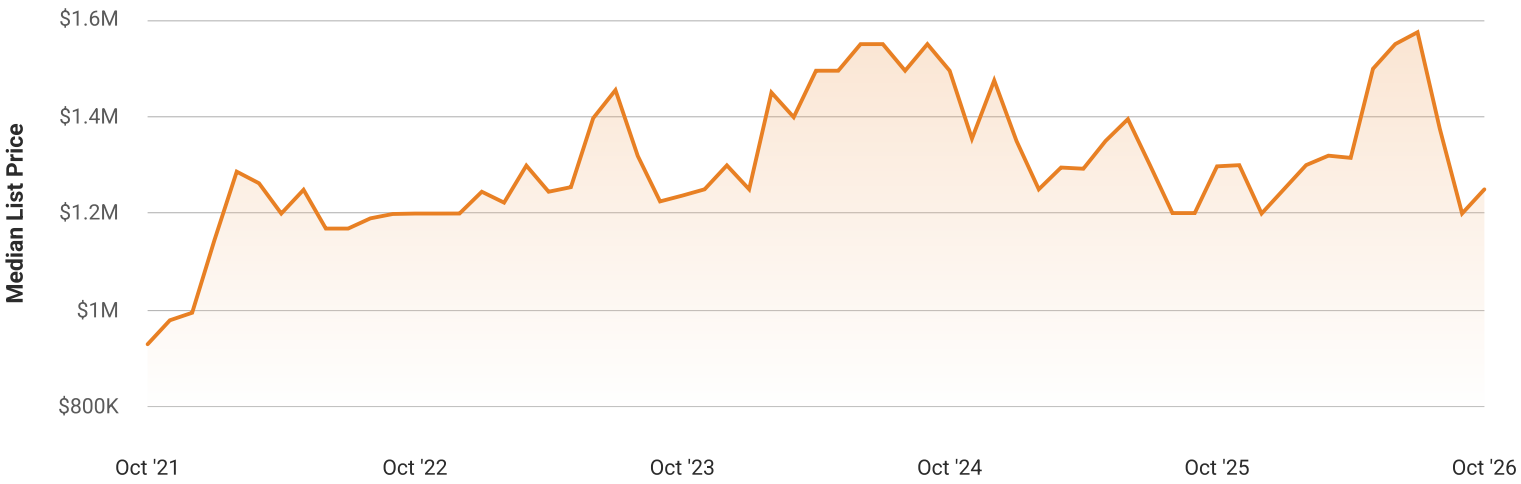
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

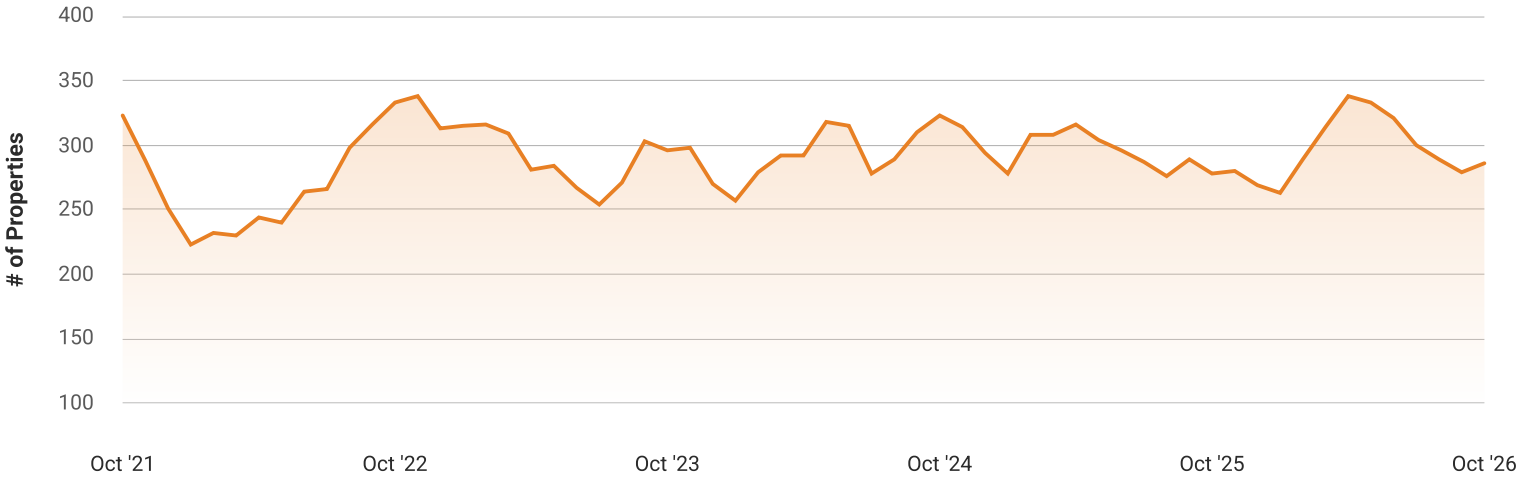
Median List Price - $1,249,950

↑ 4.2% Month over Month



of Properties - 286

↑ 2.5% Month over Month



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Ocean City, NJ 08226

October 2026 New Pending Listings

Ocean City, NJ 08226

Single Family + Condo/Townhouse/Apt.

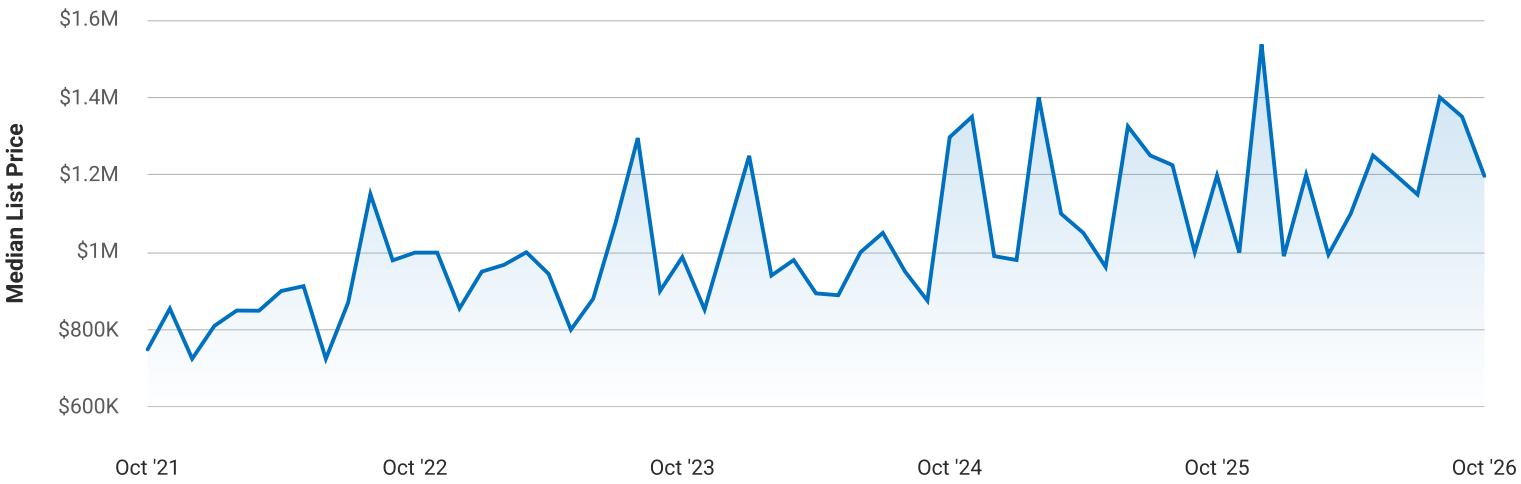
This graphic summarizes key statistics for properties that went into a pending status within each month. RPR uses a derived pending date to determine when a property moved into pending status in the given month. These statistics are important for understanding the market absorption rate and the price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

Source: Listing sources

Update Frequency: Monthly

Median List Price - $1,197,000

11.3% Month over Month



of Properties - 46

33.3% Month over Month



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Ocean City, NJ 08226

October 2026 Pending Listings

Ocean City, NJ 08226

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

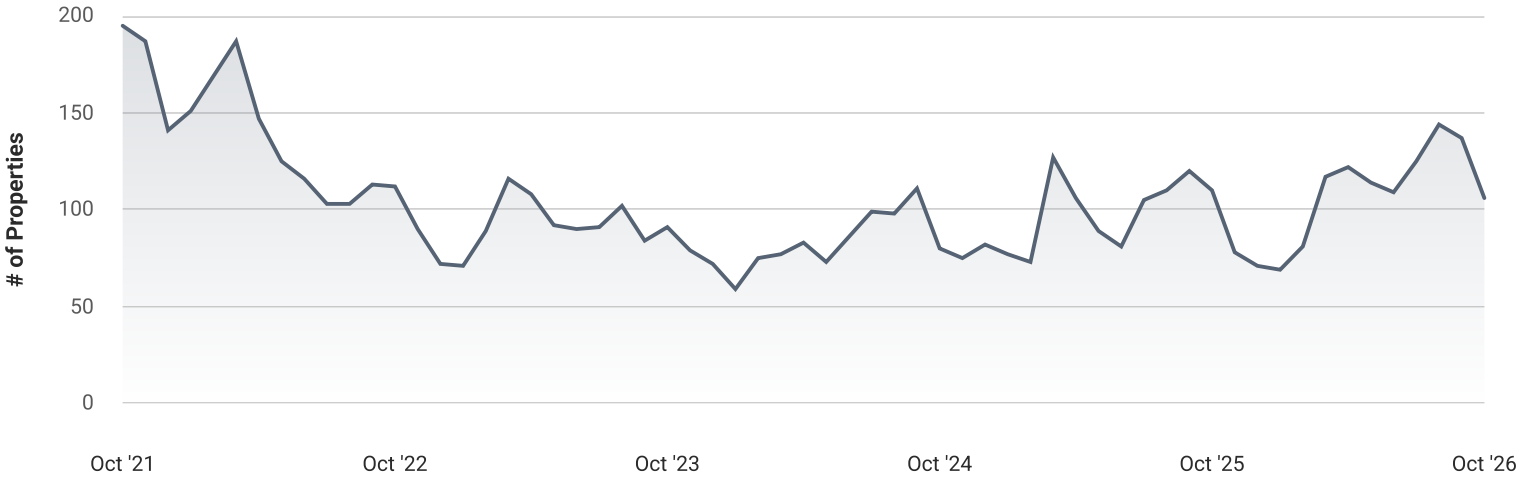
Median List Price - $1,449,000

0.1% Month over Month



of Properties - 106

22.6% Month over Month



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Ocean City, NJ 08226

October 2026 Sold Listings

Ocean City, NJ 08226

Single Family + Condo/Townhouse/Apt.

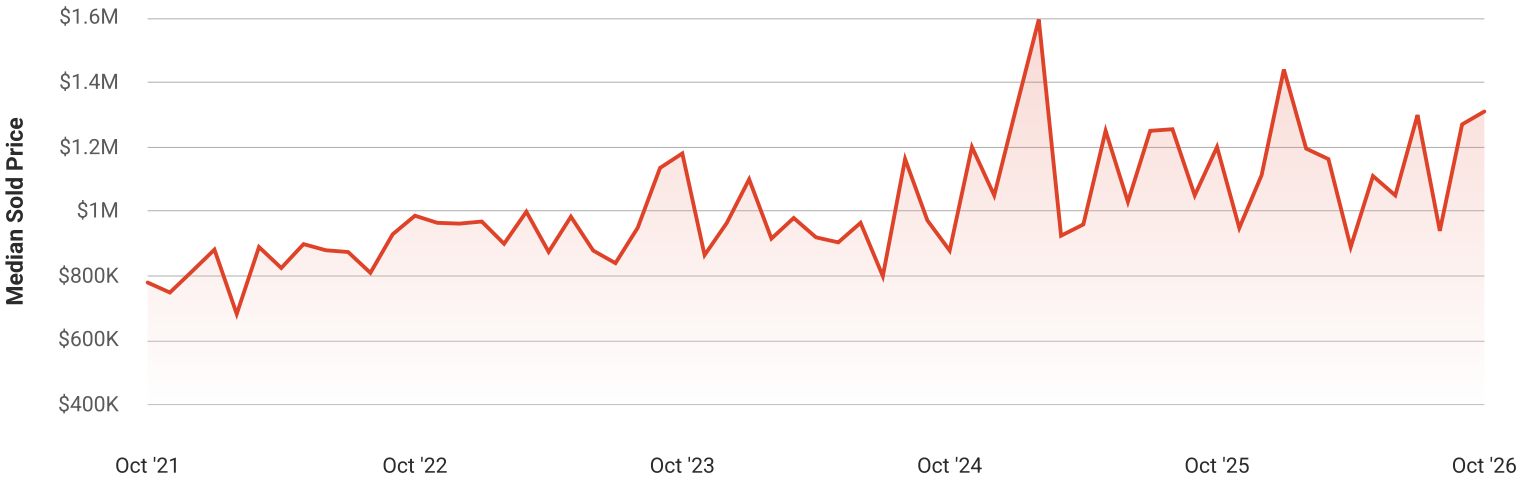
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between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

Source: Listing sources

Update Frequency: Monthly

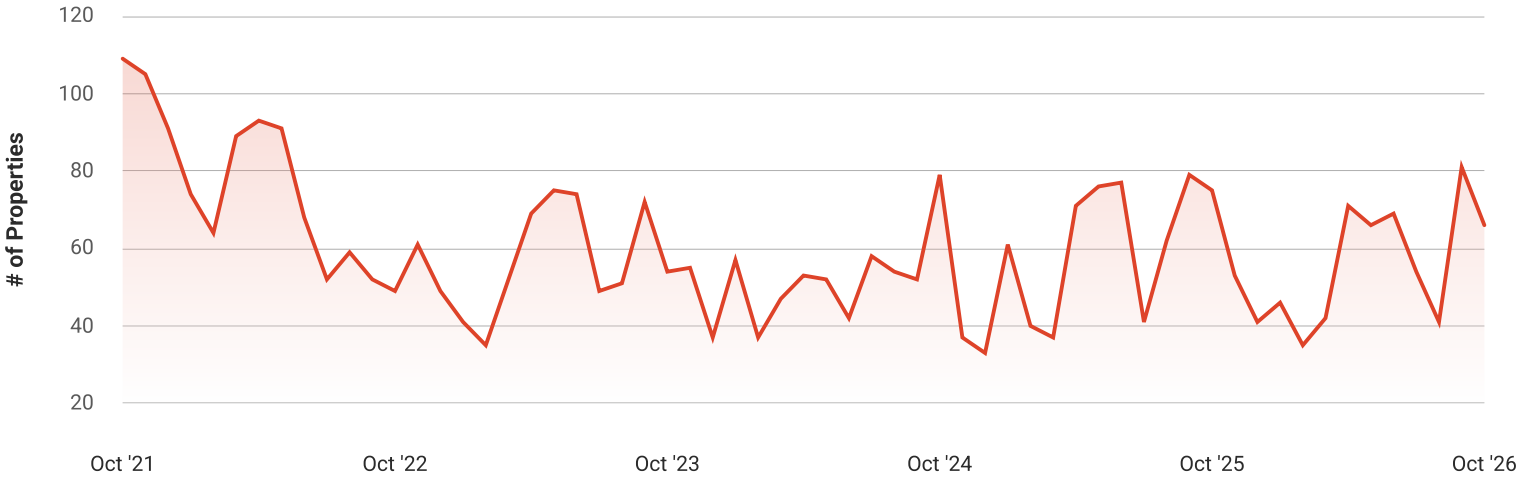
Median Sold Price - $1,310,000

↑ 3.1% Month over Month



# of Properties - 66

↓ 18.5% Month over Month



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Ocean City, NJ 08226

October 2026 Months Supply of Inv.

Ocean City, NJ 08226

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
5.11	+6.2%	+10.4%

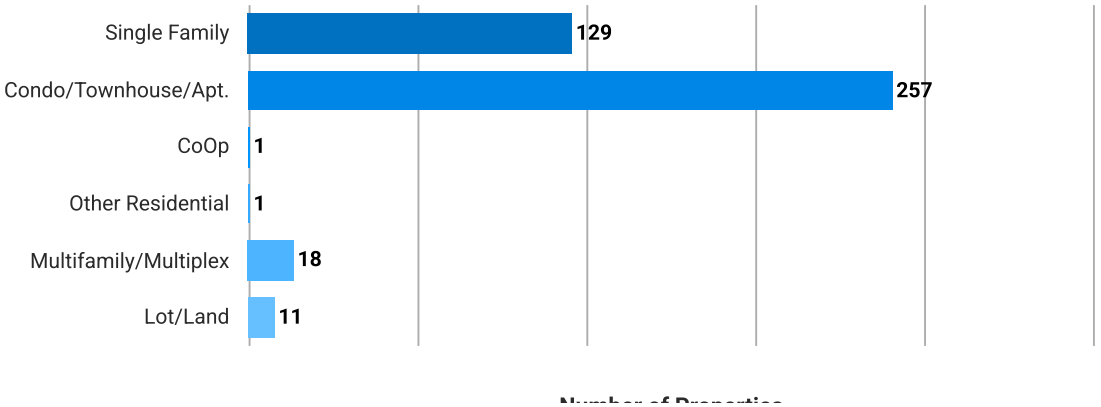


Listing Inventory in Ocean City, NJ 08226

This chart shows the number of For Sale listings in a ZIP code by Property Type.

Source: On- and off-market listings sources

Update Frequency: Daily



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Ocean City, NJ 08226

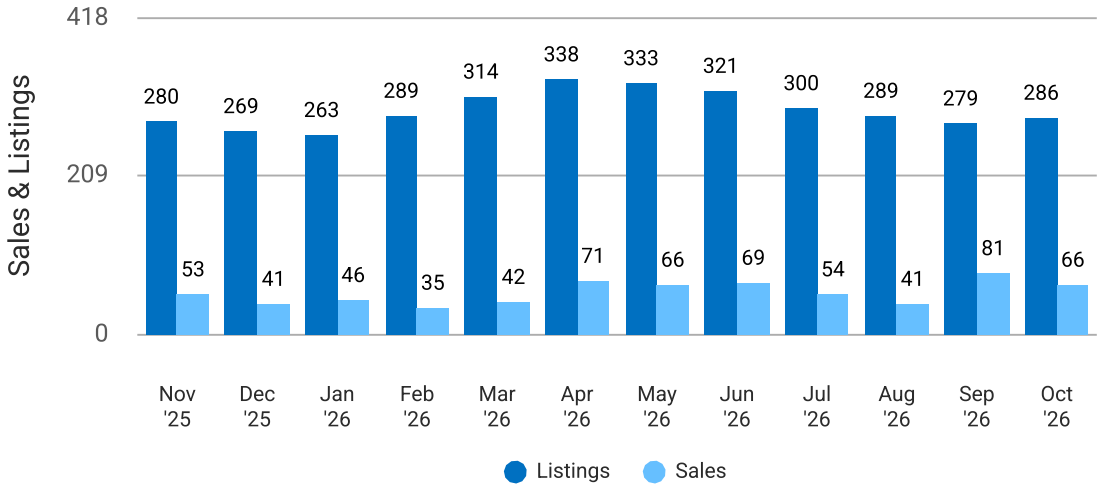
Total Sales and Active Listings in Ocean City, NJ 08226

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



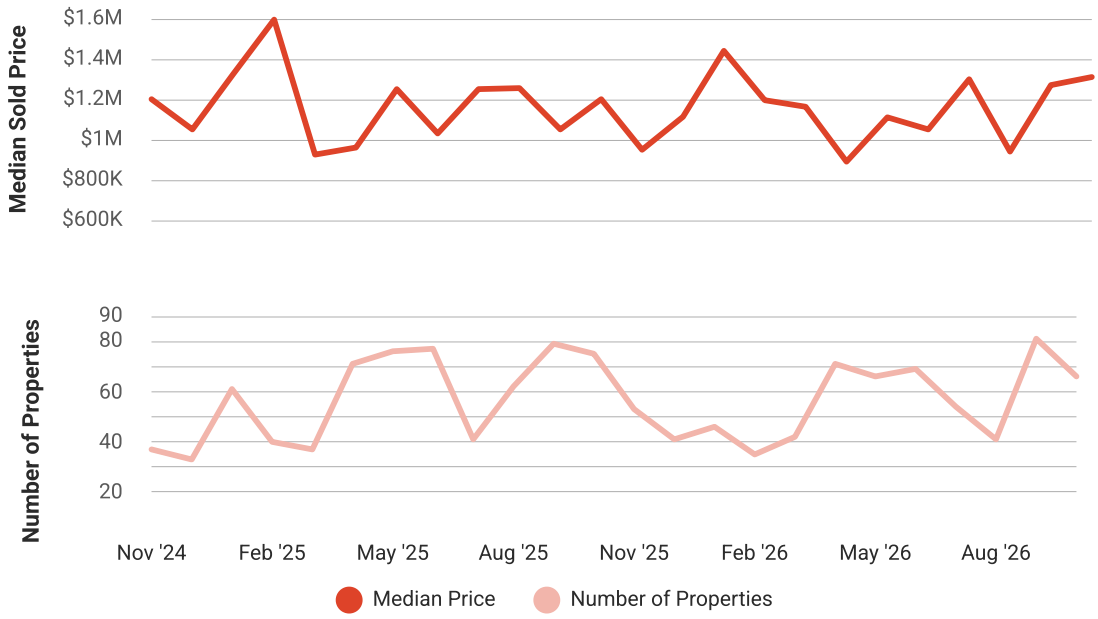
Median Sold Price vs Sold Listings in Ocean City, NJ 08226

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



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Ocean City, NJ 08226

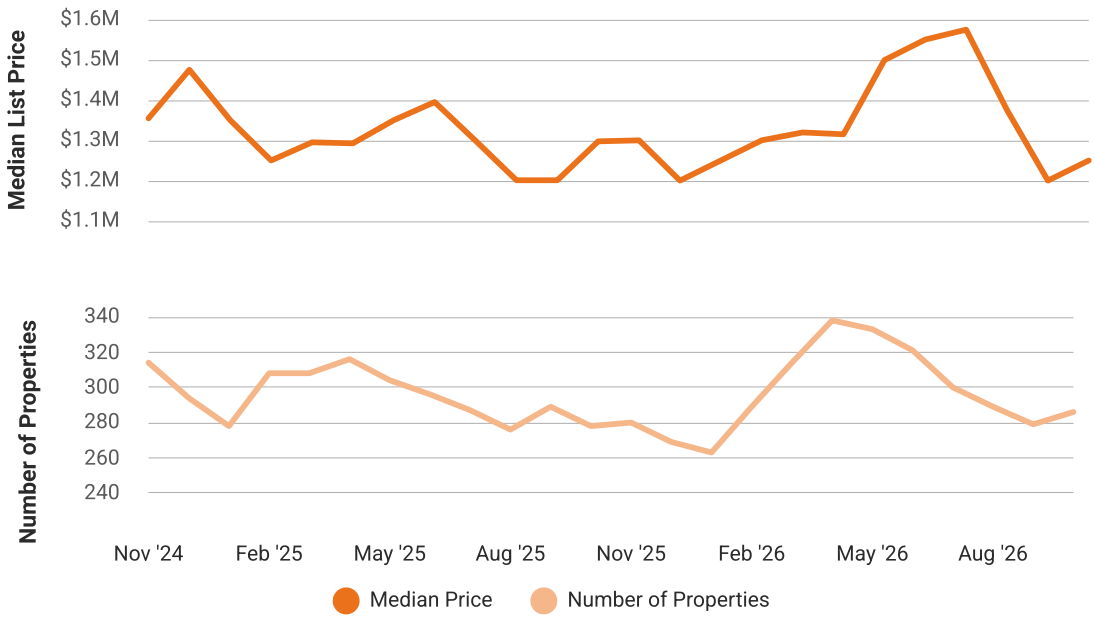
Median List Price vs Active Listings in Ocean City, NJ 08226

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



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	$1,233,560	$1,197,670 +3%	$1,215,390 +1.49%	$1,069,890 +15.3%	$1,078,390 +14.39%	$999,310 +23.44%
Median Sold Price Last Updated: 10/31/2026	$1,310,000	$1,270,000 +3.15%	$1,299,000 +0.85%	$1,200,000 +9.17%	$879,000 +49.03%	$1,180,000 +11.02%
Median List Price Last Updated: 10/31/2026	$1,249,950	$1,200,000 +4.16%	$1,574,499 -20.61%	$1,297,450 -3.66%	$1,495,000 -16.39%	$1,237,000 +1.05%

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.

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Ocean City, NJ 08226

kw JERSEY SHORE
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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: $50K+, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size: Any, Year Built: Any

Summary

For Sale Activity in the Last 12 Months



Legend

- For Sale
- For Sale Pending
- Recently Closed
- Closed, Hold, Withdrawn, Expired, or Canceled

	New	Pending	Closed
Number of Properties	50	50	50
Lowest Listing Price / Est.Value	$145,000	$199,999	$144,800
Median Listing Price / Est.Value	$1,175,000	$1,300,000	$1,350,000
Highest Listing Price / Est.Value	$15,500,000	$6,695,000	$4,000,000
Average Price / sqft	$1,183	$1,081	$1,007
Median Price / sqft	$748	$824	$878
Average Days in RPR	43	66	63
Median Days in RPR	24	37	27
Total Volume	$101,836,793	$89,349,697	$79,173,198
Source	Listings	Listings	Public Records & Listings

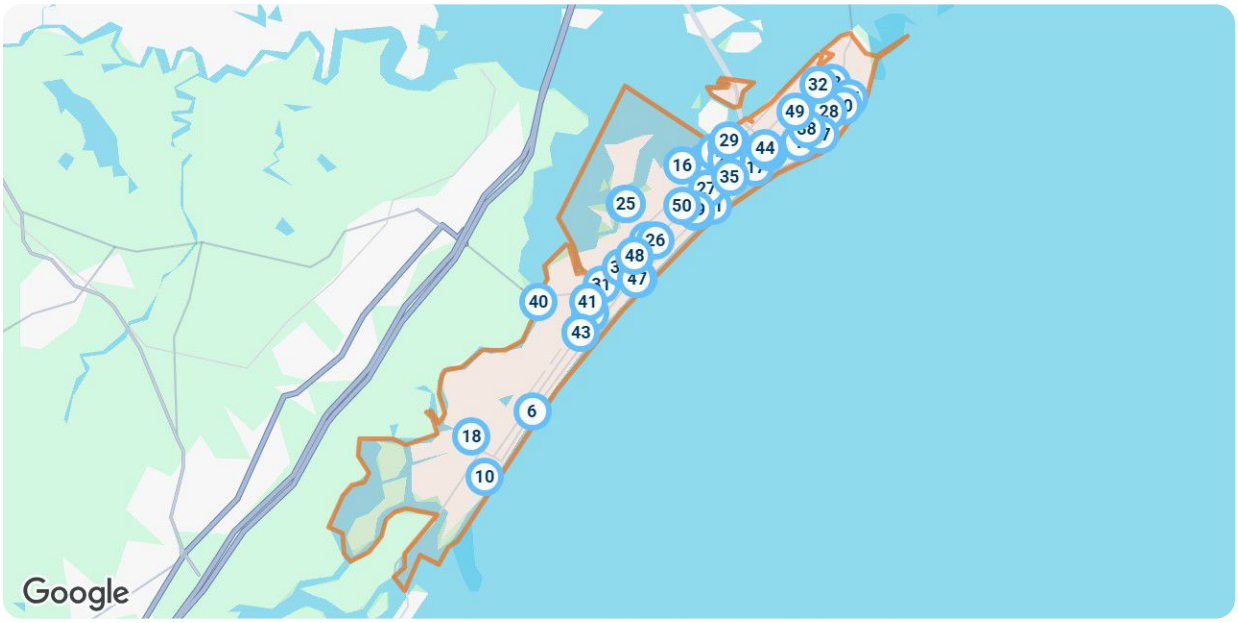
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Ocean City, NJ 08226

Market Activity Breakdown

New

Source: Listings



New: 50 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **220 Northpoint Rd** **Ocean City, NJ 08226** MLS ID: 611086 Active / For Sale	Single Family	4/5	2,300	3,690 sqft	2022	8/21/2026 80 days	$2,899,000 $1,260/sq ft
Listing Courtesy of COMPASS NEW JERSEY-OCEAN CITY (O463E)							
2  **807 3rd St** **Ocean City, NJ 08226** MLS ID: 613358 Active / For Sale	Single Family	4/2	1,606	3,001 sqft	2018	10/30/2026 10 days	$1,500,000 $934/sq ft
Listing Courtesy of OPUS ELITE REAL ESTATE							
3  **19 Sunnyside Ct** **Ocean City, NJ 08226** MLS ID: 613211 Active / For Sale	Single Family	6/4	1,248	5,001 sqft	2016	10/26/2026 14 days	$2,499,999 $2,003/sq ft
Listing Courtesy of GOLDCOAST SOTHEBY'S INTERNATIONAL REALTY							
4  **1103 West Ave** **Ocean City, NJ 08226** MLS ID: 612806 Active / For Sale	Single Family	3/2	960	1,350 sqft	1917	10/12/2026 28 days	$694,900 $724/sq ft
Listing Courtesy of GOLDCOAST SOTHEBY'S INTERNATIONAL REALTY							
5  **1115 West Ave, #1** **Ocean City, NJ 08226** MLS ID: 611078 Active / For Sale	Condo/Townhouse/Apt.	3/2	–	–	–	8/20/2026 81 days	$1,149,999 –/sq ft
Listing Courtesy of GOLDCOAST SOTHEBY'S INTERNATIONAL REALTY							

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Ocean City, NJ 08226

kw JERSEY SHORE
KELLERWILLIAMS. REALTY

New: 50 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6  **1115 West Ave** **Ocean City, NJ 08226** MLS ID: 610491 Active / For Sale	Multifamily/Multiplex	–/–	–	–	–	8/3/2026 98 days	$2,349,900 –/sq ft
Listing Courtesy of GOLDCOAST SOTHEBY'S INTERNATIONAL REALTY							
7  **1117 West Ave, #2** **Ocean City, NJ 08226** MLS ID: 611077 Active / For Sale	Condo/Townhouse/Apt.	3/2	–	–	–	8/20/2026 81 days	$1,199,999 –/sq ft
Listing Courtesy of GOLDCOAST SOTHEBY'S INTERNATIONAL REALTY							
8  **500 Bay Ave, Apt 608S** **Ocean City, NJ 08226** MLS ID: 613626 Active / For Sale	Condo/Townhouse/Apt.	2/2	1,364	–	1977	11/8/2026 1 day	$724,000 $531/sq ft
Listing Courtesy of BHHS FOX AND ROACH-SIMPSON OC							
9  **1008 Wesley Ave, #209** **Ocean City, NJ 08226** MLS ID: 612542 Active / For Sale	Condo/Townhouse/Apt.	1/1	518	–	1986	10/3/2026 37 days	$380,000 $734/sq ft
Listing Courtesy of COMPASS NEW JERSEY-OCEAN CITY (O463E)							
10  **6 Spinnaker Ct, #6** **Ocean City, NJ 08226** MLS ID: 613624 Active / For Sale	Condo/Townhouse/Apt.	2/2	–	–	1985	11/8/2026 1 day	$699,999 –/sq ft
Listing Courtesy of OASIS REALTY							
11  **317 Haven Ave** **Ocean City, NJ 08226** MLS ID: 263152 Active / For Sale	Condo/Townhouse/Apt.	3/2	1,084	3,833 sqft	1978	11/3/2026 6 days	$800,000 $738/sq ft
Listing Courtesy of KELLER WILLIAMS REALTY JERSEY SHORE WC							
12  **317 Haven Ave, #1** **Ocean City, NJ 08226** MLS ID: 613453 Active / For Sale	Condo/Townhouse/Apt.	3/2	1,084	–	1979	11/3/2026 6 days	$800,000 $738/sq ft
Listing Courtesy of KELLER WILLIAMS REALTY JERSEY SHORE - WILDWOOD CREST							
13  **1008 Wesley Ave** **Ocean City, NJ 08226** MLS ID: 263088 Active / For Sale	Condo/Townhouse/Apt.	1/1	518	–	1986	9/25/2026 45 days	$380,000 $734/sq ft
Listing Courtesy of COMPASS RE - AVALON DUNE							
14  **2333 West Ave** **Ocean City, NJ 08226** MLS ID: 606354 Active / For Sale	Single Family	5/5	480	2,701 sqft	1943	4/4/2026 219 days	$2,650,000 $5,521/sq ft
Listing Courtesy of BHHS FOX AND ROACH-109 34TH OC							
15  **1824 West Ave, Apt 4** **Ocean City, NJ 08226** MLS ID: 613565 Active / For Sale	Condo/Townhouse/Apt.	2/2	772	5,998 sqft	1985	11/5/2026 4 days	$574,900 $745/sq ft
Listing Courtesy of BHHS FOX AND ROACH-SIMPSON OC							

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Ocean City, NJ 08226

New: 50 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
16	 **613 Whelk Dr, #613** **Ocean City, NJ 08226** MLS ID: 612450 Active / For Sale *Listing Courtesy of RE/MAX AT THE SEA*	Condo/Townhouse/Apt.	2/2	1,005	–	1981	10/1/2026 39 days	$749,900 $746/sq ft
17	 **827 Saint Charles Pl** **Ocean City, NJ 08226** MLS ID: 611607 Active / For Sale *Listing Courtesy of BHHS FOX AND ROACH-SIMPSON OC*	Single Family	6/7	3,200	–	2026	9/5/2026 65 days	$4,599,000 $1,437/sq ft
18	 **3613 Asbury Ave, #3615** **Ocean City, NJ 08226** MLS ID: 613482 Active / For Sale *Listing Courtesy of EXP REALTY - OCEAN CITY S382K*	Condo/Townhouse/Apt.	3/2	1,160	3,001 sqft	1989	11/3/2026 6 days	$1,149,900 $991/sq ft
19	 **108 Wahoo Dr** **Ocean City, NJ 08226** MLS ID: 613539 Active / For Sale *Listing Courtesy of OCEAN REEF CLUB REALTY*	Condo/Townhouse/Apt.	2/2	1,240	–	1986	11/5/2026 4 days	$825,000 $665/sq ft
20	 **339 E Atlantic Blvd** **Ocean City, NJ 08226** MLS ID: 262804 Active / For Sale *Listing Courtesy of BERKSHIRE HATHAWAY HS FOX & ROACH - SIMPSON*	Single Family	5/5	5,644	7,340 sqft	2023	9/30/2026 40 days	$15,500,000 $2,746/sq ft
21	 **12 E Newcastle Rd** **Ocean City, NJ 08226** MLS ID: 262683 Active / For Sale *Listing Courtesy of GOLDCOAST SOTHEBY'S INTERNATIONAL REALTY*	Single Family	5/6	–	5,415 sqft	2025	9/21/2026 49 days	$7,499,000 –/sq ft
22	 **202 18th St** **Ocean City, NJ 08226** MLS ID: 263064 Active / For Sale *Listing Courtesy of EXP REALTY*	Condo/Townhouse/Apt.	3/2	1,712	5,184 sqft	1982	10/23/2026 17 days	$1,249,900 $730/sq ft
23	 **1033 Wesley Ave, #1** **Ocean City, NJ 08226** MLS ID: 613556 Active / For Sale *Listing Courtesy of EXP REALTY - OCEAN CITY S382K*	Condo/Townhouse/Apt.	4/2	1,379	3,676 sqft	2005	11/5/2026 4 days	$1,399,900 $1,015/sq ft
24	 **892 3rd St** **Ocean City, NJ 08226** MLS ID: 613607 Active / For Sale *Listing Courtesy of BHHS FOX AND ROACH-109 34TH OC*	Single Family	4/3	–	1,664 sqft	–	11/6/2026 3 days	$3,250,000 –/sq ft
25	 **824 E 6th St, #2** **Ocean City, NJ 08226** MLS ID: 612645 Active / For Sale *Listing Courtesy of BHHS FOX AND ROACH-SIMPSON OC*	Condo/Townhouse/Apt.	3/2	1,220	3,001 sqft	1999	10/6/2026 34 days	$1,350,000 $1,107/sq ft

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Ocean City, NJ 08226

New: 50 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
26  **1937 Asbury Ave, #1** **Ocean City, NJ 08226** MLS ID: 613601 Active / For Sale *Listing Courtesy of BHHS FOX AND ROACH-SIMPSON OC*	Condo/Townhouse/Apt.	3/2	1,128	3,001 sqft	1989	11/6/2026 3 days	$1,075,000 $953/sq ft
27  **1904 Glenwood Dr** **Ocean City, NJ 08226** MLS ID: 613495 Active / For Sale *Listing Courtesy of BHHS FOX AND ROACH-109 34TH OC*	Single Family	6/7	2,632	5,001 sqft	2026	11/4/2026 5 days	$10,750,000 $4,084/sq ft
28  **841 Central Ave, #B** **Ocean City, NJ 08226** MLS ID: 610923 Active / For Sale *Listing Courtesy of BHHS FOX AND ROACH-109 34TH OC*	Condo/Townhouse/Apt.	4/2	1,589	3,999 sqft	1908	8/15/2026 86 days	$949,000 $597/sq ft
29  **1919 Wesley Ave # South Th Av** **Ocean City, NJ 08226** MLS ID: 613594 Active / For Sale *Listing Courtesy of BHHS FOX AND ROACH-109 34TH OC*	Condo/Townhouse/Apt.	4/5	2,434	–	1996	11/6/2026 3 days	$3,295,000 $1,354/sq ft
30  **609 18th St, #1** **Ocean City, NJ 08226** MLS ID: 612658 Active / For Sale *Listing Courtesy of FOX REAL ESTATE-BRIGHTON*	Condo/Townhouse/Apt.	3/3	1,663	4,552 sqft	1994	10/7/2026 33 days	$1,595,000 $959/sq ft
31  **804 Brighton Pl, Apt 2** **Ocean City, NJ 08226** MLS ID: 612694 Active / For Sale *Listing Courtesy of FOX REAL ESTATE-BRIGHTON*	Condo/Townhouse/Apt.	4/2	–	–	–	10/8/2026 32 days	$1,150,000 –/sq ft
32  **833 3rd St** **Ocean City, NJ 08226** MLS ID: 613587 Active / For Sale *Listing Courtesy of BHHS FOX AND ROACH-109 34TH OC*	Single Family	4/3	2,065	1,498 sqft	1920	11/6/2026 3 days	$2,495,000 $1,208/sq ft
33  **807 E 8th St** **Ocean City, NJ 08226** MLS ID: 263096 Active / For Sale *Listing Courtesy of MARCHESE REAL ESTATE LLC*	Condo/Townhouse/Apt.	–/1	–	–	1928	10/28/2026 12 days	$145,000 –/sq ft
34  **144 Reef Dr, #15** **Ocean City, NJ 08226** MLS ID: 612524 Active / For Sale *Listing Courtesy of BERGER REALTY-D*	Condo/Townhouse/Apt.	3/2	–	–	1985	10/3/2026 37 days	$799,000 –/sq ft
35  **300 11th St** **Ocean City, NJ 08226** MLS ID: 613571 Active / For Sale *Listing Courtesy of KELLER WILLIAMS REALTY ATLANTIC SHORE-BRIGANTINE*	Multifamily/Multiplex	–/–	2,168	2,100 sqft	1912	11/6/2026 3 days	$899,000 $415/sq ft

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Ocean City, NJ 08226

New: 50 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
36	 **103 Somerset Ln** **Ocean City, NJ 08226** MLS ID: 263147 Active / For Sale *Listing Courtesy of OVATION REALTY*	Single Family	5/4	–	8,999 sqft	2026	11/2/2026 7 days	$2,800,000 –/sq ft
37	 **935 Ocean Ave, Apt 318** **Ocean City, NJ 08226** MLS ID: 613055 Active / For Sale *Listing Courtesy of KELLER WILLIAMS REALTY JESEY SHORE - OCEAN CITY*	Condo/Townhouse/Apt.	3/2	1,166	–	1977	10/20/2026 20 days	$749,900 $643/sq ft
38	 **1939 Asbury Ave, #2** **Ocean City, NJ 08226** MLS ID: 612676 Active / For Sale *Listing Courtesy of BHHS FOX AND ROACH-SIMPSON OC*	Condo/Townhouse/Apt.	3/2	1,128	–	1989	10/7/2026 33 days	$924,900 $820/sq ft
39	 **840 Ocean Ave, #45** **Ocean City, NJ 08226** MLS ID: 605211 Active / For Sale *Listing Courtesy of CENTURY 21 ALLIANCE-O1O4J*	Condo/Townhouse/Apt.	1/1	254	540 sqft	1961	3/1/2026 253 days	$189,900 $748/sq ft
40	 **1632 Asbury Ave** **Ocean City, NJ 08226** MLS ID: 613341 Active / For Sale *Listing Courtesy of KELLER WILLIAMS REALTY JESEY SHORE - OCEAN CITY*	Condo/Townhouse/Apt.	3/2	–	3,001 sqft	2022	10/30/2026 10 days	$1,250,000 –/sq ft
41	 **900 Wesley Ave, #103** **Ocean City, NJ 08226** MLS ID: 612300 Active / For Sale *Listing Courtesy of KELLER WILLIAMS REAL ESTATE - LANGHORNE*	Condo/Townhouse/Apt.	1/1	352	–	1972	9/25/2026 45 days	$235,000 $668/sq ft
42	 **322 Boardwalk, #304** **Ocean City, NJ 08226** MLS ID: 613555 Active / For Sale *Listing Courtesy of GOLDCOAST SOTHEBY'S INTERNATIONAL REALTY*	Condo/Townhouse/Apt.	2/2	1,086	–	1973	10/30/2026 10 days	$795,000 $732/sq ft
43	 **301 Alder Ln** **Ocean City, NJ 08226** MLS ID: 262354 Active / For Sale *Listing Courtesy of COMPASS RE - AVALON DUNE*	Condo/Townhouse/Apt.	4/3	2,349	–	1989	8/21/2026 80 days	$1,549,999 $660/sq ft
44	 **301 Alder Ln, #301** **Ocean City, NJ 08226** MLS ID: 610234 Active / For Sale *Listing Courtesy of COMPASS NEW JERSEY-OCEAN CITY (O463E)*	Condo/Townhouse/Apt.	4/4	2,349	–	–	7/27/2026 105 days	$1,549,999 $660/sq ft
45	 **4701 West Ave** **Ocean City, NJ 08226** MLS ID: 609921 Active / For Sale *Listing Courtesy of BHHS FOX AND ROACH-109 34TH OC*	Single Family	4/3	3,100	–	1973	7/17/2026 115 days	$2,199,999 $710/sq ft

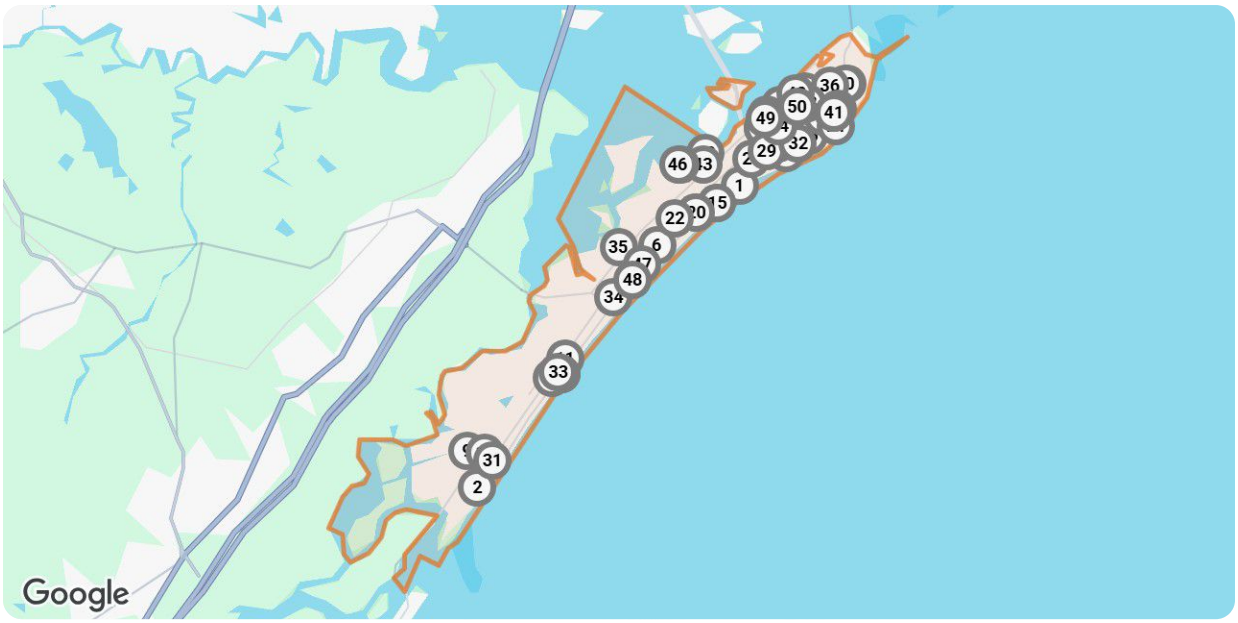
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Ocean City, NJ 08226

New: 50 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
46  **1122 Ocean Ave, Apt 1ST** **Ocean City, NJ 08226** MLS ID: 606131 Active / For Sale *Listing Courtesy of BERGER REALTY-MAIN*	Condo/Townhouse/Apt.	3/2	1,165	–	–	3/30/2026 224 days	$1,099,900 $944/sq ft
47  **3700 Oxford Ln** **Ocean City, NJ 08226** MLS ID: 613508 Active / For Sale *Listing Courtesy of GOLDCOAST SOTHEBY'S INTERNATIONAL REALTY*	Single Family	4/3	898	5,001 sqft	1953	11/4/2026 5 days	$2,795,000 $3,112/sq ft
48  **301 22nd St** **Ocean City, NJ 08226** MLS ID: 613313 Active / For Sale *Listing Courtesy of BHHS FOX AND ROACH-WEST AVE OC*	Single Family	5/3	2,201	6,299 sqft	1957	10/29/2026 11 days	$2,200,000 $1,000/sq ft
49  **29 Sunset Pl** **Ocean City, NJ 08226** MLS ID: 612777 Active / For Sale *Listing Courtesy of COMPASS NEW JERSEY-OCEAN CITY (O463E)*	Single Family	5/4	2,600	2,601 sqft	2026	10/10/2026 30 days	$3,150,000 $1,212/sq ft
50  **719 E 11th St, #608** **Ocean City, NJ 08226** MLS ID: 613492 Active / For Sale *Listing Courtesy of FOX REAL ESTATE-OCEAN*	Condo/Townhouse/Apt.	1/1	580	–	–	11/4/2026 5 days	$319,900 $552/sq ft

Pending

Source: Listings



Legend

Pending

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Ocean City, NJ 08226

kw JERSEY SHORE
KELLERWILLIAMS. REALTY

	Pending: 50 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	 **814 E 7th St, Apt 1** **Ocean City, NJ 08226** MLS ID: 608872 Pending / For Sale *Listing Courtesy of KELLER WILLIAMS REALTY JERSEY SHORE - OCEAN CITY*	Condo/Townhouse/Apt.	3/2	–	– –	6/13/2026	$949,900 –/sq ft	11/3/2026 143 days
2	 **119 Simpson Ave** **Ocean City, NJ 08226** MLS ID: 263046 Pending / For Sale *Listing Courtesy of KW EMPOWER*	Single Family	5/5	3,468	4,600 sqft 2027	10/23/2026	$2,500,000 $721/sq ft	10/28/2026 5 days
3	 **814 Wesley Rd** **Ocean City, NJ 08226** MLS ID: 606735 Pending / For Sale *Listing Courtesy of BHHS FOX AND ROACH-109 34TH OC*	Single Family	4/3	2,095	7,601 sqft 1952	4/12/2026	$2,800,000 $1,337/sq ft	11/2/2026 204 days
4	 **3566 West Ave** **Ocean City, NJ 08226** MLS ID: 612781 Pending / For Sale *Listing Courtesy of BERGER REALTY-MAIN*	Condo/Townhouse/Apt.	3/2	–	3,999 sqft –	10/10/2026	$930,000 –/sq ft	11/2/2026 23 days
5	 **5605 Asbury Ave, #5605** **Ocean City, NJ 08226** MLS ID: 613372 Pending / For Sale *Listing Courtesy of MONIHAN REALTY*	Condo/Townhouse/Apt.	3/2	1,237	– 1986	10/30/2026	$949,900 $768/sq ft	11/3/2026 4 days
6	 **605 E 8th St, Apt A** **Ocean City, NJ 08226** MLS ID: 606009 Pending / For Sale *Listing Courtesy of BHHS FOX AND ROACH-109 34TH OC*	Condo/Townhouse/Apt.	3/2	1,231	2,073 sqft 1905	3/25/2026	$699,000 $568/sq ft	10/31/2026 220 days
7	 **259 Asbury Ave, #2** **Ocean City, NJ 08226** MLS ID: 612453 Pending / For Sale *Listing Courtesy of COMPASS NEW JERSEY-OCEAN CITY (O463E)*	Condo/Townhouse/Apt.	4/2	–	– 2001	10/1/2026	$1,499,000 –/sq ft	10/23/2026 22 days
8	 **1631 Asbury Ave, #2nd** **Ocean City, NJ 08226** MLS ID: 613460 Pending / For Sale *Listing Courtesy of MARR AGENCY*	Condo/Townhouse/Apt.	4/3	1,644	– 1999	11/3/2026	$1,350,000 $821/sq ft	11/3/2026 – days
9	 **3528 Asbury Ave, #1** **Ocean City, NJ 08226** MLS ID: 612427 Pending / For Sale *Listing Courtesy of FOX REAL ESTATE-BRIGHTON*	Condo/Townhouse/Apt.	3/2	1,152	3,798 sqft 1972	10/1/2026	$1,075,000 $933/sq ft	10/12/2026 11 days
10	 **105 Anchorage Dr** **Ocean City, NJ 08226** MLS ID: 613236 Pending / For Sale *Listing Courtesy of GOLDCOAST SOTHEBY'S INTERNATIONAL REALTY*	Single Family	4/2	1,600	4,748 sqft 1966	10/26/2026	$1,095,000 $684/sq ft	10/30/2026 4 days

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Ocean City, NJ 08226

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	Pending: 50 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
11	 **3509 Central Ave, #North Ocean City, NJ 08226** MLS ID: 610450 Pending / For Sale *Listing Courtesy of BHHS FOX AND ROACH-109 34TH OC*	Condo/Townhouse/Apt.	4/3	1,470	– 1991	8/1/2026	$2,299,000 $1,564/sq ft	10/28/2026 88 days
12	 **508 Battersea Rd, #1 Ocean City, NJ 08226** MLS ID: 612735 Pending / For Sale *Listing Courtesy of BHHS FOX AND ROACH-HADDONFIELD*	Condo/Townhouse/Apt.	4/3	–	– 2001	10/7/2026	$1,449,000 –/sq ft	10/30/2026 23 days
13	 **48 Safe Harbor Dr, #1 Ocean City, NJ 08226** MLS ID: 612730 Pending / For Sale *Listing Courtesy of BHHS FOX AND ROACH-109 34TH OC*	Condo/Townhouse/Apt.	3/2	1,232	– 1985	10/6/2026	$870,000 $706/sq ft	10/7/2026 1 day
14	 **625 Bay Ave Ocean City, NJ 08226** MLS ID: 611456 Pending / For Sale *Listing Courtesy of BHHS FOX AND ROACH-109 34TH OC*	Single Family	5/5	2,250	– 2023	9/2/2026	$2,250,000 $1,000/sq ft	9/29/2026 27 days
15	 **900 Wesley Ave, #111 Ocean City, NJ 08226** MLS ID: 602303 Pending / For Sale *Listing Courtesy of EXP REALTY - OCEAN CITY S382K*	Condo/Townhouse/Apt.	–/1	303	– 1972	11/13/2025	$199,999 $660/sq ft	9/24/2026 315 days
16	 **2509 West Ave Ocean City, NJ 08226** MLS ID: 612467 Pending / For Sale *Listing Courtesy of BERGER REALTY-MAIN*	Single Family	5/5	3,200	5,401 sqft 2005	10/1/2026	$2,875,000 $898/sq ft	10/18/2026 17 days
17	 **612 E 14th St, Apt 1 Ocean City, NJ 08226** MLS ID: 610009 Pending / For Sale *Listing Courtesy of GOLDCOAST SOTHEBY'S INTERNATIONAL REALTY*	Condo/Townhouse/Apt.	2/1	794	– –	7/20/2026	$679,000 $855/sq ft	10/7/2026 79 days
18	 **233 W 17th St Ocean City, NJ 08226** MLS ID: 603617 Pending / For Sale *Listing Courtesy of COMPASS NEW JERSEY-OCEAN CITY (O463E)*	Single Family	4/5	2,000	– 2025	1/9/2026	$4,250,000 $2,125/sq ft	4/9/2026 90 days
19	 **324 W 17th St Ocean City, NJ 08226** MLS ID: 611094 Pending / For Sale *Listing Courtesy of COMPASS NEW JERSEY-OCEAN CITY (O463E)*	Single Family	2/2	1,142	2,949 sqft 1968	8/21/2026	$849,900 $744/sq ft	10/14/2026 54 days
20	 **26 35th St Ocean City, NJ 08226** MLS ID: 262629 Pending / For Sale *Listing Courtesy of PROVIDENT LEGACY REALTORS*	Condo/Townhouse/Apt.	2/1	866	– 1968	9/14/2026	$449,999 $520/sq ft	10/1/2026 17 days

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Ocean City, NJ 08226

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	Pending: 50 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
21	 **11 W 7th St** **Ocean City, NJ 08226** MLS ID: 607927 Pending / For Sale *Listing Courtesy of EXP REALTY - OCEAN CITY S382K*	Multifamily/Multiplex	–/–	2,792	6,900 sqft 1965	5/15/2026	$1,199,900 $430/sq ft	6/30/2026 46 days
22	 **332 Asbury Ave** **Ocean City, NJ 08226** MLS ID: 609530 Pending / For Sale *Listing Courtesy of COMPASS NEW JERSEY-OCEAN CITY (O463E)*	Single Family	5/3	1,920	– 1930	7/3/2026	$999,900 $521/sq ft	7/6/2026 3 days
23	 **2029 Asbury Ave** **Ocean City, NJ 08226** MLS ID: 606166 Pending / For Sale *Listing Courtesy of MARR AGENCY*	Single Family	5/5	922	– 2026	3/31/2026	$3,195,000 $3,465/sq ft	3/31/2026 – days
24	 **2529 Asbury Ave** **Ocean City, NJ 08226** MLS ID: 606089 Pending / For Sale *Listing Courtesy of BHHS FOX AND ROACH-109 34TH OC*	Single Family	5/4	957	– –	3/27/2026	$3,495,000 $3,652/sq ft	8/21/2026 147 days
25	 **3721 Asbury Ave, #2** **Ocean City, NJ 08226** MLS ID: 612892 Pending / For Sale *Listing Courtesy of COLLINI REAL ESTATE, LLC*	Condo/Townhouse/Apt.	3/2	1,198	3,001 sqft 2005	10/12/2026	$1,249,999 $1,043/sq ft	10/27/2026 15 days
26	 **4305 Asbury Ave, #1** **Ocean City, NJ 08226** MLS ID: 610427 Pending / For Sale *Listing Courtesy of BHHS FOX AND ROACH-SIMPSON OC*	Condo/Townhouse/Apt.	3/2	1,088	– 1989	7/31/2026	$999,000 $918/sq ft	8/8/2026 8 days
27	 **4550 Asbury Ave** **Ocean City, NJ 08226** MLS ID: 607290 Pending / For Sale *Listing Courtesy of BERGER REALTY-MAIN*	Single Family	5/3	1,982	– 2002	4/29/2026	$2,795,000 $1,410/sq ft	6/2/2026 34 days
28	 **2800 Bay Ave** **Ocean City, NJ 08226** MLS ID: 608838 Pending / For Sale *Listing Courtesy of BHHS FOX AND ROACH-109 34TH OC*	Single Family	5/3	2,384	– 2002	6/12/2026	$1,649,000 $692/sq ft	9/17/2026 97 days
29	 **3112 Bay Ave** **Ocean City, NJ 08226** MLS ID: 608212 Pending / For Sale *Listing Courtesy of BERGER REALTY-D*	Single Family	5/4	924	4,626 sqft 2026	5/26/2026	$2,495,000 $2,700/sq ft	5/26/2026 – days
30	 **336-338 Bay Ave, Apt 205** **Ocean City, NJ 08226** MLS ID: 608643 Pending / For Sale *Listing Courtesy of LONG AND FOSTER REAL ESTATE INC-AVALON*	Condo/Townhouse/Apt.	2/2	1,380	– 1974	6/5/2026	$799,000 $579/sq ft	8/27/2026 83 days

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Ocean City, NJ 08226

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	Pending: 50 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
31	 **234 Central Ave** **Ocean City, NJ 08226** MLS ID: 600005 Pending / For Sale *Listing Courtesy of LONG AND FOSTER REAL ESTATE INC-OCEAN CITY, 9TH ST*	Single Family	6/5	3,368	– –	9/4/2025	$1,945,000 $577/sq ft	1/25/2026 143 days
32	 **5441 Central Ave** **Ocean City, NJ 08226** MLS ID: 253130 Pending / For Sale *Listing Courtesy of BERGER REALTY*	Lot/Land	–/–	2,048	3,920 sqft –	10/22/2025	$5,195,000 $2,537/sq ft	6/22/2026 243 days
33	 **224 Haven Ave** **Ocean City, NJ 08226** MLS ID: 262417 Pending / For Sale *Listing Courtesy of YOUR TOWN REALTY*	Single Family	3/2	960	– 1965	8/31/2026	$997,000 $1,039/sq ft	9/25/2026 25 days
34	 **2016 Haven Ave** **Ocean City, NJ 08226** MLS ID: 608115 Pending / For Sale *Listing Courtesy of HOUWZER, INC*	Single Family	3/2	1,150	4,600 sqft 1957	5/21/2026	$1,449,000 $1,260/sq ft	10/19/2026 151 days
35	 **3408 Haven Ave, #301** **Ocean City, NJ 08226** MLS ID: 603433 Pending / For Sale *Listing Courtesy of GOLDCOAST SOTHEBY'S INTERNATIONAL REALTY*	Condo/Townhouse/Apt.	–/1	360	– 1979	1/2/2026	$225,000 $625/sq ft	3/1/2026 58 days
36	 **10 W Newcastle Rd** **Ocean City, NJ 08226** MLS ID: 608189 Pending / For Sale *Listing Courtesy of BHHS FOX AND ROACH-109 34TH OC*	Single Family	4/6	4,139	7,261 sqft 2014	5/23/2026	$6,695,000 $1,618/sq ft	10/1/2026 131 days
37	 **935 Ocean Ave, Apt 228** **Ocean City, NJ 08226** MLS ID: 610545 Pending / For Sale *Listing Courtesy of FOX REAL ESTATE-OCEAN*	Condo/Townhouse/Apt.	2/2	778	– 1977	8/5/2026	$514,900 $662/sq ft	10/14/2026 70 days
38	 **935 Ocean Ave, Apt 605** **Ocean City, NJ 08226** MLS ID: 605289 Pending / For Sale *Listing Courtesy of BHHS FOX AND ROACH-SIMPSON OC*	Condo/Townhouse/Apt.	2/2	920	– –	3/4/2026	$690,000 $750/sq ft	3/10/2026 6 days
39	 **1341 Pleasure Ave** **Ocean City, NJ 08226** MLS ID: 612353 Pending / For Sale *Listing Courtesy of BERGER REALTY-A*	Single Family	4/4	1,950	2,526 sqft 1916	9/29/2026	$1,499,000 $769/sq ft	10/20/2026 21 days
40	 **1420 Pleasure Ave** **Ocean City, NJ 08226** MLS ID: 607659 Pending / For Sale *Listing Courtesy of BHHS FOX AND ROACH-109 34TH OC*	Single Family	7/5	4,282	– –	5/8/2026	$5,199,000 $1,214/sq ft	5/8/2026 – days

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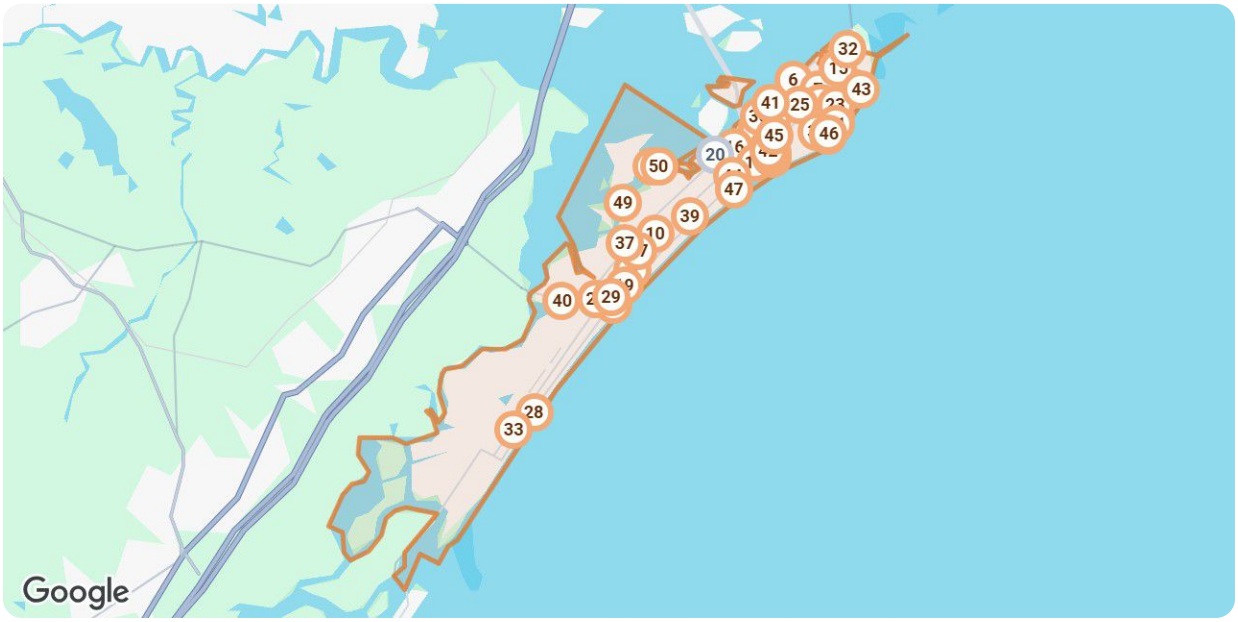
	Pending: 50 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
41	 **106 Roosevelt Blvd** **Ocean City, NJ 08226** MLS ID: 611338 Pending / For Sale *Listing Courtesy of CENTURY 21 ALLIANCE-O104J*	Single Family	3/2	1,732	5,998 sqft 1973	8/26/2026	$974,900 $563/sq ft	10/16/2026 51 days
42	 **1317 Simpson Ave** **Ocean City, NJ 08226** MLS ID: 612689 Pending / For Sale *Listing Courtesy of COMPASS NEW JERSEY-OCEAN CITY (O463E)*	Single Family	4/2	1,569	4,600 sqft 1960	8/26/2026	$999,500 $637/sq ft	10/22/2026 57 days
43	 **2941 Simpson Ave** **Ocean City, NJ 08226** MLS ID: 612423 Pending / For Sale *Listing Courtesy of BHHS FOX AND ROACH-SIMPSON OC*	Single Family	4/3	1,932	4,600 sqft 1987	10/1/2026	$1,599,000 $828/sq ft	10/23/2026 22 days
44	 **205 Somerset Ln** **Ocean City, NJ 08226** MLS ID: 610763 Pending / For Sale *Listing Courtesy of BHHS FOX AND ROACH-WEST AVE OC*	Single Family	4/2	1,483	– 1953	8/11/2026	$899,000 $606/sq ft	9/4/2026 24 days
45	 **39 Spruce Rd** **Ocean City, NJ 08226** MLS ID: 612045 Pending / For Sale *Listing Courtesy of BHHS FOX AND ROACH-WEST AVE OC*	Single Family	5/3	2,886	5,001 sqft 2001	9/18/2026	$1,949,000 $675/sq ft	10/25/2026 37 days
46	 **826 Stenton Pl** **Ocean City, NJ 08226** MLS ID: 612318 Pending / For Sale *Listing Courtesy of BHHS FOX AND ROACH-SIMPSON OC*	Single Family	5/4	2,241	– 2027	9/27/2026	$3,299,000 $1,472/sq ft	9/27/2026 – days
47	 **56 Sunset Pl** **Ocean City, NJ 08226** MLS ID: 612902 Pending / For Sale *Listing Courtesy of BHHS FOX AND ROACH-CHERRY HILL*	Single Family	3/1	1,028	3,054 sqft 1910	10/12/2026	$879,900 $856/sq ft	10/15/2026 3 days
48	 **315 E Surf Rd** **Ocean City, NJ 08226** MLS ID: 612278 Pending / For Sale *Listing Courtesy of BERGER REALTY-A*	Single Family	4/2	1,512	– –	9/18/2026	$1,950,000 $1,290/sq ft	10/5/2026 17 days
49	 **12 Walton Pl** **Ocean City, NJ 08226** MLS ID: 607671 Pending / For Sale *Listing Courtesy of BHHS FOX AND ROACH-WEST AVE OC*	Lot/Land	–/–	1,428	– 1900	5/8/2026	$699,000 $489/sq ft	7/22/2026 75 days
50	 **13 Waterway Rd** **Ocean City, NJ 08226** MLS ID: 607698 Pending / For Sale *Listing Courtesy of COMPASS NEW JERSEY-OCEAN CITY (O463E)*	Single Family	5/6	2,930	– 1964	5/8/2026	$2,795,000 $954/sq ft	7/15/2026 68 days

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Ocean City, NJ 08226

Closed

Source: Public Records and Listings



Legend

Closed

Closed: 50 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  **1435 Asbury Ave, #2nd floor** **Ocean City, NJ 08226** MLS ID: 603383 Closed / For Sale *Courtesy of BHHS FOX AND ROACH-SIMPSON OC*	Condo/Townhouse/Apt.	3/2	1,200	– 2010	3/5/2026 12 days	$1,272,500 $1,060/sq ft	↓ 1.74%
2  **4422 Central Ave, #2nd Floor** **Ocean City, NJ 08226** MLS ID: 605353 Closed / For Sale *Courtesy of BHHS FOX AND ROACH-SIMPSON OC*	Condo/Townhouse/Apt.	4/2	1,528	– 2007	4/30/2026 10 days	$1,660,000 $1,086/sq ft	↓ 5.14%
3  **1429 Central Ave # 2nd 3rd Ave** **Ocean City, NJ 08226** MLS ID: 604581 Closed / For Sale *Courtesy of BHHS FOX AND ROACH-109 34TH OC*	Condo/Townhouse/Apt.	3/2	1,215	– –	5/8/2026 36 days	$779,000 $641/sq ft	↓ 6.13%
4  **1436 Central Ave, #1436** **Ocean City, NJ 08226** MLS ID: 605963 Closed / For Sale *Courtesy of BHHS FOX AND ROACH-SIMPSON OC*	Condo/Townhouse/Apt.	4/2	1,525	– 2011	4/24/2026 11 days	$1,489,000 $976/sq ft	↑ 0.68%
5  **831 Atlantic Ave, Unit 209** **Ocean City, NJ 08226** MLS ID: 605534 Closed / For Sale *Courtesy of KELLER WILLIAMS REAL ESTATE - BLUE BELL*	Condo/Townhouse/Apt.	1/1	532	– 1975	4/30/2026 10 days	$325,000 $611/sq ft	–

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	Closed: 50 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 %
6	 **57 Central Rd** **Ocean City, NJ 08226** MLS ID: 262727 Closed / For Sale *Courtesy of FARINA & BOESHE, INC*	Condo/Townhouse/Apt.	4/2	1,516	3,659 sqft 2022	11/4/2026 4 days	$1,450,000 $956/sq ft	–
7	 **907 2nd St, #1** **Ocean City, NJ 08226** MLS ID: 611417 Closed / For Sale *Courtesy of FOX REAL ESTATE-BRIGHTON*	Condo/Townhouse/Apt.	4/2	1,516	4,199 sqft 2002	11/6/2026 22 days	$1,750,000 $1,154/sq ft	↓ 7.89%
8	 **620 Asbury Ave, #B** **Ocean City, NJ 08226** MLS ID: 608376 Closed / For Sale *Courtesy of KELLER WILLIAMS REALTY JERSEY SHORE - OCEAN CITY*	Condo/Townhouse/Apt.	3/2	1,130	3,001 sqft 2006	11/6/2026 102 days	$810,000 $717/sq ft	↓ 0.61%
9	 **922 Simpson Ave, #2** **Ocean City, NJ 08226** MLS ID: 602802 Closed / For Sale *Courtesy of WEICHERT REALTORS ASBURY GROUP-OC*	Condo/Townhouse/Apt.	4/2	1,648	– 2001	2/20/2026 53 days	$965,000 $586/sq ft	↓ 2.52%
10	 **204 28th St** **Ocean City, NJ 08226** MLS ID: 610629 Closed / For Sale *Courtesy of BHHS FOX AND ROACH-109 34TH OC*	Single Family	3/2	1,140	5,175 sqft 1966	11/5/2026 42 days	$1,300,000 $1,140/sq ft	↓ 3.7%
11	 **5527 West Ave, #1** **Ocean City, NJ 08226** MLS ID: 612027 Closed / For Sale *Courtesy of BHHS FOX AND ROACH-109 34TH OC*	Condo/Townhouse/Apt.	4/2	1,559	4,051 sqft 2005	11/3/2026 7 days	$1,450,000 $930/sq ft	↓ 1.69%
12	 **4138 Asbury Ave, #2** **Ocean City, NJ 08226** MLS ID: 602776 Closed / For Sale *Courtesy of LONG AND FOSTER REAL ESTATE INC-OCEAN CITY, 9TH ST*	Condo/Townhouse/Apt.	3/2	1,152	– –	10/30/2026 143 days	$1,400,000 $1,215/sq ft	↓ 6.35%
13	 **2702 Central Ave, #2702** **Ocean City, NJ 08226** MLS ID: 610353 Closed / For Sale *Courtesy of MONIHAN REALTY*	Condo/Townhouse/Apt.	4/2	1,775	– –	11/4/2026 33 days	$1,999,999 $1,127/sq ft	↓ 9.09%
14	 **5154 West Ave, #2** **Ocean City, NJ 08226** MLS ID: 611154 Closed / For Sale *Courtesy of BHHS FOX AND ROACH-SIMPSON OC*	Condo/Townhouse/Apt.	3/2	–	– 1973	10/16/2026 9 days	$899,000 –/sq ft	–
15	 **233 W 17th St** **Ocean City, NJ 08226** MLS ID: 607089 Closed / For Sale *Courtesy of COMPASS NEW JERSEY-OCEAN CITY (0463E)*	Single Family	4/5	2,000	– 2025	9/18/2026 113 days	$3,600,000 $1,800/sq ft	↓ 4%

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Closed: 50 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 %
16  **501 23rd St** **Ocean City, NJ 08226** MLS ID: 605731 **Closed / For Sale** *Courtesy of BHHS FOX AND ROACH-SIMPSON OC*	Single Family	5/3	2,218	– 1924	9/22/2026 85 days	$4,000,000 $1,803/sq ft	↓ 4.74%
17  **401 24th St** **Ocean City, NJ 08226** MLS ID: 609263 **Closed / For Sale** *Courtesy of GOLDCOAST SOTHEBY'S INTERNATIONAL REALTY*	Single Family	5/5	1,143	– 1948	9/15/2026 7 days	$3,950,000 $3,456/sq ft	–
18  **1233 Asbury Ave** **Ocean City, NJ 08226** **Closed / Public Record**	Condo/Townhouse/Apt.	–/–	1,166	3,001 sqft 2015	10/15/2026 – days	$1,200,000 $1,019/sq ft	–
19  **2540 Asbury Ave** **Ocean City, NJ 08226** **Closed / Public Record**	Single Family	–/–	2,288	3,001 sqft 1947	10/7/2026 – days	$1,500,000 $978/sq ft	–
20  **149 E Atlantic Blvd, #1** **Ocean City, NJ 08226** MLS ID: 611025 **Closed / For Sale** *Courtesy of GOLDCOAST SOTHEBY'S INTERNATIONAL REALTY*	Condo/Townhouse/Apt.	4/3	1,722	– 1999	9/25/2026 5 days	$1,950,000 $1,132/sq ft	↓ 2.5%
21  **718 Bay Ave, #20** **Ocean City, NJ 08226** MLS ID: 609967 **Closed / For Sale** *Courtesy of BHHS FOX AND ROACH-109 34TH OC*	Multifamily/Multiplex	–/–	1,601	– 1952	9/30/2026 23 days	$815,000 $509/sq ft	↓ 18.49%
22  **1625 Bay Ave** **Ocean City, NJ 08226** MLS ID: 610241 **Closed / For Sale** *Courtesy of GOLDCOAST SOTHEBY'S INTERNATIONAL REALTY*	Single Family	5/5	2,702	– 2001	9/15/2026 5 days	$1,700,000 $629/sq ft	↓ 1.73%
23  **3109 Bay Ave** **Ocean City, NJ 08226** **Closed / Public Record**	Single Family	–/–	1,310	4,600 sqft 1968	10/6/2026 – days	$985,000 $1,341/sq ft	–
24  **3005 Bayland Dr** **Ocean City, NJ 08226** **Closed / Public Record**	Single Family	–/–	1,268	4,626 sqft 1973	10/9/2026 – days	$1,100,000 $1,225/sq ft	–
25  **322 Boardwalk, #300** **Ocean City, NJ 08226** MLS ID: 604877 **Closed / For Sale** *Courtesy of GOLDCOAST SOTHEBY'S INTERNATIONAL REALTY*	Condo/Townhouse/Apt.	2/2	1,260	– 1973	9/18/2026 179 days	$1,175,000 $933/sq ft	↓ 9.55%

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26	 **322 Boardwalk, #302** **Ocean City, NJ 08226** MLS ID: 611267 Closed / For Sale *Courtesy of GOLDCOAST SOTHEBY'S INTERNATIONAL REALTY*	Condo/Townhouse/Apt.	1/1	546	– 1973	9/30/2026 6 days	$485,000 $888/sq ft	–
27	 **322 Boardwalk, #404** **Ocean City, NJ 08226** MLS ID: 611687 Closed / For Sale *Courtesy of KELLER WILLIAMS REALTY JERSEY SHORE - OCEAN CITY*	Condo/Townhouse/Apt.	2/2	1,086	– 1973	9/25/2026 2 days	$775,000 $714/sq ft	↓ 3%
28	 **3109 Central Ave** **Ocean City, NJ 08226** MLS ID: 591310 Closed / For Sale *Courtesy of BERGER REALTY-MAIN*	Condo/Townhouse/Apt.	4/3	–	– 2025	9/4/2026 544 days	$1,850,000 –/sq ft	↓ 5.12%
29	 **3223 Central Ave, #25** **Ocean City, NJ 08226** Closed / Public Record	Lot/Land	–/–	–	3,999 sqft –	10/8/2026 – days	$1,790,000 –/sq ft	–
30	 **4829 Central Ave, #31** **Ocean City, NJ 08226** Closed / Public Record	Single Family	–/–	3,567	3,999 sqft 2021	10/13/2026 – days	$3,700,000 $1,278/sq ft	–
31	 **5340 Central Ave** **Ocean City, NJ 08226** MLS ID: 261498 Closed / For Sale *Courtesy of PROVIDENT LEGACY REALTORS*	Condo/Townhouse/Apt.	3/2	1,560	– 1986	9/15/2026 26 days	$1,625,000 $1,042/sq ft	↑ 8.33%
32	 **208 Clipper Dr** **Ocean City, NJ 08226** Closed / Public Record	Single Family	–/–	1,747	7,275 sqft 1970	10/7/2026 – days	$960,000 $724/sq ft	–
33	 **872 Delancey Pl** **Ocean City, NJ 08226** Closed / Public Record	Single Family	–/–	1,752	1,899 sqft 1920	10/15/2026 – days	$1,425,000 $986/sq ft	–
34	 **901 Gardens Pkwy** **Ocean City, NJ 08226** MLS ID: 608820 Closed / For Sale *Courtesy of BHHS FOX AND ROACH-WEST AVE OC*	Single Family	4/3	2,424	– 1954	9/30/2026 29 days	$2,262,500 $933/sq ft	↓ 1.42%
35	 **2040 Haven Ave** **Ocean City, NJ 08226** MLS ID: 606887 Closed / For Sale *Courtesy of BHHS FOX AND ROACH-SIMPSON OC*	Single Family	5/5	–	– –	10/6/2026 137 days	$2,985,000 –/sq ft	↓ 0.47%

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36  **2044 Haven Ave** **Ocean City, NJ 08226** MLS ID: 604967 Closed / For Sale *Courtesy of BHHS FOX AND ROACH-SIMPSON OC*	Single Family	5/5	–	– –	10/9/2026 164 days	$3,125,000 –/sq ft	↓ 5.27%
37  **114 Ocean Ave, #A** **Ocean City, NJ 08226** MLS ID: 611032 Closed / For Sale *Courtesy of GOLDCOAST SOTHEBY'S INTERNATIONAL REALTY*	Condo/Townhouse/Apt.	3/2	1,425	– –	9/29/2026 6 days	$1,289,000 $905/sq ft	–
38  **227 Ocean Ave, #29** **Ocean City, NJ 08226** Closed / Public Record	Lot/Land	–/–	–	4,225 sqft –	10/8/2026 – days	$170,000 –/sq ft	–
39  **935 Ocean Ave, Apt 324** **Ocean City, NJ 08226** MLS ID: 609329 Closed / For Sale *Courtesy of KELLER WILLIAMS REALTY JERSEY SHORE - OCEAN CITY*	Condo/Townhouse/Apt.	2/3	1,200	– 1977	10/9/2026 67 days	$785,000 $654/sq ft	↓ 1.75%
40  **223 Ocean Rd** **Ocean City, NJ 08226** MLS ID: 611135 Closed / For Sale *Courtesy of BHHS FOX AND ROACH-WEST AVE OC*	Single Family	5/2	1,980	– 1959	8/31/2026 – days	$3,250,000 $1,641/sq ft	↓ 7.01%
41  **1305 Pleasure Ave** **Ocean City, NJ 08226** Closed / Public Record	Single Family	–/–	1,341	3,167 sqft 1918	9/29/2026 – days	$975,000 $847/sq ft	–
42  **8 Sconset Ct** **Ocean City, NJ 08226** Closed / Public Record	Condo/Townhouse/Apt.	–/–	861	– 1985	10/7/2026 – days	$580,000 $673/sq ft	–
43  **814 Stenton Pl** **Ocean City, NJ 08226** MLS ID: 604665 Closed / For Sale *Courtesy of LONG AND FOSTER REAL ESTATE INC-OCEAN CITY, ASBURY AVE*	Single Family	5/4	1,012	– 1919	9/30/2026 191 days	$2,950,000 $2,915/sq ft	↓ 1.5%
44  **1008 Wesley Ave, #411** **Ocean City, NJ 08226** Closed / Public Record	Condo/Townhouse/Apt.	–/–	518	– 1986	10/2/2026 – days	$424,900 $793/sq ft	–
45  **2112 Wesley Ave, #14** **Ocean City, NJ 08226** Closed / Public Record	Single Family	–/–	4,171	4,600 sqft 2025	9/29/2026 – days	$2,750,000 $1,422/sq ft	–
46  **2861 West Ave** **Ocean City, NJ 08226** MLS ID: 608431 Closed / For Sale *Courtesy of COMPASS NEW JERSEY-OCEAN CITY (0463E)*	Single Family	5/5	2,853	– 2004	9/15/2026 36 days	$2,400,000 $841/sq ft	↓ 7.69%

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47  **4629 West Ave** **Ocean City, NJ 08226** Closed / Public Record	Condo/Townhouse/Apt.	–/–	1,012	2,701 sqft 1979	9/28/2026 – days	$807,500 $832/sq ft	–
48  **4724 West Ave, #1** **Ocean City, NJ 08226** MLS ID: 608538 Closed / For Sale *Courtesy of LONG AND FOSTER REAL ESTATE INC-OCEAN CITY, 9TH ST*	Condo/Townhouse/Apt.	3/2	1,372	– 1986	9/8/2026 43 days	$1,140,000 $831/sq ft	↓ 0.78%
49  **1428 Haven Ave, #1** **Ocean City, NJ 08226** MLS ID: 611347 Closed / For Sale *Courtesy of BHHS FOX AND ROACH-WEST AVE OC*	Condo/Townhouse/Apt.	4/2	1,540	4,600 sqft 2005	10/30/2026 5 days	$999,999 $649/sq ft	–
50  **840 Ocean Ave, #22** **Ocean City, NJ 08226** MLS ID: 611859 Closed / For Sale *Courtesy of BHHS FOX AND ROACH-109 34TH OC*	Condo/Townhouse/Apt.	–/1	327	540 sqft 1961	11/2/2026 27 days	$144,800 $443/sq ft	↓ 2.82%

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