Sales and Inventory Report

Prepared April 5, 2022

County: Monmouth Category: Single Family Monthly No. of Homes Months of **Average** Month Year Sales for Sale Inventory **Price** January 2019 442 2167 563,051 4.90 February 2019 367 2253 6.14 527,318 March 2422 5.36 2019 452 531,262 April 2019 503 2696 5.36 514,395 May 2019 639 2935 4.59 523,491 June 2019 721 3003 4.17 560,940 2019 690 July 3056 4.43 560,642 August 2019 772 2925 3.79 561,736 September 2019 526 2845 5.41 560,714 October 2019 568 2758 4.86 595,929 November 2019 555 2503 4.51 571,465 December 2019 552 2181 3.95 525,696 Total 2019 6787 2645 4.68 551,312 January 2020 478 1992 4.17 566,270 February 2020 360 2060 5.72 524,888 March 2020 482 2205 4.57 592,299 April 2020 494 2008 4.06 624,567 May 2020 459 1936 4.22 591,655 June 2020 577 1955 3,39 662,596 July 2020 750 1918 2.56 595,846 August 2020 869 1825 2.10 682,015 September 2020 853 1909 2.24 713,747 October 2020 885 1862 2.10 691,334 November 2020 683 1563 2.28 685,144 2020 835 December 1311 1.57 712,159 Total 2020 7725 1886 2.93 651,409 January 2021 535 1108 2.07 664,972 February 2021 435 1021 2.35 651,340 March 2021 1073 1071 1.98 710,820 **April** 2021 561 1139 2.03 716,644 May 2021 575 1187 2.06 761,971 June 2021 715 1348 1.89 753,739 July 2021 695 1142 2.07 779,836 August 2021 706 1466 2.08 740,603 September 2021 656 1397 2.13 789,657 October 2021 600 1192 2.00 713,936 November 609 2021 1006 1.65 746,109 December 2021 593 775 1.31 776,946 Total 2021 7221 1180 1.96 738,012 January 2022 441 684 1.55 762,692 February 2022 362 630 1.74 689,686

Note: The "No. of Homes For Sale" column reflects the number of active listings on the market on the 16th day of each Month. The "Months of Inventory" column is equal to the "No. of Homes For Sale" divided by the "Monthly Sales". This reflects how many months it would take to sell out of inventory at the current month's rate of sale. When the "Months of Inventory" is higher than 6, we are in a Buyer's Market with declining prices.

717

1.72

763,831

March

2022

416

Sales and Inventory Report

Prepared April 5, 2022

County: Monmouth Category: Condominium

Month	Year	Monthly Sales	No. of Condos for Sale	Months of Inventory	Average Price
January	2019	107	433	4.05	324,094
February	2019	115	444	3.86	309,226
March	2019	126	458	3.63	341,521
April	2019	161	543	3.37	320,341
May	2019	225	579	2.57	358,845
June	2019	170	541	3.18	336,687
July	2019	186	575	3.09	322,152
August	2019	211	542	2.57	342,896
September	2019	158	533	3.37	437,573
October	2019	167	534	3.20	366,542
November	2019	151	461	3.05	357,458
December	2019	139	414	2.98	329,860
Total	2019	1916	505	3.16	
Total	2013	1910	505	3.10	347,421
January	2020	119	406	3.41	362,543
February	2020	122	410	3.36	380,958
March	2020	131	451	3.44	367,611
April	2020	108	381	3.53	371,960
May	2020	109	406	3.72	378,815
June	2020	149	420	2.82	383,442
July	2020	168	439	2.61	369,660
August	2020	206	412	2.00	339,763
September	2020	227	382	1.68	393,289
October	2020	253	381	1.51	398,243
November	2020	196	339	1.73	426,778
December	2020	209	304	1.45	429,337
Total	2020	1997	396	2.38	386,854
January	2021	139	282	2.03	410,079
February	2021	128	264	2,06	364,672
March	2021	165	277	1.68	438,454
April	2021	184	259	1.41	453,450
May	2021	182	264	1.45	467,533
June	2021	203	323	1.59	532,015
July	2021	187	322	1.72	426,119
August	2021	184	326	1.77	437,815
September	2021	189	269	1.42	441,499
October	2021	205	204	1.00	466,777
November	2021	173	178	1.03	435,542
December	2021	173	148	.86	416,860
Total	2022	2111	261	1.48	444,902
					,
January	2022	138	132	.96	483,126
February	2022	104	131	1.26	425,501
March	2022	139	136	.98	478,843

Note: The "No. of Condos for Sale" column reflects the number of active listings on the market on the 16th day of each Month. The "Months of Inventory" column is equal to the "No. of Condos for Sale" divided by the "Monthly Sales". This reflects how many months it would take to sell out of inventory at the current month's rate of sale. A market is considered to have stable prices when Months of Inventory is averaging 6 months.

Sales by Area Report

Category – Single Family Statistics for Entire MLS from 1/1/2022 to 3/31/2022 Prepared on April 05, 2022 7:20 AM

Area	# of Sales	Total Sales	Avg. Price	Median Price
ASBURY PARK	14	\$6,805,040	\$486,074	\$485,000
EATONTOWN	13	\$8,149,000	\$626,846	\$540,000
FAIR HAVEN	13	\$16,225,000	\$1,248,077	\$1,225,000
HIGHLANDS	14	\$8,434,900	\$602,493	\$540,000
LITTLE SILVER	12	\$12,246,500	\$1,020,542	\$841,000
LONG BRANCH	47	\$35,472,845	\$754,741	\$550,000
MONMOUTH BEACH	5	\$8,945,000	\$1,789,000	\$1,520,000
OCEAN(MON)	56	\$46,100,899	\$823,230	\$687,000
OCEANPORT	10	\$6,525,000	\$652,500	\$646,500
RED BANK	11	\$4,418,500	\$401,682	\$450,000
RUMSON	22	\$35,451,575	\$1,611,435	\$1,520,000
SEA BRIGHT	7	\$8,459,500	\$1,208,500	\$785,000
SHREWSBURY BORO	5	\$3,037,000	\$607,400	\$525,000
TINTON FALLS	25	\$15,514,527	\$620,581	\$611,000
WEST LONG BRANCH	18	\$15,877,000	\$882,056	\$792,500
TOTALS	272	\$231,662,286	\$851,700	\$679,500

Statistics for Entire MLS from 1/1/2021 to 3/31/2021

Area	# of Sales	Total Sales	Avg. Price	Median Price
ASBURY PARK	20	\$8,799,750	\$439,988	\$405,000
EATONTOWN	20	\$10,113,200	\$505,660	\$513,750
FAIR HAVEN	23	\$25,385,511	\$1,103,718	\$999,999
HIGHLANDS	16	\$10,626,200	\$664,138	\$433,350
LITTLE SILVER	22	\$24,423,125	\$1,110,142	\$823,812
LONG BRANCH	46	\$33,737,900	\$733,433	\$517,000
MONMOUTH BEACH	7	\$10,404,500	\$1,486,357	\$1,499,000
OCEAN(MON)	76	\$57,678,884	\$758,993	\$642,500
OCEANPORT	20	\$17,220,878	\$861,044	\$769,999
RED BANK	28	\$14,351,700	\$512,561	\$487,450
RUMSON	29	\$51,213,596	\$1,765,986	\$1,550,000
SEA BRIGHT	2	\$4,095,000	\$2,047,500	\$2,047,500
SHREWSBURY BORO	13	\$12,155,000	\$935,000	\$775,000
TINTON FALLS	29	\$14,909,850	\$514,133	\$490,900
WEST LONG BRANCH	23	\$15,649,150	\$680,398	\$600,000
TOTALS	374	\$310,764,244	\$830,920	\$637,500

-Information deemed reliable but not guaranteed-

Sales By Area Report

Category – Condominium Statistics for Entire MLS from 1/1/2022 to 3/31/2022 Prepared April 05, 2022 7:19 AM

Area	# of Sales	Total Sales	Avg. Price	Median Price
ASBURY PARK	24	\$15,294,000	\$637,250	\$474,500
EATONTOWN	19	\$4,676,900	\$246,153	\$265,000
HIGHLANDS	7	\$2,812,000	\$401,714	\$380,000
LITTLE SILVER	2	\$1,424,000	\$712,000	\$712,000
LONG BRANCH	35	\$31,506,081	\$900,174	\$562,500
MONMOUTH BEACH	8	\$3,667,500	\$458,438	\$412,500
OCEAN(MON)	7	\$3,067,000	\$438,143	\$440,000
OCEANPORT	1	\$501,000	\$501,000	\$501,000
RED BANK	14	\$6,147,999	\$439,143	\$410,000
RUMSON	0	\$0	\$0	\$0
SEA BRIGHT	11	\$9,148,575	\$831,689	\$800,650
SHREWSBURY BORO	0	\$0	\$0	\$0
TINTON FALL	45	\$16,272,070	\$361,602	\$320,000
WEST LONG BRANCH	0	\$0	\$0	\$0
TOTALS	173	\$94,517,125	\$546,342	\$405,000

Statistics for Entire MLS from 1/1/2021 to 3/31/2021

Area	# of Sales	Total Sales	Avg. Price	Median Price
ASBURY PARK	26	\$16,033,134	\$616,659	\$322,500
EATONTOWN	17	\$4,494,300	\$264,371	\$325,000
HIGHLANDS	15	\$5,535,090	\$369,006	\$313,500
LITTLE SILVER	4	\$2,442,900	\$610,725	\$613,950
LONG BRANCH	47	\$31,896,800	\$678,655	\$602,000
MONMOUTH BEACH	3	\$1,960,000	\$653,333	\$450,000
OCEAN(MON)	6	\$2,332,500	\$388,750	\$380,000
OCEANPORT	2	\$697,500	\$348,750	\$348,750
RED BANK	17	\$5,358,000	\$315,176	\$252,000
RUMSON	2	\$1,250,000	\$625,000	\$625,000
SEA BRIGHT	13	\$9,333,465	\$717,959	\$745,975
SHREWSBURY BORO	3	\$1,480,400	\$493,467	\$469,900
TINTON FALLS	50	\$15,471,540	\$309,431	\$313,700
WEST LONG BRANCH	3	\$1,131,000	\$377,000	\$355,000
TOTALS	208	\$99,416,629	\$477,965	\$351,000

⁻⁻Information deemed reliable but not guaranteed. Source of information is the Monmouth MLS--

Yearly Market Comparison

Comparing Entire MLS
As of Thursday, March 31, 2022 5:48:24 PM

Search Parameters: Property type Residential; Property Sub-Type of 'Single Family'; County of 'Monmouth'.

Dollar Volume of Sold Listings

Median Sale Price

Number of Sold Listings

	***					THE TOTAL THE DE C	old clathigs			median e	ale Frice	
	2021	2022	Diff	f Chg	2021	2022	Diff	Chg	2021	2022	Diff	Chg
January	535	440	-95	-17.8%	\$ 355,760,400	\$ 335,548,508	-20,211,892	-5.7%	548,000	581,000	33,000	6.0%
February	435	362	-73	-16.8%	\$ 283,333,252	\$ 249,666,452	-33,666,800	-11.9%	550,000	577,500	27,500	5.0%
March	541	378	-163	-30.1%	\$ 384,553,895	\$ 282,659,984	-101,893,911	-26.5%	546,000	602,500	56,500	10.3%
April	560	0	-560	-100.0%	\$ 400,667,478	\$ 0	-400,667,478	-100.0%	575,000	0	-575,000	-100.0%
May	575	0	-575	-100,0%	\$ 438,133,392	\$ 0	-438,133,392	-100.0%	595,000	0	-595,000	-100.0%
June	715	0	-715	-100.0%	\$ 538,923,573	\$ 0	-538,923,573	-100.0%	625,000	0	-625,000	-100.0%
July	695	0	-695	-100,0%	\$ 541,986,489	\$ 0	-541,986,489	-100.0%	614,251	0	-614,251	-100.0%
August	706	0	-706	+100.0%	\$ 522,975,155	\$0	-522,975,155	-100,0%	610,000	0	-610,000	-100.0%
September	656	0	-656	-100.0%	\$ 518,015,091	\$0	-518,015,091	-100.0%	620,500	0	-620,500	-100.0%
October	599	0	-599	-100.0%	\$ 426,861,909	\$0	-426,861,909	-100.0%	585,000	0	-585,000	-100.0%
November	609	0	-609	+100.0%	\$ 454,380,921	\$ 0	-454,380,921	-100.0%	580,000	0	-580,000	-100.0%
December	593	0	-593	-100.0%	\$ 460,729,098	\$ 0	-460,729,098	-100.0%	599,000	0	599.000	-100.0%
YTD Total	1,511	1,180	-331	-21.9%	\$ 1,023,647,547	\$ 867,874,944	-155,772,603	-15.2%	549,850	589,000	39,150	7.1%
Total	7,219	1,180	-6,039	-83.7%	\$ 5,326,320,653	\$ 867,874,944	-4,458,445,709	-83.8%	590,000	589,000	-1,000	-0.2%
	Nu	ımber d	of New	Listings	Dol	lar Volume of N	ew Listings			Median	List Price	
	Nu 2021	mber o 2022	of New Diff	Listings Chg	Dol 2021	lar Volume of N 2022		Chg	2021	Median 2022	List Price Diff	
January				_			Diff	_	2021 560,000	2022		
January February	2021	2022	Diff	Chg	2021	2022	-62,506,476	-12.7%		2022 599,900	Diff	Chg
	2021 597	2022 477	Diff -120	Chg -20.1% -10.1%	2021 \$ 493,121,157	2022 \$ 430,614,681	Diff -62,506 476 -68,342 175	-12.7% -13.6%	560,000	2022 599,900 635,000	Diff 39,900	Chg 7.1%
February	2021 597 586	2022 477 527	-120 -59 -154	Chg -20.1% -10.1%	2021 \$ 493,121,157 \$ 504,572,175	2022 \$ 430,614,681 \$ 436,230,000	Diff -62,506 476 -68,342 175	-12.7% -13.6% -9.1%	560,000 599,900 594,950	2022 599,900 635,000 649,900	Diff 39,900 35,100	Chg 7.1% 5.9% 9.2%
February March	2021 597 586 880	2022 477 527 726	Diff -120 -59 -154 -916	Chg -20.1% -10.1% -17.5%	2021 \$ 493,121,157 \$ 504,572,175 \$ 729,639,977	2022 \$ 430,614,681 \$ 436,230,000 \$ 663,850,813	-62,506,476 -68,342,175 -65,789,164	-12.7% -13.6% -9.1% -100.0%	560,000 599,900 594,950 599,000	2022 599,900 635,000 649,900	Diff 39,900 35,100 54,950	Chg 7.1% 5.9% 9.2% -100.0%
February March April	2021 597 586 880 916	2022 477 527 726 0	-120 -59 -154 -916 -936	Chg -20.1% -10.1% -17,5% -100.0%	2021 \$ 493,121,157 \$ 504,572,175 \$ 729,639,977 \$ 731,258,963	2022 \$ 430,614,681 \$ 436,230,000 \$ 663,850,813 \$ 0	-62,506,476 -68,342,175 -65,789,164 -731,258,963	-12.7% -13.6% -9.1% -100.0%	560,000 599,900 594,950 599,000 599,900	2022 599,900 635,000 649,900 0	Diff 39,900 35,100 54,950 -599,000	Chg 7.1% 5.9% 9.2% -100.0%
February March April May	597 586 880 916 936	2022 477 527 726 0	-120 -59 -154 -916 -936 -995	Chg -20.1% -10.1% -17.5% -100.0%	2021 \$ 493,121,157 \$ 504,572,175 \$ 729,639,977 \$ 731,258,963 \$ 838,978,242	2022 \$ 430,614,681 \$ 436,230,000 \$ 663,850,813 \$ 0	DIM -62,506,476 -68,342,175 -65,789,164 -731,258,963 -838,978,242	-12,7% -13,6% -9.1% -100.0% -100.0%	560,000 599,900 594,950 599,000 599,900 600,000	2022 599,900 635,000 649,900 0	9,900 35,100 54,950 -599,000	Chg 7.1% 5.9% 9.2% -100.0% -100.0%
February March April May June	2021 597 586 880 916 936 995	2022 477 527 726 0 0	-120 -59 -154 -916 -936 -995	Chg -20.1% -10.1% -17.5% -100.0% -100.0%	2021 \$ 493,121,157 \$ 504,572,175 \$ 729,639,977 \$ 731,258,963 \$ 838,978,242 \$ 792,146,386	2022 \$ 430,614,681 \$ 436,230,000 \$ 663,850,813 \$ 0 \$ 0	-62,506,476 -68,342,175 -65,789,164 -731,258,963 -838,978,242 -792,146,386	-12.7% -13.6% -9.1% -100.0% -100.0% -100.0%	560,000 599,900 594,950 599,000 599,900 600,000 599,900	2022 599,900 635,000 649,900 0 0	39,900 35,100 54,950 -599,000 -599,900	Chg 7.1% 5.9% 9.2% -100.0% -100.0% -100.0%
February March April May June July	597 586 880 916 936 995	2022 477 527 726 0 0 0	-120 -59 -154 -916 -936 -995 -932 -827	Chg -20.1% -10.1% -17.5% -100.0% -100.0% -100.0%	2021 \$ 493,121,157 \$ 504,572,175 \$ 729,639,977 \$ 731,258,963 \$ 838,978,242 \$ 792,146,386 \$ 737,787,578	2022 \$ 430,614,681 \$ 436,230,000 \$ 663,850,813 \$ 0 \$ 0 \$ 0	Diff -62,506,476 -68,342,175 -65,789,164 -731,258,963 -838,978,242 -792,146,386 -737,787,578	-12.7% -13.6% -9.1% -100.0% -100.0% -100.0% -100.0%	560,000 599,900 594,950 599,000 599,900 599,900 599,000	2022 599,900 635,000 649,900 0 0	Diff 39,900 35,100 54,950 -599,000 -599,900 -600,000 -599,900	Chg 7.1% 5.9% 9.2% -100.0% -100.0% -100.0% -100.0%
February March April May June July August	2021 597 586 880 916 936 995 932 827	2022 477 527 726 0 0 0 0	-120 -59 -154 -916 -936 -995 -932 -827 -686	Chg -20.1% -10.1% -17.5% -100.0% -100.0% -100.0% -100.0%	2021 \$ 493,121,157 \$ 504,572,175 \$ 729,639,977 \$ 731,258,963 \$ 838,978,242 \$ 792,146,386 \$ 737,787,578 \$ 659,700,489	2022 \$ 430,614,681 \$ 436,230,000 \$ 663,850,813 \$ 0 \$ 0 \$ 0 \$ 0	-62,506,476 -68,342,175 -65,789,164 -731,258,963 -838,978,242 -792,146,386 -737,787,578 -659,700,489	-12.7% -13.6% -9.1% -100.0% -100.0% -100.0% -100.0%	560,000 599,900 594,950 599,000 599,900 599,900 599,900	2022 599,900 635,000 649,900 0 0 0	Diff 39,900 35,100 54,950 -599,000 -599,900 -599,900 -599,000	Chg 7.1% 5.9% 9.2% -100.0% -100.0% -100.0% -100.0% -100.0%
February March April May June July August September	597 586 880 916 936 995 932 827 686	2022 477 527 726 0 0 0 0 0	-120 -59 -154 -916 -936 -995 -932 -827 -686 -630	Chg -20.1% -10.1% -17.5% -100.0% -100.0% -100.0% -100.0% -100.0%	2021 \$ 493,121,157 \$ 504,572,175 \$ 729,639,977 \$ 731,258,963 \$ 838,978,242 \$ 792,146,386 \$ 737,787,578 \$ 659,700,489 \$ 576,930,396	2022 \$ 430,614,681 \$ 436,230,000 \$ 663,850,813 \$ 0 \$ 0 \$ 0 \$ 0	-62,506,476 -68,342,175 -65,789,164 -731,258,963 -838,978,242 -792,146,386 -737,787,578 -659,700,489 -576,930,396	-12.7% -13.6% -9.1% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0%	560,000 599,900 594,950 599,000 599,900 599,900 599,900 580,700	2022 599,900 635,000 649,900 0 0 0	39,900 35,100 54,950 -599,000 -599,900 -599,900 -599,000 -599,900	Chg 7.1% 5.9% 9.2% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0%
February March April May June July August September October	2021 597 586 880 916 936 995 932 827 686 630	2022 477 527 726 0 0 0 0 0	-120 -59 -154 -916 -936 -995 -932 -827 -686 -630 -432	Chg -20.1% -10.1% -17.5% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0%	2021 \$ 493,121,157 \$ 504,572,175 \$ 729,639,977 \$ 731,258,963 \$ 838,978,242 \$ 792,146,386 \$ 737,787,578 \$ 659,700,489 \$ 576,930,396 \$ 499,126,953	2022 \$ 430,614,681 \$ 436,230,000 \$ 663,850,813 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0	-62,506,476 -68,342,175 -65,789,164 -731,258,963 -838,978,242 -792,146,386 -737,787,578 -659,700,489 -576,930,396 -499,126,953	-12.7% -13.6% -9.1% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0%	560,000 599,900 594,950 599,000 599,900 599,900 599,900 580,700 586,500	2022 599,900 635,000 649,900 0 0 0 0	39,900 35,100 54,950 -599,000 -600,000 -599,900 -599,900 -599,900 -580,700	Chg 7.1% 5.9% 9.2% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0%
February March April May June July August September October November December	2021 597 586 880 916 936 995 932 827 686 630 432	2022 477 527 726 0 0 0 0 0 0 0	-120 -59 -154 -916 -936 -995 -932 -827 -686 -630 -432	Chg -20.1% -10.1% -17.5% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0%	2021 \$ 493,121,157 \$ 504,572,175 \$ 729,639,977 \$ 731,258,963 \$ 838,978,242 \$ 792,146,386 \$ 737,787,578 \$ 659,700,489 \$ 576,930,396 \$ 499,126,953 \$ 357,935,570	2022 \$ 430,614,681 \$ 436,230,000 \$ 663,850,813 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0	-62,506,476 -68,342,175 -65,789,164 -731,258,963 -838,978,242 -792,146,386 -737,787,578 -659,700,489 -576,930,396 -499,126,953 -357,935,570	-12.7% -13.6% -9.1% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0%	560,000 599,900 594,950 599,000 599,900 599,900 599,900 580,700 586,500	2022 599,900 635,000 649,900 0 0 0 0 0	Diff 39,900 35,100 54,950 -599,000 -599,900 -599,900 -599,900 -599,900 -580,700 -586,500	Chg 7.1% 5.9% 9.2% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0%
February March April May June July August September October November December YTD Total	2021 597 586 880 916 936 995 932 827 686 630 432 300 2,063	2022 477 527 726 0 0 0 0 0 0 0	-120 -59 -154 -916 -936 -995 -932 -827 -686 -630 -432 -300 -333	Chg -20.1% -10.1% -17.5% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0%	2021 \$ 493,121,157 \$ 504,572,175 \$ 729,639,977 \$ 731,258,963 \$ 838,978,242 \$ 792,146,386 \$ 737,787,578 \$ 659,700,489 \$ 576,930,396 \$ 499,126,953 \$ 357,935,570 \$ 269,831,117	2022 \$ 430,614,681 \$ 436,230,000 \$ 663,850,813 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0	-62,506,476 -68,342,175 -65,789,164 -731,258,963 -838,978,242 -792,146,386 -737,787,578 -659,700,489 -576,930,396 -499,126,953 -357,935,670 -269,831,117 -196,637,815	-12.7% -13.6% -9.1% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -11.4%	560,000 599,900 594,950 599,000 599,900 600,000 599,900 599,900 580,700 586,500 562,500	2022 599,900 635,000 649,900 0 0 0 0 0 0 0	Diff 39,900 35,100 54,950 -599,000 -599,900 -599,900 -599,900 -599,900 -580,700 -586,500 -562,500	Chg 7.1% 5.9% 9.2% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0%

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Yearly Market Comparison

Comparing Entire MLS
As of Thursday, March 31, 2022 5:47:25 PM

Search Parameters: Property type Residential; Property Sub-Type of 'Condominium'; County of 'Monmouth'.

	Nt	ımber	of Sold	l Listings	Doll	ar Volume of S	old Listings			Median S	ale Price	
	2021	2022	Diff	Chg	2021	2022	DIff	Chg	2021	2022	Diff	Chg
January	139	138	-1	-0.7%	\$ 57,001,050	\$ 66,671,400	9,670,350	16,9%	320,000	385,000	65,000	20.3%
February	128	104	-24	-18,8%	\$ 46,678,105	\$ 44,754,749	-1,923,356	-4.2%	315,000	375,500	60,500	19.2%
March	165	128	-37	-22.4%	\$ 72,345,019	\$ 61,929,058	-10,415,961	-14.4%	355,000	393,975	38,975	11.0%
April	184	0	-184	-100.0%	\$ 83,434,868	\$0	-83,434,868	-100.0%	348,250	0	-348,250	-100.0%
May	182	0	-182	-100.0%	\$ 85,091,040	\$ 0	-85,091,040	-100.0%	366,495	0	-366,495	-100.0%
June	203	0	-203	-100.0%	\$ 107,999,180	\$ 0	-107,999,180	-100.0%	400,000	0	-400,000	-100.0%
July	187	0	-187	-100.0%	\$ 79,684,312	\$ 0	-79,684,312	-100.0%	350,000	0	-350,000	-100.0%
August	184	0	-184	-100.0%	\$ 80,558,097	\$0	-80 558 097	-100.0%	352,950	0	-352,950	-100.0%
September	188	0	-188	-100.0%	\$ 82,877,759	\$ 0	82 877,759	-100,0%	355,000	0	-355,000	-100.0%
October	205	0	-205	-100.0%	\$ 95,689,398	\$0	-95,689,398	-100.0%	375,000	0	-375,000	-100.0%
November	173	0	-173	-100.0%	S 75,348,883	\$0	-75,348,883	-100.0%	365,000	0	-365,000	-100.0%
December	173	0	-173	-100.0%	\$ 72,599,351	\$ 0	-72,599,351	-100.0%	350,000	0	-350,000	-100.0%
YTD Total	432	370	-62	-14.4%	\$ 176,024,174	\$ 173,355,207	-2,668,967	-1.5%	330,000	386,000	56,000	17.0%
Total	2,111	370	-1,741	-82.5%	\$ 939,307,062	\$ 173,355,207	765,951,855	-81.6%	360,000	385,500	25,500	7.1%
	Nu	mber (of New	Listings	Doll	ar Volume of N	ew Listings			Median	List Price	
	2021									**********		*
January		2022	Diff	Chg	2021	2022	Dif	f Chg	2021			
	174	133	Diff -41	Chg -23,6%	2021 \$ 79,557,221			_	2021 349,999	2022	Diff	i Chg
February	174 161			_		\$ 67,493,322		-15.2%		2022 379,000	Diff 29,001	Chg 8,3%
		133	-41	-23.6%	\$ 79,557,221 \$ 84,337,664	\$ 67,493,322	-12,063,899	-15.2% -10.4%	349,999	2022 379,000 379,900	29,001 20,900	Chg 8,3% 5.8%
February	161	133 147	-41 -14 -17	-23.6% -8.7%	\$ 79,557,221 \$ 84,337,664	\$ 67,493,322 \$ 75,650,060 \$ 110,226,040	-12,063,899 -8,687,604	-15.2% -10.4% 15.0%	349,999 359,000 350,000	2022 379,000 379,900 415,000	29,001 20,900 65,000	Chg 8,3% 5.8%
February March	161 217	133 147 200	-41 -14 -17 -234	-23.6% -8.7% -7.8%	\$ 79,557,221 \$ 84,337,664 \$ 95,839,983	\$ 67,493,322 \$ 75,650,060 \$ 110,226,040 \$ 0	-12,063 899 -8,687,604 14,386 057	-15.2% -10.4% 15.0% -100.0%	349,999 359,000 350,000 356,999	2022 379,000 379,900 415,000	29,001 20,900 65,000 -356,999	8,3% 5,8% 18,6%
February March April	161 217 234	133 147 200 0	-41 -14 -17 -234 -232	-23.6% -8.7% -7.8% -100.0%	\$ 79,557,221 \$ 84,337,664 \$ 95,839,983 \$ 105,318,720	\$ 67,493,322 \$ 75,650,060 \$ 110,226,040 \$ 0	-12,063,899 -8,687,604 14,386,057 -105,318,720	-15.2% -10.4% 15.0% -100.0%	349,999 359,000 350,000 356,999 359,900	2022 379,000 379,900 415,000 0	29,001 20,900 65,000 -356,999	8,3% 5,8% 18,6%
February March April May	161 217 234 232	133 147 200 0	-41 -14 -17 -234 -232 -254	-23.6% -8.7% -7.8% -100.0%	\$ 79,557,221 \$ 84,337,664 \$ 95,839,983 \$ 105,318,720 \$ 107,872,440	\$ 67,493,322 \$ 75,650,060 \$ 110,226,040 \$ 0 \$ 0	-12,063,899 -8,687,604 14,386,057 -105,318,720 -107,872,440	-15.2% -10.4% / 15.0%) -100.0%) -100.0%	349,999 359,000 350,000 356,999 359,900 377,000	2022 379,000 379,900 415,000 0	29,001 20,900 65,000 -356,999 -359,900	8.3% 5.8% 18.6% -100.0%
February March April May June	161 217 234 232 254	133 147 200 0 0	-41 -14 -17 -234 -232 -254 -243	-23.6% -8.7% -7.8% -100.0% -100.0%	\$ 79,557,221 \$ 84,337,664 \$ 95,839,983 \$ 105,318,720 \$ 107,872,440 \$ 125,063,693	\$ 67,493,322 \$ 75,650,060 \$ 110,226,040 \$ 0 \$ 0	-12,063,895 -8,687,604 14,386,057 -105,318,720 -107,872,440 -125,063,693 -100,991,872	-15.2% -10.4% 15.0% -100.0% -100.0% -100.0%	349,999 359,000 350,000 356,999 359,900 377,000 349,000	2022 379,000 379,900 415,000 0 0	29,001 20,900 65,000 -356,999 -359,900 -377,000	8.3% 5.8% 18.6% -100.0% -100.0%
February March April May June July	161 217 234 232 254 243	133 147 200 0 0 0	-41 -14 -17 -234 -232 -254 -243 -211	-23.6% -8.7% -7.8% -100.0% -100.0% -100.0%	\$ 79,557,221 \$ 84,337,664 \$ 95,839,983 \$ 105,318,720 \$ 107,872,440 \$ 125,063,693 \$ 100,991,872	\$ 67,493,322 \$ 75,650,060 \$ 110,226,040 \$ 0 \$ 0 \$ 0	-12,063,899 -8,687,604 14,386,057 -105,318,720 -107,872,440 -125,063,693 -100,991,872 -90,041,271	-15.2% -10.4% 15.0% -100.0% -100.0% -100.0% -100.0%	349,999 359,000 350,000 356,999 359,900 349,000 359,900	2022 379,000 379,900 415,000 0 0	29,001 20,900 65,000 -356,999 -359,900 -349,000 -359,900	Chg 8.3% 5.8% 18.6% -100.0% -100.0% -100.0%
February March April May June July August	161 217 234 232 254 243 211	133 147 200 0 0 0 0	-41 -14 -17 -234 -232 -254 -243 -211 -197	-23.6% -8.7% -7.8% -100.0% -100.0% -100.0% -100.0%	\$ 79,557,221 \$ 84,337,664 \$ 95,839,983 \$ 105,318,720 \$ 107,872,440 \$ 125,063,693 \$ 100,991,872 \$ 90,041,271	\$ 67,493,322 \$ 75,650,060 \$ 110,226,040 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0	-12,063,899 -8,687,604 14,386,057 -105,318,720 -107,872,440 -125,063,693 -100,991,872 -90,041,271	-15.2% -10.4% -10.0% -100.0% -100.0% -100.0% -100.0% -100.0%	349,999 359,000 350,000 356,999 359,900 377,000 349,000 359,900	2022 379,000 379,900 415,000 0 0 0	29,001 20,900 65,000 -356,999 -359,900 -349,000 -359,900 -364,500	8.3% 5.8% 18.6% -100.0% -100.0% -100.0% -100.0%
February March April May June Juty August September	161 217 234 232 254 243 211 197	133 147 200 0 0 0 0 0	-41 -14 -17 -234 -232 -254 -243 -211 -197	-23.6% -8.7% -7.8% -100.0% -100.0% -100.0% -100.0% -100.0%	\$ 79,557,221 \$ 84,337,664 \$ 95,839,983 \$ 105,318,720 \$ 107,872,440 \$ 125,063,693 \$ 100,991,872 \$ 90,041,271 \$ 88,743,033	\$ 67,493,322 \$ 75,650,060 \$ 110,226,040 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0	-12,063,899 -8,687,604 14,386,057 -105,318,722 -107,872,440 -125,063,693 -100,991,872 -90,041,271 -88,743,033 -100,321,124	-15.2% -10.4% 15.0% -100.0% -100.0% -100.0% -100.0% -100.0%	349,999 359,000 356,999 359,900 377,000 349,000 364,500 379,000	2022 379,000 379,900 415,000 0 0 0	29,001 20,900 65,000 -356,999 -359,900 -349,000 -364,500 -379,000	8,3% 5,8% 18,6% -100,0% -100,0% -100,0% -100,0% -100,0%
February March April May June July August September October	161 217 234 232 254 243 211 197	133 147 200 0 0 0 0 0	-41 -14 -17 -234 -232 -254 -243 -211 -197 -191	-23.6% -8.7% -7.8% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0%	\$ 79,557,221 \$ 84,337,664 \$ 95,839,983 \$ 105,318,720 \$ 107,872,440 \$ 125,063,693 \$ 100,991,872 \$ 90,041,271 \$ 88,743,033 \$ 100,321,124	\$ 67,493,322 \$ 75,650,060 \$ 110,226,040 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0	-12,063,899 -8,687,604 14,386,057 -105,318,722 -107,872,440 -125,063,693 -100,991,872 -90,041,271 -88,743,033 -100,321,124 -66,536,619	-15.2% -10.4% 15.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0%	349,999 359,000 350,000 356,999 359,900 377,000 349,000 359,900 379,000 399,999	2022 379,000 379,900 415,000 0 0 0 0	29,001 20,900 65,000 -356,999 -359,900 -349,000 -364,500 -379,000 -399,999	8.3% 5.8% 18.6% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0%
February March April May June July August September October November	161 217 234 232 254 243 211 197 191	133 147 200 0 0 0 0 0 0	-41 -14 -17 -234 -232 -254 -243 -211 -197 -191	-23.6% -8.7% -7.8% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0%	\$ 79,557,221 \$ 84,337,664 \$ 95,839,983 \$ 105,318,72,440 \$ 125,063,693 \$ 100,991,872 \$ 90,041,271 \$ 88,743,033 \$ 100,321,124 \$ 66,536,619 \$ 44,021,600	\$ 67,493,322 \$ 75,650,060 \$ 110,226,040 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0	-12,063,899 -8,687,604 14,386,057 -105,318,722 -107,872,440 -125,063,693 -100,991,872 -90,041,271 -88,743,033 -100,321,124 -66,536,619	-15.2% -10.4% -15.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0%	349,999 359,000 350,000 356,999 359,900 377,000 349,000 359,900 379,000 399,999	2022 379,000 379,900 415,000 0 0 0 0 0	Diffi 29,001 20,900 65,000 -356,999 -359,900 -349,000 -364,500 -379,000 -399,999 -385,000	Chg 8.3% 5.8% 18.6% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0%
February March April May June July August September October November December YTD Total	161 217 234 232 254 243 211 197 191 131 85	133 147 200 0 0 0 0 0 0 0 0 0	-41 -14 -17 -234 -232 -254 -243 -211 -197 -191 -131 -85	-23.6% -8.7% -7.8% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -13.0%	\$ 79,557,221 \$ 84,337,664 \$ 95,839,983 \$ 105,318,72,440 \$ 125,063,693 \$ 100,991,872 \$ 90,041,271 \$ 88,743,033 \$ 100,321,124 \$ 66,536,619 \$ 44,021,600	\$ 67,493,322 \$ 75,650,060 \$ 110,226,040 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$	-12,063,899 -8,687,604 14,386,057 -105,318,722 -107,872,440 -125,063,693 -100,991,872 -90,041,271 -88,743,033 -100,321,124 -66,536,619 -44,021,600 -6,365,446	-15.2% -10.4% -15.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0%	349,999 359,000 356,999 359,900 349,000 364,500 379,000 399,999 385,000 360,000	2022 379,000 379,900 415,000 0 0 0 0 0 0 0 397,250	Diffi 29,001 20,900 65,000 -356,999 -359,900 -349,000 -364,500 -379,000 -399,999 -385,000 37,250	Chg 8.3% 5.8% 18.6% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0% -100.0%

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