

# Sales and Inventory Report

Prepared May 3, 2022

County: Monmouth

Category: Single Family

Month	Year	Monthly Sales	No. of Homes for Sale	Months of Inventory	Average Price
January	2019	442	2167	4.90	563,051
February	2019	367	2253	6.14	527,318
March	2019	452	2422	5.36	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
July	2019	690	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
<b>Total</b>	<b>2019</b>	<b>6787</b>	<b>2645</b>	<b>4.68</b>	<b>551,312</b>
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
December	2020	835	1311	1.57	712,159
<b>Total</b>	<b>2020</b>	<b>7725</b>	<b>1886</b>	<b>2.93</b>	<b>651,409</b>
January	2021	535	1109	2.07	664,972
February	2021	435	1022	2.35	651,340
March	2021	541	1074	1.99	710,820
April	2021	561	1141	2.03	716,644
May	2021	575	1188	2.07	761,971
June	2021	715	1349	1.89	753,739
July	2021	696	1443	2.07	779,233
August	2021	706	1468	2.08	740,758
September	2021	657	1399	2.13	789,041
October	2021	600	1201	2.00	713,936
November	2021	608	1010	1.66	746,399
December	2021	594	780	1.31	776,195
<b>Total</b>	<b>2021</b>	<b>7221</b>	<b>1180</b>	<b>1.96</b>	<b>738,012</b>
January	2022	441	695	1.58	762,692
February	2022	362	647	1.79	689,686
March	2022	421	747	1.77	763,650
April	2022	461	766	1.66	741,791

Note: The "No. of Homes For Sale" column reflects the number of active listings on the market on the 16<sup>th</sup> 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.

--Information deemed reliable but not guaranteed--

## Sales and Inventory Report

Prepared May 3, 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
<b>Total</b>	<b>2019</b>	<b>1916</b>	<b>505</b>	<b>3.16</b>	<b>347,421</b>
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
<b>Total</b>	<b>2020</b>	<b>1997</b>	<b>396</b>	<b>2.38</b>	<b>386,854</b>
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
<b>Total</b>	<b>2021</b>	<b>2112</b>	<b>261</b>	<b>1.48</b>	<b>444,902</b>
January	2022	138	132	.96	483,126
February	2022	104	133	1.28	425,501
March	2022	140	141	1.01	478,601
April	2022	128	145	1.13	507,998

Note: The "No. of Condos for Sale" column reflects the number of active listings on the market on the 16<sup>th</sup> 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.

--Information deemed reliable but not guaranteed--

## Sales by Area Report

**Category – Single Family**  
**Statistics for Entire MLS from 1/1/2022 to 4/30/2022**  
 Prepared on May 3, 2022 7:00 AM

Area	# of Sales	Total Sales	Avg. Price	Median Price
ASBURY PARK	19	\$8,943,040	\$470,686	\$450,000
EATONTOWN	23	\$12,672,000	\$550,957	\$540,000
FAIR HAVEN	16	\$20,782,000	\$1,298,875	\$1,203,500
HIGHLANDS	18	\$10,414,900	\$578,606	\$520,000
LITTLE SILVER	16	\$15,543,500	\$971,469	\$841,000
LONG BRANCH	62	\$46,428,545	\$748,848	\$588,804
MONMOUTH BEACH	6	\$10,945,000	\$1,824,167	\$1,760,000
OCEAN(MON)	81	\$67,385,899	\$831,925	\$725,000
OCEANPORT	15	\$10,012,000	\$667,467	\$630,000
RED BANK	15	\$6,795,500	\$453,033	\$451,000
RUMSON	30	\$53,209,575	\$1,773,652	\$1,761,500
SEA BRIGHT	8	\$9,559,500	\$1,194,938	\$842,000
SHREWSBURY BORO	7	\$4,067,000	\$581,000	\$525,000
TINTON FALLS	35	\$20,965,169	\$599,005	\$605,000
WEST LONG BRANCH	25	\$23,426,000	\$937,040	\$775,000
<b>TOTALS</b>	<b>376</b>	<b>\$321,149,628</b>	<b>\$854,121</b>	<b>\$649,500</b>

### Statistics for Entire MLS from 1/1/2021 to 4/30/2021

Area	# of Sales	Total Sales	Avg. Price	Median Price
ASBURY PARK	24	\$10,895,350	\$453,973	\$422,500
EATONTOWN	36	\$17,850,578	\$495,849	\$513,750
FAIR HAVEN	30	\$32,359,511	\$1,078,650	\$1,032,500
HIGHLANDS	18	\$12,703,200	\$705,733	\$433,350
LITTLE SILVER	30	\$31,027,125	\$1,034,238	\$823,812
LONG BRANCH	59	\$40,858,400	\$692,515	\$475,000
MONMOUTH BEACH	8	\$11,804,500	\$1,475,562	\$1,449,500
OCEAN(MON)	104	\$75,647,884	\$727,384	\$627,500
OCEANPORT	28	\$25,284,811	\$903,029	\$769,999
RED BANK	38	\$24,382,700	\$641,650	\$540,000
RUMSON	49	\$83,165,373	\$1,697,253	\$1,450,000
SEA BRIGHT	3	\$6,095,000	\$2,031,667	\$2,000,000
SHREWSBURY BORO	16	\$13,880,000	\$867,500	\$655,000
TINTON FALLS	39	\$20,859,850	\$534,868	\$504,700
WEST LONG BRANCH	29	\$20,540,650	\$708,298	\$665,000
<b>TOTALS</b>	<b>511</b>	<b>\$427,354,932</b>	<b>\$836,311</b>	<b>\$635,000</b>

--Information deemed reliable but not guaranteed--

## Sales By Area Report

**Category – Condominium**  
**Statistics for Entire MLS from 1/1/2022 to 4/30/2022**  
 Prepared May 3, 2022 7:00 AM

Area	# of Sales	Total Sales	Avg. Price	Median Price
ASBURY PARK	35	\$21,749,150	\$621,404	\$450,000
EATONTOWN	20	\$4,766,300	\$238,315	\$185,000
HIGHLANDS	12	\$5,091,000	\$424,250	\$374,500
LITTLE SILVER	5	\$3,842,999	\$768,600	\$799,000
LONG BRANCH	47	\$41,795,081	\$889,257	\$625,000
MONMOUTH BEACH	12	\$6,364,400	\$530,367	\$468,700
OCEAN(MON)	9	\$4,062,000	\$451,333	\$440,000
OCEANPORT	1	\$501,000	\$501,000	\$501,000
RED BANK	17	\$7,264,999	\$427,353	\$399,999
RUMSON	0	\$0	\$0	\$0
SEA BRIGHT	14	\$11,817,455	\$844,104	\$808,150
SHREWSBURY BORO	0	\$0	\$0	\$0
TINTON FALL	60	\$21,734,570	\$362,243	\$336,250
WEST LONG BRANCH	0	\$0	\$0	\$0
<b>TOTALS</b>	<b>232</b>	<b>\$128,988,954</b>	<b>\$555,987</b>	<b>\$413,000</b>

**Statistics for Entire MLS from 1/1/2021 to 4/30/2021**

Area	# of Sales	Total Sales	Avg. Price	Median Price
ASBURY PARK	51	\$30,935,634	\$606,581	\$421,000
EATONTOWN	23	\$6,226,300	\$270,709	\$325,000
HIGHLANDS	24	\$7,816,090	\$325,670	\$253,500
LITTLE SILVER	5	\$2,912,900	\$582,580	\$599,900
LONG BRANCH	69	\$53,148,074	\$770,262	\$651,000
MONMOUTH BEACH	5	\$3,086,000	\$617,200	\$451,000
OCEAN(MON)	10	\$3,936,500	\$393,650	\$392,500
OCEANPORT	3	\$1,322,500	\$440,833	\$360,000
RED BANK	27	\$8,924,500	\$330,537	\$270,000
RUMSON	2	\$1,250,000	\$625,000	\$625,000
SEA BRIGHT	14	\$10,124,065	\$723,148	\$757,362
SHREWSBURY BORO	3	\$1,480,400	\$493,467	\$469,900
TINTON FALLS	69	\$21,535,880	\$312,114	\$315,000
WEST LONG BRANCH	3	\$1,131,000	\$377,000	\$355,000
<b>TOTALS</b>	<b>308</b>	<b>\$153,829,843</b>	<b>\$499,448</b>	<b>\$360,000</b>

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

# Yearly Market Comparison

Comparing Entire MLS

As of Saturday, April 30, 2022 7:41:38 AM

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

	Number of Sold Listings				Dollar Volume of Sold Listings				Median Sale Price			
	2021	2022	Diff	Chg	2021	2022	Diff	Chg	2021	2022	Diff	Chg
January	1,297	1,084	-213	-16.4%	\$ 725,243,358	\$ 691,110,840	-34,132,518	-4.8%	445,000	510,000	65,000	14.6%
February	1,018	845	-173	-17.0%	\$ 562,798,011	\$ 513,293,859	-49,504,152	-8.8%	438,180	500,000	61,820	14.1%
March	1,308	1,086	-222	-17.0%	\$ 772,667,494	\$ 694,491,552	-78,175,942	-10.2%	465,000	505,000	40,000	8.6%
April	1,300	947	-353	-27.2%	\$ 771,928,369	\$ 627,175,082	-144,753,287	-18.8%	475,000	550,000	75,000	15.8%
May	1,342	0	-1,342	-100.0%	\$ 844,580,159	\$ 0	-844,580,159	-100.0%	480,509	0	-480,509	-100.0%
June	1,594	0	-1,594	-100.0%	\$ 992,458,555	\$ 0	-992,458,555	-100.0%	507,120	0	-507,120	-100.0%
July	1,585	0	-1,585	-100.0%	\$ 985,849,163	\$ 0	-985,849,163	-100.0%	489,000	0	-489,000	-100.0%
August	1,574	0	-1,574	-100.0%	\$ 973,526,517	\$ 0	-973,526,517	-100.0%	501,000	0	-501,000	-100.0%
September	1,464	0	-1,464	-100.0%	\$ 958,891,604	\$ 0	-958,891,604	-100.0%	503,550	0	-503,550	-100.0%
October	1,487	0	-1,487	-100.0%	\$ 899,239,166	\$ 0	-899,239,166	-100.0%	495,000	0	-495,000	-100.0%
November	1,472	0	-1,472	-100.0%	\$ 915,450,279	\$ 0	-915,450,279	-100.0%	500,000	0	-500,000	-100.0%
December	1,432	0	-1,432	-100.0%	\$ 916,692,851	\$ 0	-916,692,851	-100.0%	499,949	0	-499,949	-100.0%
YTD Total	4,923	3,962	-961	-19.5%	\$ 2,832,637,232	\$ 2,526,071,333	-306,565,899	-10.8%	458,000	517,000	59,000	12.9%
Total	16,873	3,962	-12,911	-76.5%	\$ 10,319,325,526	\$ 2,526,071,333	-7,793,254,193	-75.6%	485,000	516,685	31,685	6.5%

	Number of New Listings				Dollar Volume of New Listings				Median List Price			
	2021	2022	Diff	Chg	2021	2022	Diff	Chg	2021	2022	Diff	Chg
January	1,335	1,153	-182	-13.6%	\$ 889,057,316	\$ 825,492,244	-63,565,072	-7.2%	474,000	510,000	36,000	7.6%
February	1,371	1,225	-146	-10.6%	\$ 924,929,634	\$ 874,773,859	-50,155,775	-5.5%	499,000	549,000	50,000	10.0%
March	1,927	1,767	-160	-8.3%	\$ 1,259,824,357	\$ 1,392,820,811	132,996,454	10.5%	490,000	559,900	69,900	14.3%
April	2,042	1,759	-283	-13.9%	\$ 1,367,901,013	\$ 1,319,922,360	-47,978,653	-3.6%	499,900	575,000	75,100	15.0%
May	2,064	0	-2,064	-100.0%	\$ 1,466,577,314	\$ 0	-1,466,577,314	-100.0%	495,000	0	-495,000	-100.0%
June	2,239	0	-2,239	-100.0%	\$ 1,487,473,623	\$ 0	-1,487,473,623	-100.0%	499,999	0	-499,999	-100.0%
July	2,170	0	-2,170	-100.0%	\$ 1,462,304,105	\$ 0	-1,462,304,105	-100.0%	496,850	0	-496,850	-100.0%
August	1,937	0	-1,937	-100.0%	\$ 1,324,962,963	\$ 0	-1,324,962,963	-100.0%	519,900	0	-519,900	-100.0%
September	1,650	0	-1,650	-100.0%	\$ 1,116,115,685	\$ 0	-1,116,115,685	-100.0%	504,500	0	-504,500	-100.0%
October	1,531	0	-1,531	-100.0%	\$ 1,059,090,303	\$ 0	-1,059,090,303	-100.0%	514,999	0	-514,999	-100.0%
November	1,073	0	-1,073	-100.0%	\$ 705,479,211	\$ 0	-705,479,211	-100.0%	479,900	0	-479,900	-100.0%
December	752	0	-752	-100.0%	\$ 524,028,068	\$ 0	-524,028,068	-100.0%	489,900	0	-489,900	-100.0%
YTD Total	6,675	5,904	-771	-11.6%	\$ 4,441,712,320	\$ 4,413,009,274	-28,703,046	-0.7%	499,000	550,000	51,000	10.2%
Total	20,091	5,904	-14,187	-70.6%	\$ 13,587,743,592	\$ 4,413,009,274	-9,174,734,318	-67.6%	499,000	550,000	51,000	10.2%

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# Yearly Market Comparison

Comparing Entire MLS

As of Saturday, April 30, 2022 7:40:09 AM

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

	Number of Sold Listings				Dollar Volume of Sold Listings				Median Sale Price			
	2021	2022	Diff	Chg	2021	2022	Diff	Chg	2021	2022	Diff	Chg
January	259	226	-33	-12.7%	\$ 92,354,124	\$ 95,286,453	2,932,329	3.1%	289,900	359,950	70,050	24.2%
February	219	197	-22	-10.0%	\$ 74,171,254	\$ 72,884,443	-1,286,811	-1.8%	283,500	330,000	46,500	16.4%
March	297	229	-68	-22.9%	\$ 114,299,438	\$ 96,680,955	-17,618,483	-15.5%	325,000	365,000	40,000	12.3%
April	320	202	-118	-36.9%	\$ 127,014,775	\$ 91,164,118	-35,850,657	-28.3%	330,900	385,750	54,850	16.6%
May	311	0	-311	-100.0%	\$ 126,836,920	\$ 0	-126,836,920	-100.0%	324,900	0	-324,900	-100.0%
June	346	0	-346	-100.0%	\$ 153,368,635	\$ 0	-153,368,635	-100.0%	358,250	0	-358,250	-100.0%
July	325	0	-325	-100.0%	\$ 121,952,116	\$ 0	-121,952,116	-100.0%	315,000	0	-315,000	-100.0%
August	334	0	-334	-100.0%	\$ 125,453,439	\$ 0	-125,453,439	-100.0%	325,000	0	-325,000	-100.0%
September	306	0	-306	-100.0%	\$ 122,874,096	\$ 0	-122,874,096	-100.0%	335,000	0	-335,000	-100.0%
October	358	0	-358	-100.0%	\$ 143,136,984	\$ 0	-143,136,984	-100.0%	340,000	0	-340,000	-100.0%
November	297	0	-297	-100.0%	\$ 118,509,711	\$ 0	-118,509,711	-100.0%	345,200	0	-345,200	-100.0%
December	285	0	-285	-100.0%	\$ 112,571,391	\$ 0	-112,571,391	-100.0%	329,000	0	-329,000	-100.0%
YTD Total	1,095	854	-241	-22.0%	\$ 407,839,591	\$ 356,015,969	-51,823,622	-12.7%	315,000	363,000	48,000	15.2%
Total	3,657	854	-2,803	-76.6%	\$ 1,432,542,883	\$ 356,015,969	-1,076,526,914	-75.2%	326,000	362,999	36,999	11.3%

	Number of New Listings				Dollar Volume of New Listings				Median List Price			
	2021	2022	Diff	Chg	2021	2022	Diff	Chg	2021	2022	Diff	Chg
January	290	225	-65	-22.4%	\$ 110,964,473	\$ 100,731,446	-10,233,027	-9.3%	314,950	362,999	48,049	15.3%
February	272	265	-7	-2.6%	\$ 118,999,659	\$ 117,908,436	-1,091,223	-1.0%	317,450	369,900	52,450	16.5%
March	416	347	-69	-16.6%	\$ 158,535,462	\$ 170,538,464	12,003,002	7.5%	319,000	385,000	66,000	20.7%
April	409	330	-79	-19.3%	\$ 162,949,381	\$ 165,079,322	2,129,941	1.3%	325,000	399,900	74,900	23.0%
May	396	0	-396	-100.0%	\$ 158,541,698	\$ 0	-158,541,698	-100.0%	325,375	0	-325,375	-100.0%
June	426	0	-426	-100.0%	\$ 178,915,791	\$ 0	-178,915,791	-100.0%	340,000	0	-340,000	-100.0%
July	440	0	-440	-100.0%	\$ 164,331,751	\$ 0	-164,331,751	-100.0%	325,000	0	-325,000	-100.0%
August	365	0	-365	-100.0%	\$ 140,578,448	\$ 0	-140,578,448	-100.0%	334,000	0	-334,000	-100.0%
September	326	0	-326	-100.0%	\$ 138,549,710	\$ 0	-138,549,710	-100.0%	359,900	0	-359,900	-100.0%
October	328	0	-328	-100.0%	\$ 145,142,086	\$ 0	-145,142,086	-100.0%	342,450	0	-342,450	-100.0%
November	226	0	-226	-100.0%	\$ 97,673,407	\$ 0	-97,673,407	-100.0%	339,450	0	-339,450	-100.0%
December	151	0	-151	-100.0%	\$ 67,248,649	\$ 0	-67,248,649	-100.0%	330,000	0	-330,000	-100.0%
YTD Total	1,387	1,167	-220	-15.9%	\$ 551,448,975	\$ 554,257,668	2,808,693	0.5%	329,900	375,000	45,100	13.7%
Total	4,045	1,167	-2,878	-71.1%	\$ 1,642,430,515	\$ 554,257,668	-1,088,172,847	-66.3%	329,900	375,000	45,100	13.7%

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