

# Sales and Inventory Report

Prepared November 7, 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	1110	2.07	664,972
February	2021	435	1023	2.35	651,340
March	2021	541	1076	1.99	710,820
April	2021	561	1142	2.04	715,924
May	2021	575	1189	2.07	761,971
June	2021	715	1350	1.89	753,739
July	2021	696	1444	2.07	779,233
August	2021	706	1470	2.08	740,758
September	2021	657	1400	2.13	789,041
October	2021	600	1205	2.01	713,936
November	2021	608	1015	1.67	746,016
December	2021	594	791	1.33	776,195
<b>Total</b>	<b>2021</b>	<b>7223</b>	<b>1185</b>	<b>1.97</b>	<b>737,878</b>
January	2022	441	709	1.61	762,692
February	2022	362	667	1.84	689,886
March	2022	421	772	1.83	763,650
April	2022	482	845	1.75	740,008
May	2022	532	1071	2.01	853,435
June	2022	607	1184	1.95	820,292
July	2022	582	1327	2.28	821,039
August	2022	605	1402	2.32	805,859
September	2022	571	1309	2.29	806,860
October	2022	464	1224	2.64	886,062

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 November 7, 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	139	133	.96	501,916
February	2022	104	136	1.31	430,334
March	2022	140	147	1.05	478,601
April	2022	135	159	1.18	531,213
May	2022	160	218	1.36	516,221
June	2022	156	234	1.50	536,974
July	2022	144	245	1.70	495,424
August	2022	167	247	1.48	466,562
September	2022	157	221	1.41	515,181
October	2022	129	212	1.64	483,381

**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 10/31/2022**  
 Prepared on November 07, 2022 8:18 AM

Area	# of Sales	Total Sales	Avg. Price	Median Price
ASBURY PARK	57	\$31,066,940	\$545,034	\$515,000
EATONTOWN	59	\$31,628,687	\$536,079	\$514,900
FAIR HAVEN	46	\$56,196,399	\$1,221,661	\$1,197,000
HIGHLANDS	51	\$31,350,700	\$614,720	\$547,000
LITTLE SILVER	60	\$72,603,859	\$1,210,064	\$932,500
LONG BRANCH	123	\$91,926,445	\$747,369	\$609,000
MONMOUTH BEACH	28	\$50,417,700	\$1,800,632	\$1,510,000
OCEAN	207	\$186,341,549	\$900,201	\$775,000
OCEANPORT	55	\$46,819,900	\$851,271	\$780,000
RED BANK	65	\$39,441,233	\$606,788	\$595,000
RUMSON	94	\$211,464,023	\$2,249,617	\$1,792,500
SEA BRIGHT	19	\$34,502,500	\$1,815,921	\$1,699,000
SHREWSBURY BORO	33	\$30,598,499	\$927,227	\$825,000
TINTON FALLS	78	\$47,621,669	\$610,534	\$610,500
WEST LONG BRANCH	62	\$60,635,000	\$977,984	\$805,000
<b>TOTALS</b>	<b>1,037</b>	<b>\$1,022,615,103</b>	<b>\$986,128</b>	<b>\$750,000</b>

**Statistics for Entire MLS from 1/1/2021 to 10/31/2021**

Area	# of Sales	Total Sales	Avg. Price	Median Price
ASBURY PARK	71	\$37,752,350	\$531,723	\$499,000
EATONTOWN	74	\$37,650,532	\$508,791	\$490,000
FAIR HAVEN	74	\$88,809,778	\$1,200,132	\$1,150,000
HIGHLANDS	39	\$23,939,200	\$613,826	\$440,000
LITTLE SILVER	83	\$83,839,778	\$1,010,118	\$815,000
LONG BRANCH	164	\$109,413,213	\$667,154	\$487,5000
MONMOUTH BEACH	21	\$33,371,500	\$1,589,119	\$1,499,000
OCEAN	271	\$191,926,387	\$708,215	\$640,000
OCEANPORT	87	\$81,114,250	\$932,348	\$820,000
RED BANK	94	\$56,362,477	\$599,601	\$552,500
RUMSON	132	\$255,092,416	\$1,932,518	\$1,563,000
SEA BRIGHT	13	\$19,014,000	\$1,462,615	\$1,425,000
SHREWSBURY BORO	60	\$46,426,774	\$773,780	\$697,000
TINTON FALLS	99	\$56,036,815	\$566,028	\$540,000
WEST LONG BRANCH	69	\$50,192,649	\$727,430	\$680,000
<b>TOTALS</b>	<b>1,351</b>	<b>\$1,170,942,120</b>	<b>\$866,723</b>	<b>\$660,000</b>

--Information deemed reliable but not guaranteed--

## Sales By Area Report

**Category – Condominium**  
**Statistics for Entire MLS from 1/1/2022 to 10/31/2022**  
 Prepared November 7, 2022 8:17 AM

Area	# of Sales	Total Sales	Avg. Price	Median Price
ASBURY PARK	92	\$72,317,161	\$786,056	\$562,500
EATONTOWN	55	\$16,032,801	\$291,505	\$334,000
HIGHLANDS	50	\$20,819,500	\$416,390	\$352,500
LITTLE SILVER	11	\$7,587,999	\$689,818	\$610,000
LONG BRANCH	122	\$113,452,770	\$929,941	\$809,990
MONMOUTH BEACH	35	\$21,174,000	\$604,971	\$525,000
OCEAN	38	\$18,040,000	\$474,737	\$479,750
OCEANPORT	6	\$3,089,250	\$514,875	\$518,000
RED BANK	54	\$23,033,999	\$426,556	\$337,750
RUMSON	0	\$0	\$0	\$0
SEA BRIGHT	27	\$22,381,655	\$828,950	\$800,650
SHREWSBURY BORO	2	\$1,292,000	\$646,000	\$646,000
TINTON FALL	164	\$65,790,289	\$401,160	\$395,950
WEST LONG BRANCH	3	\$1,422,000	\$474,000	\$447,000
<b>TOTALS</b>	<b>659</b>	<b>\$386,433,424</b>	<b>\$586,394</b>	<b>\$442,500</b>

### Statistics for Entire MLS from 1/1/2021 to 10/31/2021

Area	# of Sales	Total Sales	Avg. Price	Median Price
ASBURY PARK	114	\$71,412,684	\$626,427	\$445,750
EATONTOWN	67	\$18,423,935	\$274,984	\$325,000
HIGHLANDS	65	\$21,963,390	\$337,898	\$315,000
LITTLE SILVER	10	\$5,828,400	\$582,840	\$569,950
LONG BRANCH	225	\$184,715,699	\$820,959	\$640,000
MONMOUTH BEACH	44	\$30,042,000	\$682,773	\$612,500
OCEAN	22	\$9,039,000	\$410,864	\$401,750
OCEANPORT	6	\$2,962,500	\$493,750	\$507,500
RED BANK	79	\$28,865,200	\$365,382	\$288,500
RUMSON	2	\$1,250,000	\$625,000	\$625,000
SEA BRIGHT	29	\$18,000,165	\$620,695	\$609,900
SHREWSBURY BORO	4	\$1,986,400	\$496,600	\$487,950
TINTON FALLS	189	\$60,885,127	\$322,144	\$315,000
WEST LONG BRANCH	6	\$2,481,000	\$413,500	\$418,000
<b>TOTALS</b>	<b>862</b>	<b>\$457,855,500</b>	<b>\$531,155</b>	<b>\$380,000</b>

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

# Yearly Market Comparison

Comparing Entire MLS

As of Monday, October 31, 2022 8:21:54 AM

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

	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	535	441	-94	-17.6%	\$ 355,760,400	\$ 336,347,508	-19,412,892	-5.5%	548,000	582,000	34,000	6.2%
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	421	-120	-22.2%	\$ 384,553,895	\$ 321,496,861	-63,057,034	-16.4%	546,000	595,000	49,000	9.0%
April	559	482	-77	-13.8%	\$ 399,547,478	\$ 356,684,291	-42,863,187	-10.8%	575,000	605,000	30,000	5.2%
May	575	532	-43	-7.5%	\$ 438,133,392	\$ 454,027,754	15,894,362	3.6%	595,000	655,000	60,000	10.1%
June	715	607	-108	-15.1%	\$ 538,923,573	\$ 497,917,467	-41,006,106	-7.7%	625,000	680,000	55,000	8.8%
July	696	582	-114	-16.4%	\$ 542,346,489	\$ 477,845,032	-64,501,457	-11.9%	613,125	677,995	64,870	10.6%
August	706	605	-101	-14.3%	\$ 522,975,155	\$ 486,939,907	-36,035,248	-6.9%	610,000	675,000	65,000	10.7%
September	657	571	-86	-13.1%	\$ 518,400,091	\$ 460,717,217	-57,682,874	-11.2%	620,000	640,000	20,000	3.2%
October	599	401	-198	-33.1%	\$ 426,861,909	\$ 357,116,778	-69,745,131	-16.4%	585,000	650,000	65,000	11.1%
November	609	0	-609	-100.0%	\$ 454,323,921	\$ 0	-454,323,921	-100.0%	580,000	0	-580,000	-100.0%
December	594	0	-594	-100.0%	\$ 461,060,098	\$ 0	-461,060,098	-100.0%	599,000	0	-599,000	-100.0%
YTD Total	6,018	5,004	-1,014	-16.8%	\$ 4,410,835,634	\$ 3,998,759,267	-412,076,367	-9.3%	590,000	640,000	50,000	8.5%
<b>Total</b>	<b>7,221</b>	<b>5,004</b>	<b>-2,217</b>	<b>-30.7%</b>	<b>\$ 5,326,219,653</b>	<b>\$ 3,998,759,267</b>	<b>-1,327,460,386</b>	<b>-25.0%</b>	<b>590,000</b>	<b>640,000</b>	<b>50,000</b>	<b>8.5%</b>

	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	597	477	-120	-20.1%	\$ 493,121,157	\$ 428,856,585	-64,264,572	-13.1%	560,000	599,900	39,900	7.1%
February	586	529	-57	-9.7%	\$ 506,572,175	\$ 434,031,407	-72,540,768	-14.4%	599,900	635,000	35,100	5.9%
March	880	791	-89	-10.1%	\$ 729,639,977	\$ 719,920,320	-9,719,657	-1.4%	594,950	649,900	54,950	9.2%
April	916	827	-89	-9.7%	\$ 731,248,963	\$ 741,104,628	9,855,665	1.3%	599,000	699,000	100,000	16.7%
May	936	917	-19	-2.0%	\$ 838,978,242	\$ 915,562,531	76,584,289	9.1%	599,900	699,000	99,100	16.5%
June	995	909	-86	-8.6%	\$ 792,271,386	\$ 826,557,861	34,286,475	4.3%	600,000	699,000	99,000	16.5%
July	932	809	-123	-13.2%	\$ 737,242,579	\$ 796,527,853	59,285,274	8.0%	599,900	699,000	99,100	16.5%
August	827	770	-57	-6.9%	\$ 659,414,489	\$ 669,553,289	10,138,800	1.5%	599,000	650,000	51,000	8.5%
September	686	595	-91	-13.3%	\$ 577,003,396	\$ 560,248,536	-16,754,860	-3.0%	599,900	699,000	99,100	16.5%
October	630	520	-110	-17.5%	\$ 498,453,053	\$ 432,809,373	-65,643,680	-13.2%	580,700	637,000	56,300	9.7%
November	432	0	-432	-100.0%	\$ 357,850,668	\$ 0	-357,850,668	-100.0%	586,500	0	-586,500	-100.0%
December	299	0	-299	-100.0%	\$ 268,000,115	\$ 0	-268,000,115	-100.0%	550,000	0	-550,000	-100.0%
YTD Total	7,985	7,144	-841	-10.5%	\$ 6,563,945,417	\$ 6,525,172,383	-38,773,034	-0.6%	599,000	675,000	76,000	12.7%
<b>Total</b>	<b>8,716</b>	<b>7,144</b>	<b>-1,572</b>	<b>-18.0%</b>	<b>\$ 7,189,796,200</b>	<b>\$ 6,525,172,383</b>	<b>-664,623,817</b>	<b>-9.3%</b>	<b>599,000</b>	<b>675,000</b>	<b>76,000</b>	<b>12.7%</b>

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# Yearly Market Comparison

Comparing Entire MLS

As of Monday, October 31, 2022 8:19:37 AM

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

	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	139	139	0	0.0%	\$ 57,001,050	\$ 69,766,400	12,765,350	22.3%	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	140	-25	-15.2%	\$ 72,345,019	\$ 67,004,208	-5,340,811	-7.4%	355,000	391,500	36,500	10.3%
April	184	135	-49	-26.6%	\$ 83,434,868	\$ 71,713,834	-11,721,034	-14.1%	348,250	420,000	71,750	20.6%
May	182	160	-22	-12.1%	\$ 85,091,040	\$ 82,595,447	-2,495,593	-3.0%	366,495	420,000	53,505	14.6%
June	203	156	-47	-23.2%	\$ 107,999,180	\$ 83,768,087	-24,231,093	-22.5%	400,000	449,500	49,500	12.4%
July	187	144	-43	-23.0%	\$ 79,684,312	\$ 71,341,115	-8,343,197	-10.5%	350,000	417,000	67,000	19.1%
August	184	167	-17	-9.2%	\$ 80,558,097	\$ 79,845,967	-712,130	-0.9%	352,950	425,000	72,050	20.4%
September	189	157	-32	-16.9%	\$ 83,203,759	\$ 80,883,446	-2,320,313	-2.8%	355,000	410,000	55,000	15.5%
October	205	113	-92	-44.9%	\$ 95,689,398	\$ 56,420,564	-39,268,834	-41.1%	375,000	429,000	54,000	14.4%
November	173	0	-173	-100.0%	\$ 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	1,766	1,415	-351	-19.9%	\$ 791,684,828	\$ 708,093,817	-83,591,011	-10.6%	359,500	418,000	58,500	16.3%
Total	2,112	1,415	-697	-33.0%	\$ 939,633,062	\$ 708,093,817	-231,539,245	-24.7%	359,750	418,000	58,250	16.2%

	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	174	133	-41	-23.6%	\$ 79,627,221	\$ 67,327,322	-12,299,899	-15.5%	349,999	379,000	29,001	8.3%
February	161	147	-14	-8.7%	\$ 84,337,664	\$ 75,216,960	-9,120,704	-10.9%	359,000	379,900	20,900	5.8%
March	217	211	-6	-2.8%	\$ 95,839,983	\$ 114,622,727	18,782,744	19.5%	350,000	419,000	69,000	19.7%
April	234	203	-31	-13.2%	\$ 105,318,720	\$ 117,337,465	12,018,745	11.4%	356,999	430,000	73,001	20.4%
May	232	210	-22	-9.5%	\$ 107,872,440	\$ 112,361,968	4,489,528	4.1%	359,900	425,000	65,100	18.1%
June	254	211	-43	-16.9%	\$ 125,072,793	\$ 121,682,523	-3,390,270	-2.8%	377,000	445,000	68,000	18.0%
July	243	208	-35	-14.4%	\$ 100,991,872	\$ 125,091,033	24,099,161	23.8%	349,000	440,000	91,000	26.1%
August	211	169	-42	-19.9%	\$ 90,041,271	\$ 91,569,340	1,528,069	1.6%	359,900	409,000	49,100	13.6%
September	197	194	-3	-1.5%	\$ 88,733,033	\$ 106,685,162	17,952,129	20.2%	364,500	432,000	67,500	18.5%
October	191	124	-67	-35.1%	\$ 100,311,124	\$ 73,223,720	-27,087,404	-27.1%	379,000	425,000	46,000	12.1%
November	131	0	-131	-100.0%	\$ 66,536,619	\$ 0	-66,536,619	-100.0%	399,999	0	-399,999	-100.0%
December	85	0	-85	-100.0%	\$ 44,021,600	\$ 0	-44,021,600	-100.0%	385,000	0	-385,000	-100.0%
YTD Total	2,114	1,810	-304	-14.4%	\$ 978,146,121	\$ 1,005,118,220	26,972,099	2.8%	360,000	420,000	60,000	16.7%
Total	2,330	1,810	-520	-22.3%	\$ 1,088,704,340	\$ 1,005,118,220	-83,586,120	-7.7%	360,000	420,000	60,000	16.7%

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