### **Sales and Inventory Report**

Prepared November 7, 2022

Month	Year	Monthly	No. of Homes	Months of	Average
Month	rear	Sales	for Sale	Inventory	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
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
December	2020	835	1311	1.57	712,159
Total	2020	7725	1886	2.93	651,409
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
Total	2021	7223	1185	1.97	737,878
January	2022	441	709	1.61	762,692
February	2022	362	667	1.84	689,686
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 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.

### Sales and Inventory Report

Prepared November 7, 2022

**County: Monmouth** Category: Condominium Monthly No. of Condos Months of Average Year Month Sales for Sale Inventory Price 107 January 2019 433 4.05 324,094 February 2019 115 444 3.86 309,226 March 126 2019 458 3.63 341,521 April 161 543 3.37 2019 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 533 158 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 3.16 347,421 2020 January 119 406 3.41 362,543 February 2020 122 410 3.36 380,958 2020 3.44 March 131 451 367,611 2020 3.53 April 108 381 371,960 2020 May 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 1.68 277 438,454 April 2021 184 259 1.41 453,450 May 2021 182 264 1.45 467,533 June 2021 323 1.59 203 532,015 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 178 173 1.03 435.542 December 2021 173 148 .86 416,860 Total 2022 2112 261 1.48 444,902 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 1,18 159 531,213 May 2022 1,36 160 218 516,221 2022 1.50 June 234 156 536,974 2022 1.70 July 144 245 495,424 August 2022 1.48 167 247 466,562 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 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 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	<b>\$7</b> 47,369	\$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
TOTALS	1,037	\$1,022,615,103	\$986,128	\$750,000

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

Area	# of Sales	<b>Total Sales</b>	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
TOTALS	1,351	\$1,170,942,120	\$866,723	\$660,000

-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
TOTALS	659	\$386,433,424	\$586,394	\$442,500

#### 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
TOTALS	862	\$457,855,500	\$531,155	\$380,000

<sup>--</sup>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'.

	Nı	ımber	of Sold	Listings	Dol	lar Volume of So	ld Listings			Median :	Sale Price	
	2021	2022	Diff	Chg	2021	2022	Dif	f 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%
Total	7,221	5,004	-2,217	-30.7%	\$ 5,326,219,653	\$ 3,998,759,267	-1,327,460,386	-25.0%	590,000	640,000	50,000	8.5%
	N	umber	of New	Listings	Dol	lar Volume of Ne	w ListIngs			Medlan L	ist Price	
	N 2021			Listings Chg			w ListIngs Diff	Chg	2021	Median L 2022	ist Price Diff	Chg
January		2022	Diff	_	2021	2022		_		2022		Chg 7.1%
January February	2021	<b>2022</b> 477	Diff -120	Chg	2021	2022 \$ 428,856,585	Diff	-13.1%	2021	<b>2022</b> 599,900	Diff	_
•	<b>2021</b> 597	<b>2022</b> 477 529	Diff -120 -57	Chg -20.1%	2021 \$ 493,121,157 \$ 506,572,175	2022 \$ 428,856,585 \$ 434,031,407	Diff -64,264,572	-13.1% -14.4%	<b>2021</b> 560,000	<b>2022</b> 599,900 635,000	Diff 39,900	7.1%
February	<b>2021</b> 597 586	2022 477 529 791	-120 -57 -89	Chg -20.1% -9,7%	2021 \$ 493,121,157 \$ 506,572,175	2022 \$ 428,856,585 \$ 434,031,407 \$ 719,920,320	Diff -64,264,572 -72,540,768 -9,719,657	-13.1% -14.4% -1.4%	<b>2021</b> 560,000 599,900	<b>2022</b> 599,900 635,000 649,900	Diff 39,900 35,100	7.1% 5,9%
February March	2021 597 586 880	2022 477 529 791 827	-120 -57 -89 -89	Chg -20.1% -9.7% -10.1%	2021 \$ 493,121,157 \$ 506,572,175 \$ 729,639,977 \$ 731,248,963	2022 \$ 428,856,585 \$ 434,031,407 \$ 719,920,320 \$ 741,104,628	Diff -64,264,572 -72,540,768 -9,719,657	-13.1% -14.4% -1.4% 1.3%	<b>2021</b> 560,000 599,900 594,950	2022 599,900 635,000 649,900 699,000	Diff 39,900 35,100 54,950	7.1% 5.9% 9.2%
February March April	2021 597 586 880 916	2022 477 529 791 827 917	-120 -57 -89 -89 -19	Chg -20.1% -9.7% -10.1% -9.7%	\$ 493,121,157 \$ 506,572,175 \$ 729,639,977 \$ 731,248,963 \$ 838,978,242	\$ 428,856,585 \$ 434,031,407 \$ 719,920,320 \$ 741,104,628 \$ 915,562,531	Diff -64,264,572 -72,540,768 -9,719,657 9,855,665	-13.1% -14.4% -1.4% 1.3% 9.1%	2021 560,000 599,900 594,950 599,000	2022 599,900 635,000 649,900 699,000	Diff 39,900 35,100 54,950 100,000	7.1% 5.9% 9.2% 16.7%
February March April May	2021 597 586 880 916 936	2022 477 529 791 827 917 909	-120 -57 -89 -89 -19	Chg -20.1% -9.7% -10.1% -9.7% -2.0%	2021 \$ 493,121,157 \$ 506,572,175 \$ 729,639,977 \$ 731,248,963 \$ 638,978,242 \$ 792,271,386	2022 \$ 428,856,585 \$ 434,031,407 \$ 719,920,320 \$ 741,104,628 \$ 915,562,531 \$ 826,557,861	Diff -64,264,572 -72,540,768 -9,719,657 9,855,665 76,584,289	-13.1% -14.4% -1.4% 1.3% 9.1% 4.3%	2021 560,000 599,900 594,950 599,000 599,900	2022 599,900 635,000 649,900 699,000 699,000	Diff 39,900 35,100 54,950 100,000 99,100	7.1% 5.9% 9.2% 16.7% 16.5%
February March April May June	2021 597 586 880 916 936	2022 477 529 791 827 917 909	-120 -57 -89 -89 -19 -86	Chg -20.1% -9.7% -10.1% -9.7% -2.0% -8.6%	2021 \$ 493,121,157 \$ 506,572,175 \$ 729,639,977 \$ 731,248,963 \$ 838,978,242 \$ 792,271,386 \$ 737,242,579	2022 \$ 428,856,585 \$ 434,031,407 \$ 719,920,320 \$ 741,104,628 \$ 915,562,531 \$ 826,557,861 \$ 796,527,853	Diff -64,264,572 -72,540,768 -9,719,657 9,855,665 76,584,289 34,286,475	-13.1% -14.4% -1.4% 1.3% 9.1% 4.3% 8.0%	2021 560,000 599,900 594,950 599,000 599,900 600,000	2022 599,900 635,000 649,900 699,000 699,000 699,000	39,900 35,100 54,950 100,000 99,100 99,000	7.1% 5.9% 9.2% 16.7% 16.5%
February March April May June July	2021 597 586 880 916 936 995 932	2022 477 529 791 827 917 909 809 770	Diff -120 -57 -89 -89 -19 -86 -123 -57	Chg -20.1% -9.7% -10.1% -9.7% -2.0% -8.6%	2021 \$ 493,121,157 \$ 506,572,175 \$ 729,639,977 \$ 731,248,963 \$ 838,978,242 \$ 792,271,386 \$ 737,242,579 \$ 659,414,489	2022 \$ 428,856,585 \$ 434,031,407 \$ 719,920,320 \$ 741,104,628 \$ 915,562,531 \$ 826,557,861 \$ 796,527,853 \$ 669,553,289	Diff -64,264,572 -72,540,768 -9,719,657 9,855,665 76,584,289 34,286,475 59,285,274	-13.1% -14.4% -1.4% 1.3% 9.1% 4.3% 8.0% 1.5%	2021 560,000 599,900 594,950 599,000 599,900 600,000 599,900	2022 599,900 635,000 649,900 699,000 699,000 699,000 650,000	39,900 35,100 54,950 100,000 99,100 99,000 99,100	7.1% 5.9% 9.2% 16.7% 16.5% 16.5%
February March April May June July August	2021 597 586 880 916 936 995 932	2022 477 529 791 827 917 909 809 770 595	Diff -120 -57 -89 -89 -19 -86 -123 -57 -91	Chg -20.1% -9.7% -10.1% -9.7% -2.0% -8.6% -13.2%	2021 \$ 493,121,157 \$ 506,572,175 \$ 729,639,977 \$ 731,248,963 \$ 838,978,242 \$ 792,271,386 \$ 737,242,579 \$ 659,414,489 \$ 577,003,396	2022 \$ 428,856,585 \$ 434,031,407 \$ 719,920,320 \$ 741,104,628 \$ 915,562,531 \$ 826,557,861 \$ 796,527,853 \$ 669,553,289 \$ 560,248,536	Diff -64,264,572 -72,540,768 -9,719,657 9,855,665 76,584,289 34,286,475 59,285,274 10,138,800	-13.1% -14.4% -1.4% 1.3% 9.1% 4.3% 8.0% 1.5% -3.0%	2021 560,000 599,900 594,950 599,000 599,900 599,900 599,000	2022 599,900 635,000 649,900 699,000 699,000 699,000 650,000 699,000	39,900 35,100 54,950 100,000 99,100 99,000 99,100 51,000	7.1% 5.9% 9.2% 16.7% 16.5% 16.5% 16.5%
February March April May June July August September	2021 597 586 880 916 936 995 932 827 686	2022 477 529 791 827 917 909 809 770 595	Diff -120 -57 -89 -89 -19 -86 -123 -57 -91	Chg -20.1% -9.7% -10.1% -9.7% -2.0% -8.6% -13.2% -6.9% -13.3%	2021 \$ 493,121,157 \$ 506,572,175 \$ 729,639,977 \$ 731,248,963 \$ 838,978,242 \$ 792,271,386 \$ 737,242,579 \$ 659,414,489 \$ 577,003,396 \$ 498,453,053	2022 \$ 428,856,585 \$ 434,031,407 \$ 719,920,320 \$ 741,104,628 \$ 915,562,531 \$ 826,557,861 \$ 796,527,853 \$ 669,553,289 \$ 560,248,536 \$ 432,809,373	Diff -64,264,572 -72,540,768 -9,719,657 9,855,665 76,584,289 34,286,475 59,285,274 10,138,800 -16,754,860	-13.1% -14.4% -1.4% 1.3% 9.1% 4.3% 8.0% 1.5% -3.0% -13.2%	2021 560,000 599,900 594,950 599,900 600,000 599,900 599,900 599,900 589,900 580,700	2022 599,900 635,000 649,900 699,000 699,000 699,000 650,000 699,000 637,000	39,900 35,100 54,950 100,000 99,100 99,100 51,000 99,100	7.1% 5.9% 9.2% 16.7% 16.5% 16.5% 8.5% 16.5% 9.7%
February March April May June July August September October	2021 597 586 880 916 936 995 932 827 686 630	2022 477 529 791 827 917 909 809 770 595 520	Diff -120 -57 -89 -89 -19 -86 -123 -57 -91 -110	Chg -20.1% -9.7% -10.1% -9.7% -2.0% -8.6% -13.2% -6.9% -13.3%	2021 \$ 493,121,157 \$ 506,572,175 \$ 729,639,977 \$ 731,248,963 \$ 838,978,242 \$ 792,271,386 \$ 737,242,579 \$ 659,414,489 \$ 577,003,396 \$ 498,453,053	2022 \$ 428,856,585 \$ 434,031,407 \$ 719,920,320 \$ 741,104,628 \$ 915,562,531 \$ 826,557,861 \$ 796,527,853 \$ 669,553,289 \$ 560,248,536 \$ 432,809,373	Diff -64,264,572 -72,540,768 -9,719,657 9,855,665 76,584,289 34,286,475 59,285,274 10,138,800 -16,754,860 -65,643,680	-13.1% -14.4% -1.4% 1.3% 9.1% 4.3% 8.0% 1.5% -3.0% -13.2% -100.0%	2021 560,000 599,900 594,950 599,900 599,900 600,000 599,900 599,900 599,900 580,700 586,500	2022 599,900 635,000 649,900 699,000 699,000 699,000 650,000 699,000 637,000	Diff 39,900 35,100 54,950 100,000 99,100 99,000 99,100 51,000 99,100 56,300	7.1% 5.9% 9.2% 16.7% 16.5% 16.5% 16.5% 8.5% 16.5% 9.7%
February March April May June July August September October November	2021 597 586 880 916 936 995 932 827 686 630 432	2022 477 529 791 827 917 909 809 770 595 520	Diff -120 -57 -89 -89 -19 -86 -123 -57 -91 -110	Chg -20.1% -9.7% -10.1% -9.7% -2.0% -8.6% -13.2% -6.9% -17.5% -100.0% -100.0%	2021 \$ 493,121,157 \$ 506,572,175 \$ 729,639,977 \$ 731,248,963 \$ 838,978,242 \$ 792,271,386 \$ 737,242,579 \$ 659,414,489 \$ 577,003,396 \$ 498,453,053 \$ 357,850,668 \$ 268,000,115	2022 \$ 428,856,585 \$ 434,031,407 \$ 719,920,320 \$ 741,104,628 \$ 915,562,531 \$ 826,557,861 \$ 796,527,853 \$ 669,553,289 \$ 560,248,536 \$ 432,809,373	Diff -64,264,572 -72,540,768 -9,719,657 9,855,665 76,584,289 34,286,475 59,285,274 10,138,800 -16,754,860 -65,643,680 -357,850,668	-13.1% -14.4% -1.4% 1.3% 9.1% 4.3% 8.0% 1.5% -3.0% -13.2% -100.0%	2021 560,000 599,900 594,950 599,900 599,900 600,000 599,900 599,900 599,900 580,700 586,500	2022 599,900 635,000 649,900 699,000 699,000 699,000 650,000 699,000 637,000	39,900 35,100 54,950 100,000 99,100 99,100 99,100 51,000 99,100 56,300	7.1% 5.9% 9.2% 16.7% 16.5% 16.5% 16.5% 8.5% 16.5% 9.7%
February March April May June July August September October November December	2021 597 586 880 916 936 995 932 827 686 630 432 299 7,985	2022 477 529 791 827 917 909 809 770 595 520 0	-120 -57 -89 -89 -19 -86 -123 -57 -91 -110 -432 -299	Chg -20.1% -9.7% -10.1% -9.7% -2.0% -8.6% -13.2% -6.9% -17.5% -100.0% -10.5%	2021 \$ 493,121,157 \$ 506,572,175 \$ 729,639,977 \$ 731,248,963 \$ 838,978,242 \$ 792,271,386 \$ 737,242,579 \$ 659,414,489 \$ 577,003,396 \$ 498,453,053 \$ 357,850,668 \$ 268,000,115 \$ 6,563,945,417	2022 \$ 428,856,585 \$ 434,031,407 \$ 719,920,320 \$ 741,104,628 \$ 915,562,531 \$ 826,557,861 \$ 796,527,853 \$ 669,553,289 \$ 560,248,536 \$ 432,809,373 \$ 0	Diff -64,264,572 -72,540,768 -9,719,657 9,855,665 76,584,289 34,286,475 59,285,274 10,138,800 -16,754,860 -65,643,680 -357,850,668 -268,000,115 -38,773,034	-13.1% -14.4% -1.4% 1.3% 9.1% 4.3% 8.0% 1.5% -3.0% -100.0% -100.0%	2021 560,000 599,900 594,950 599,900 600,000 599,900 599,900 599,900 580,700 586,500 550,000	2022 599,900 635,000 649,900 699,000 699,000 699,000 650,000 699,000 0 0 675,000	39,900 35,100 54,950 100,000 99,100 99,100 99,100 51,000 99,100 56,300 56,300 56,500	7.1% 5.9% 9.2% 16.7% 16.5% 16.5% 16.5% 8.5% 16.5% 9.7% -100.0%

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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'.

	Nur	nber o	f Sold	f Listings	Doll	ar Volume of Sc	old Listings			Median S	ale 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%
				Listings	Doll	ar Volume of Ne	w Listings			Median	List Price	•
		ber of 2022	New I	Listings Chg	Doll 2021			i Chg	2021			
January	<b>2021</b> 174	2022 133		Chg -23.6%		<b>202</b> : \$ 67,327,32	2 Dif 2 -12,299,899		•		Diff	f Chg
January February	2021 174 161	2022	Diff	Chg -23.6% -8.7%	2021	202 \$ 67,327,32	2 Dif 2 -12,299,899	-15.5%	349,999	2022	Diff 29,001	6 Chg 8.3%
February March	<b>2021</b> 174	2022 133	Diff -41	Chg -23.6% -8.7% -2.8%	2021 \$ 79,627,221	202 \$ 67,327,32 \$ 75,216,96	2 Dif 2 -12 299,899 0 -9 120,704	-15.5% -10.9%	349,999 359,000	<b>2022</b> 379,000	Diff 29,001 20,900	6 Chg 8.3% 5.8%
February	2021 174 161 217 234	2022 133 147	Diff -41 -14	Chg -23.6% -8.7%	2021 \$ 79,627,221 \$ 84,337,664	202 \$ 67,327,32; \$ 75,216,96; \$ 114,622,72	2 Dif 2 -12,299,899 0 -9,120,704 7 18,782,744	-15.5% -10.9% 19.5%	349,999 359,000 350,000	2022 379,000 379,900	29,001 29,900 69,000	6 Chg 8.3% 5.8% 19.7%
February March April May	2021 174 161 217 234 232	2022 133 147 211 203 210	Diff -41 -14 -6	Chg -23.6% -8.7% -2.8% -13.2% -9.5%	2021 \$ 79,627,221 \$ 84,337,664 \$ 95,839,983 \$ 105,318,720 \$ 107,872,440	202: \$ 67,327,32; \$ 75,216,96; \$ 114,622,72; \$ 117,337,46; \$ 112,361,96;	2 Diff 2 -12,299,899 0 -9,120,704 7 18,782,744 5 12,018,745	-15.5% -10.9% 19.5% 11.4%	349,999 359,000 350,000 356,999	2022 379,000 379,900 419,000	29,001 20,900 69,000 73,001	6 Chg 8.3% 5.8% 19.7% 20.4%
February March April May June	2021 174 161 217 234	133 147 211 203	Diff -41 -14 -6 -31	Chg -23.6% -8.7% -2.8% -13.2%	2021 \$ 79,627,221 \$ 84,337,664 \$ 95,839,983 \$ 105,318,720 \$ 107,872,440 \$ 125,072,793	\$ 67,327,326 \$ 75,216,966 \$ 114,622,72° \$ 117,337,466 \$ 112,361,966 \$ 121,682,52°	2 Diff 2 -12,299,899 0 -9,120,704 7 18,782,744 5 12,018,745 3 4,489,526	-15.5% -10.9% 19.5% 11.4% 4.1%	349,999 359,000 350,000 356,999 359,900	2022 379,000 379,900 419,000 430,000	29,001 20,900 69,000 73,001 65,100	6 Chg 8.3% 5.8% 19.7% 20.4% 18.1%
February March April May	2021 174 161 217 234 232 254 243	2022 133 147 211 203 210	Diff -41 -14 -6 -31 -22	Chg -23.6% -8.7% -2.8% -13.2% -9.5%	2021 \$ 79,627,221 \$ 84,337,664 \$ 95,839,983 \$ 105,318,720 \$ 107,872,440 \$ 125,072,793 \$ 100,991,872	\$ 67,327,32; \$ 75,216,96; \$ 114,622,72; \$ 117,337,46; \$ 112,361,96; \$ 121,682,52; \$ 125,091,03;	2 Diff 2 -12,299,899 0 -9,120,704 7 18,782,744 5 12,018,745 8 4,489,526 3 -3,390,270	-15.5% -10.9% 19.5% 11.4% 4.1% -2.8%	349,999 359,000 350,000 356,999 359,900 377,000	2022 379,000 379,900 419,000 430,000 425,000	29,001 20,900 69,000 73,001 65,100	6 Chg 8.3% 5.8% 19.7% 20.4% 18.1% 18.0%
February March April May June	2021 174 161 217 234 232 254	2022 133 147 211 203 210 211	Diff -41 -14 -6 -31 -22 -43	Chg -23.6% -8.7% -2.8% -13.2% -9.5% -16.9%	2021 \$ 79,627,221 \$ 84,337,664 \$ 95,839,983 \$ 105,318,720 \$ 107,872,440 \$ 125,072,793	\$ 67,327,32; \$ 75,216,96; \$ 114,622,72; \$ 117,337,46; \$ 112,361,96; \$ 121,682,52; \$ 125,091,03;	2 Diff 2 -12,299,899 2 -9,120,704 7 18,782,744 5 12,018,745 6 4,489,526 6 -3,390,270 3 24,099,161	-15.5% -10.9% 19.5% 11.4% 4.1% -2.8% 23.8%	349,999 359,000 350,000 356,999 359,900 377,000	2022 379,000 379,900 419,000 430,000 425,000	29,001 20,900 69,000 73,001 65,100 68,000 91,000	6 Chg 8.3% 5.8% 19.7% 20.4% 18.1% 18.0% 26,1%
February March April May June July	2021 174 161 217 234 232 254 243	2022 133 147 211 203 210 211 208	Diff -41 -14 -6 -31 -22 -43 -35	Chg -23.6% -8.7% -2.8% -13.2% -9.5% -16.9% -14.4%	2021 \$ 79,627,221 \$ 84,337,664 \$ 95,839,983 \$ 105,318,720 \$ 107,872,440 \$ 125,072,793 \$ 100,991,872	\$ 67,327,32; \$ 75,216,96; \$ 114,622,72; \$ 117,337,46; \$ 112,361,96; \$ 121,682,52; \$ 125,091,03; \$ 91,569,346	2 Diff 2 -12,299,899 7 18,782,744 5 12,018,745 3 4,489,526 3 -3,390,27( 3 24,099,161 0 1,528,069	-15.5% -10.9% 19.5% 11.4% 4.1% -2.8% 23.8%	349,999 359,000 350,000 356,999 359,900 377,000 349,000	2022 379,000 379,900 419,000 430,000 425,000 445,000	29,001 20,900 69,000 73,001 65,100 68,000 91,000	6 Chg 8.3% 5.8% 19.7% 20.4% 18.1% 18.0% 26.1% 13.6%
February March April May June July August	2021 174 161 217 234 232 254 243 211	2022 133 147 211 203 210 211 208 169	Diff -41 -14 -6 -31 -22 -43 -35 -42	Chg -23.6% -8.7% -2.8% -13.2% -9.5% -16.9% -14.4% -19.9%	2021 \$ 79,627,221 \$ 84,337,664 \$ 95,839,983 \$ 105,318,720 \$ 107,872,440 \$ 125,072,793 \$ 100,991,872 \$ 90,041,271	202: \$ 67,327,32: \$ 75,216,96: \$ 114,622,72: \$ 117,337,46: \$ 112,361,96: \$ 121,682,52: \$ 125,091,03: \$ 91,569,34! \$ 106,685,16:	2 Diff 2 -12,299,899 7 18,782,744 5 12,018,745 3 4,489,526 3 -3,390,27( 3 24,099,161 0 1,528,069	-15.5% -10.9% 19.5% 11.4% 4.1% -2.8% 23.8% 1.6% 20.2%	349,999 359,000 350,000 356,999 359,900 349,000 359,900 364,500	2022 379,000 379,900 419,000 430,000 425,000 445,000 440,000	29,001 20,900 69,000 73,001 65,100 68,000 91,000	8.3% 5.8% 19.7% 20.4% 18.1% 18.0% 26.1% 13.6% 18.5%
February March April May June July August September	2021 174 161 217 234 232 254 243 211 197	2022 133 147 211 203 210 211 208 169 194 124	Diff -41 -14 -6 -31 -22 -43 -35 -42 -3 -67	Chg -23.6% -8.7% -2.8% -13.2% -9.5% -16.9% -14.4% -19.9% -1.5%	2021 \$ 79,627,221 \$ 84,337,664 \$ 95,839,983 \$ 105,318,720 \$ 107,872,440 \$ 125,072,793 \$ 100,991,872 \$ 90,041,271 \$ 88,733,033	202: \$ 67,327,32: \$ 75,216,96! \$ 114,622,72: \$ 117,337,46! \$ 112,361,96! \$ 121,682,52: \$ 125,091,03: \$ 91,569,34! \$ 106,685,16: \$ 73,223,72!	2 Diff 2 -12,299,899 0 -9,120,704 7 18,782,744 5 12,018,745 3 -3,390,270 3 24,099,161 0 1,528,069 2 17,952,129 0 -27,087,404	-15.5% -10.9% 19.5% 11.4% 4.1% -2.8% 23.8% 1.6% 20.2% -27.1%	349,999 359,000 350,000 356,999 359,900 349,000 364,500 379,000	2022 379,000 379,900 419,000 430,000 425,000 445,000 409,000 432,000 425,000	Diff 29,001 20,900 69,000 73,001 65,100 68,000 91,000 49,100 67,500 46,000	8.3% 5.8% 19.7% 20.4% 18.1% 18.0% 26.1% 13.6% 18.5%
February March April May June July August September October November December	2021 174 161 217 234 232 254 243 211 197 191 131 85	2022 133 147 211 203 210 211 208 169 194 124 0	Diff -41 -14 -6 -31 -22 -43 -35 -42 -3 -67 -131 -85	Chg -23.6% -8.7% -2.8% -13.2% -9.5% -16.9% -14.4% -19.9% -1.5% -35.1%	2021 \$ 79,627,221 \$ 84,337,664 \$ 95,839,983 \$ 105,318,720 \$ 107,872,440 \$ 125,072,793 \$ 100,991,872 \$ 90,041,271 \$ 88,733,033 \$ 100,311,124	202: \$ 67,327,32; \$ 75,216,96; \$ 114,622,72; \$ 117,337,46; \$ 112,361,96; \$ 121,682,52; \$ 125,091,03; \$ 91,569,34; \$ 106,685,16; \$ 73,223,72;	2 Diff 2 -12,299,899 3 -9,120,704 5 12,018,745 5 12,018,745 3 -3,390,270 3 24,099,161 0 1,528,069 2 17,952,126 0 -27,087,404	-15.5% -10.9% 19.5% 11.4% -2.8% 23.8% 1.6% 20.2% -27.1%	349,995 359,000 350,000 356,995 359,900 377,000 349,000 364,500 379,000	2022 379,000 379,900 419,000 430,000 425,000 445,000 440,000 432,000 425,000	Diffi 29,001 20,900 69,000 73,001 65,100 68,000 91,000 49,100 67,500 46,000	F Chg 8.3% 5.8% 19.7% 20.4% 18.1% 18.0% 26.1% 13.6% 18.5% 12.1%
February March April May June July August September October November December YTD Total	2021 174 161 217 234 232 254 243 211 197 191 131	2022 133 147 211 203 210 211 208 169 194 124 0	Diff -41 -14 -6 -31 -22 -43 -35 -42 -3 -67 -131 -85	Chg -23.6% -8.7% -2.8% -13.2% -9.5% -16.9% -14.4% -19.9% -35.1% -100.0% -14.4%	2021 \$ 79,627,221 \$ 84,337,664 \$ 95,839,983 \$ 105,318,720 \$ 107,872,440 \$ 125,072,793 \$ 100,991,872 \$ 90,041,271 \$ 88,733,033 \$ 100,311,124 \$ 66,536,619 \$ 44,021,600 \$ 978,146,121	202: \$ 67,327,32; \$ 75,216,96; \$ 114,622,72; \$ 117,337,46; \$ 112,361,96; \$ 121,682,52; \$ 125,091,03; \$ 91,569,34; \$ 106,685,16; \$ 73,223,72; \$ 6 \$ 1,005,118,220;	2 Diff 2 -12,299,899 3 -9,120,704 5 12,018,745 5 12,018,745 6 3 -3,390,270 3 24,099,161 0 1,528,069 2 17,952,129 0 -27,087,404 0 -66,536,619 0 -44,021,600 0 26,972,099	-15.5% -10.9% 19.5% 11.4% 4.1% -2.8% 23.8% 1.6% 20.2% -27.1% -100.0% -100.0%	349,995 359,000 350,000 356,995 359,900 349,000 359,900 377,000 359,900 377,000	2022 379,000 379,900 419,000 430,000 425,000 445,000 440,000 432,000 425,000	Diff 29,001 20,900 69,000 73,001 65,100 68,000 91,000 49,100 49,100 46,000 -399,999 -385,000	6 Chg 8.3% 5.8% 19.7% 20.4% 18.1% 18.0% 26.1% 13.6% 18.5% 12.1% 1-100.0%
February March April May June July August September October November December YTD Total	2021 174 161 217 234 232 254 243 211 197 191 131 85	2022 133 147 211 203 210 211 208 169 194 124 0	Diff -41 -14 -6 -31 -22 -43 -35 -42 -3 -67 -131 -85 -304	Chg -23.6% -8.7% -2.8% -13.2% -9.5% -16.9% -14.4% -19.9% -35.1% -100.0% -14.4%	2021 \$ 79,627,221 \$ 84,337,664 \$ 95,839,983 \$ 105,318,720 \$ 107,872,440 \$ 125,072,793 \$ 100,991,872 \$ 90,041,271 \$ 88,733,033 \$ 100,311,124 \$ 66,536,619 \$ 44,021,600 \$ 978,146,121	202: \$ 67,327,32; \$ 75,216,96; \$ 114,622,72; \$ 117,337,46; \$ 112,361,96; \$ 121,682,52; \$ 125,091,03; \$ 91,569,34; \$ 106,685,16; \$ 73,223,72;	2 Diff 2 -12,299,899 3 -9,120,704 5 12,018,745 5 12,018,745 6 3 -3,390,270 3 24,099,161 0 1,528,069 2 17,952,129 0 -27,087,404 0 -66,536,619 0 -44,021,600 0 26,972,099	-15.5% -10.9% 19.5% 11.4% 4.1% -2.8% 23.8% 1.6% 20.2% -27.1% -100.0% -100.0%	349,995 359,000 350,000 356,995 359,900 349,000 364,500 379,000 399,995 385,000	2022 379,000 379,900 419,000 425,000 445,000 440,000 425,000 425,000 0	Diff(29,001) 20,900 69,000 73,001 65,100 68,000 91,000 49,100 67,500 46,000 -399,999 -385,000 60,000	6 Chg 8.3% 5.8% 19.7% 20.4% 18.1% 18.0% 26.1% 13.6% 12.1% 12.1% 1-100.0% 1-100.0%

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