

Sales and Inventory Report

Prepared December 12, 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
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	773	1.84	763,650
April	2022	482	846	1.76	740,008
May	2022	532	1073	2.02	853,435
June	2022	607	1188	1.96	820,292
July	2022	582	1333	2.29	821,039
August	2022	605	1410	2.33	804,859
September	2022	571	1320	2.31	809,309
October	2022	469	1238	2.64	881,388
November	2022	409	1194	2.92	810,366

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 December 12, 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	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	2021	2112	261	1.48	444,902
January	2022	139	134	.96	501,916
February	2022	104	137	1.32	430,334
March	2022	140	148	1.06	478,601
April	2022	135	160	1.19	531,213
May	2022	160	219	1.37	516,221
June	2022	156	235	1.51	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	139	217	1.56	499,504
November	2022	106	184	1.74	527,572

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.

--Information deemed reliable but not guaranteed--

Sales by Area Report

Category -- Single Family
Statistics for Entire MLS from 1/1/2022 to 11/30/2022
 Prepared on December 12, 2022 3:45 PM

Area	# of Sales	Total Sales	Avg. Price	Median Price
ASBURY PARK	62	\$33,127,940	\$534,322	\$506,500
EATONTOWN	62	\$33,403,687	\$538,769	\$519,950
FAIR HAVEN	54	\$67,291,399	\$1,246,137	\$1,197,000
HIGHLANDS	53	\$32,992,700	\$622,504	\$555,900
LITTLE SILVER	63	\$77,088,859	\$1,223,633	\$950,000
LONG BRANCH	134	\$100,463,445	\$749,727	\$605,000
MONMOUTH BEACH	30	\$53,662,700	\$1,788,757	\$1,510,000
OCEAN	225	\$203,565,348	\$904,735	\$790,000
OCEANPORT	56	\$47,499,900	\$848,212	\$772,000
RED BANK	70	\$41,714,233	\$595,918	\$577,500
RUMSON	104	\$229,244,234	\$2,204,271	\$1,770,000
SEA BRIGHT	19	\$34,502,500	\$1,815,921	\$1,699,000
SHREWSBURY BORO	37	\$33,508,499	\$905,635	\$760,000
TINTON FALLS	87	\$53,994,169	\$620,623	\$611,000
WEST LONG BRANCH	67	\$64,474,000	\$962,299	\$805,000
TOTALS	1,123	\$1,106,533,613	\$985,337	\$750,000

Statistics for Entire MLS from 1/1/2021 to 11/30/2021

Area	# of Sales	Total Sales	Avg. Price	Median Price
ASBURY PARK	76	\$40,881,350	\$537,912	\$510,000
EATONTOWN	87	\$44,120,782	\$507,135	\$500,000
FAIR HAVEN	80	\$96,026,778	\$1,200,335	\$1,145,000
HIGHLANDS	42	\$25,082,200	\$597,195	\$437,500
LITTLE SILVER	89	\$88,627,278	\$995,812	\$807,500
LONG BRANCH	182	\$121,775,963	\$669,099	\$500,000
MONMOUTH BEACH	27	\$42,436,500	\$1,571,722	\$1,499,000
OCEAN	300	\$213,318,987	\$711,063	\$645,000
OCEANPORT	93	\$89,519,250	\$962,573	\$829,900
RED BANK	102	\$59,963,977	\$587,882	\$545,500
RUMSON	143	\$274,423,416	\$1,919,045	\$1,575,000
SEA BRIGHT	14	\$19,964,000	\$1,426,000	\$1,192,500
SHREWSBURY BORO	67	\$50,264,274	\$750,213	\$675,000
TINTON FALLS	111	\$63,019,815	\$567,746	\$550,000
WEST LONG BRANCH	80	\$58,363,204	\$729,540	\$679,950
TOTALS	1,493	\$1,287,787,775	\$862,550	\$665,000

Sales By Area Report

Category – Condominium
Statistics for Entire MLS from 1/1/2022 to 11/30/2022
 Prepared December 12, 2022 3:44 PM

Area	# of Sales	Total Sales	Avg. Price	Median Price
ASBURY PARK	97	\$80,522,161	\$830,125	\$585,000
EATONTOWN	57	\$17,076,801	\$299,593	\$334,000
HIGHLANDS	52	\$21,669,500	\$416,721	\$365,000
LITTLE SILVER	12	\$8,687,999	\$724,000	\$617,500
LONG BRANCH	137	\$124,776,680	\$910,779	\$799,000
MONMOUTH BEACH	36	\$21,554,000	\$598,722	\$520,000
OCEAN	42	\$19,837,500	\$472,321	\$479,750
OCEANPORT	6	\$3,089,250	\$514,875	\$518,000
RED BANK	60	\$26,346,649	\$439,111	\$352,750
RUMSON	0	\$0	\$0	\$0
SEA BRIGHT	30	\$24,683,655	\$822,788	\$800,275
SHREWSBURY BORO	2	\$1,292,000	\$646,000	\$646,000
TINTON FALLS	178	\$72,033,258	\$404,681	\$398,350
WEST LONG BRANCH	3	\$1,422,000	\$474,000	\$447,000
TOTALS	712	\$422,991,453	\$594,089	\$445,000

Statistics for Entire MLS from 1/1/2021 to 11/30/2021

Area	# of Sales	Total Sales	Avg. Price	Median Price
ASBURY PARK	126	\$78,301,684	\$621,442	\$448,250
EATONTOWN	74	\$20,693,575	\$279,643	\$325,000
HIGHLANDS	71	\$25,048,290	\$352,793	\$320,000
LITTLE SILVER	11	\$6,618,158	\$601,651	\$599,900
LONG BRANCH	233	\$192,502,199	\$826,190	\$640,000
MONMOUTH BEACH	49	\$32,925,500	\$671,949	\$605,000
OCEAN	25	\$10,360,000	\$414,400	\$410,000
OCEANPORT	8	\$3,851,500	\$481,438	\$444,500
RED BANK	83	\$30,023,100	\$361,724	\$288,500
RUMSON	2	\$1,250,000	\$625,000	\$625,000
SEA BRIGHT	32	\$19,651,665	\$614,115	\$604,950
SHREWSBURY BORO	5	\$2,576,400	\$515,280	\$506,000
TINTON FALLS	217	\$70,901,106	\$326,733	\$320,000
WEST LONG BRANCH	7	\$2,816,000	\$402,286	\$375,000
TOTALS	943	\$497,519,177	\$527,592	\$380,000

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

Yearly Market Comparison

Comparing Entire MLS

As of Wednesday, November 30, 2022 4:59:29 PM

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	\$ 462,115,817	-56,284,274	-10.9%	620,000	645,000	25,000	4.0%
October	599	469	-130	-21.7%	\$ 426,861,909	\$ 413,370,997	-13,490,912	-3.2%	585,000	650,000	65,000	11.1%
November	609	378	-231	-37.9%	\$ 454,323,921	\$ 310,133,466	-144,190,455	-31.8%	580,000	652,550	72,550	12.5%
December	594	0	-594	-100.0%	\$ 461,060,098	\$ 0	-461,060,098	-100.0%	599,000	0	-599,000	-100.0%
YTD Total	6,627	5,450	-1,177	-17.8%	\$ 4,865,159,555	\$ 4,366,545,552	-498,614,003	-10.2%	589,000	645,000	56,000	9.5%
Total	7,221	5,450	-1,771	-24.5%	\$ 5,326,219,653	\$ 4,366,545,552	-959,674,101	-18.1%	590,000	643,500	53,500	9.1%

	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	\$ 741,104,348	9,855,385	1.3%	599,000	699,000	100,000	16.7%
May	936	917	-19	-2.0%	\$ 838,978,242	\$ 913,287,532	74,309,290	8.8%	599,900	699,000	99,100	16.5%
June	995	909	-86	-8.6%	\$ 792,271,386	\$ 825,806,859	33,535,473	4.2%	600,000	699,000	99,000	16.5%
July	932	809	-123	-13.2%	\$ 737,242,579	\$ 795,666,353	58,423,774	7.9%	599,900	699,000	99,100	16.5%
August	827	770	-57	-6.9%	\$ 659,414,489	\$ 667,860,179	8,445,690	1.2%	599,000	649,999	50,999	8.5%
September	686	595	-91	-13.3%	\$ 577,003,396	\$ 557,784,334	-19,219,062	-3.4%	599,900	699,000	99,100	16.5%
October	630	557	-73	-11.6%	\$ 498,453,053	\$ 467,277,425	-31,175,628	-6.3%	580,700	645,000	64,300	11.1%
November	432	394	-38	-8.8%	\$ 357,850,668	\$ 361,803,667	3,952,999	1.1%	586,500	596,000	9,500	1.6%
December	299	0	-299	-100.0%	\$ 268,000,115	\$ 0	-268,000,115	-100.0%	550,000	0	-550,000	-100.0%
YTD Total	8,417	7,575	-842	-10.0%	\$ 6,921,796,085	\$ 6,913,399,009	-8,397,076	-0.1%	599,000	669,900	70,900	11.8%
Total	8,716	7,575	-1,141	-13.1%	\$ 7,189,796,200	\$ 6,913,399,009	-276,397,191	-3.9%	599,000	669,900	70,900	11.8%

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Yearly Market Comparison

Comparing Entire MLS

As of Wednesday, November 30, 2022 4:57:47 PM

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	139	-66	-32.2%	\$ 95,689,398	\$ 69,431,083	-26,258,315	-27.5%	375,000	425,000	50,000	13.3%
November	173	98	-75	-43.4%	\$ 75,348,883	\$ 52,212,240	-23,136,643	-30.8%	365,000	402,500	37,500	10.3%
December	173	0	-173	-100.0%	\$ 72,599,351	\$ 0	-72,599,351	-100.0%	350,000	0	-350,000	-100.0%
YTD Total	1,939	1,539	-400	-20.6%	\$ 867,033,711	\$ 773,316,576	-93,717,135	-10.8%	360,000	415,000	55,000	15.3%
Total	2,112	1,539	-573	-27.1%	\$ 939,633,062	\$ 773,316,576	-166,316,486	-17.8%	359,750	415,000	55,250	15.4%

	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	\$ 117,242,465	11,923,745	11.3%	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	\$ 121,722,523	-3,350,270	-2.7%	377,000	445,000	68,000	18.0%
July	243	208	-35	-14.4%	\$ 100,991,872	\$ 125,032,833	24,040,961	23.8%	349,000	440,000	91,000	26.1%
August	211	169	-42	-19.9%	\$ 90,041,271	\$ 91,549,340	1,508,069	1.6%	359,900	409,000	49,100	13.6%
September	197	194	-3	-1.5%	\$ 88,733,033	\$ 106,386,161	17,653,128	19.8%	364,500	432,000	67,500	18.5%
October	191	130	-61	-31.9%	\$ 100,311,124	\$ 75,480,419	-24,830,705	-24.8%	379,000	426,450	47,450	12.5%
November	131	99	-32	-24.4%	\$ 66,536,619	\$ 55,621,169	-10,915,450	-16.5%	399,999	439,000	39,001	9.8%
December	85	0	-85	-100.0%	\$ 44,021,600	\$ 0	-44,021,600	-100.0%	385,000	0	-385,000	-100.0%
YTD Total	2,245	1,915	-330	-14.7%	\$ 1,044,682,740	\$ 1,062,563,887	17,881,147	1.7%	360,000	425,000	65,000	18.1%
Total	2,330	1,915	-415	-17.8%	\$ 1,088,704,340	\$ 1,062,563,887	-26,140,453	-2.5%	360,000	425,000	65,000	18.1%

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