Sales and Inventory Report

Prepared December 12, 2022

County: Monmouth Category: Single Family Monthly No. of Homes Months of **Average** Month Year Sales for Sale Inventory **Price** 2019 442 January 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 2020 478 January 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 2.28 November 2020 683 1563 685,144 December 2020 835 1.57 1311 712,159 Total 2020 7725 1886 2,93 651,409 2021 January 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 Мау 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 1400 657 2.13 789,041 October 2021 1205 600 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 2022 532 May 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: **Category: Condominium**

Month	Year	Monthly Sales	No. of Condos for Sale	Months of	Average
leaves:	2040			Inventory	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	2022	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.

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

-Information deemed reliable but not guaranteed-

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	7.12	\$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'.

	N	umber	of Sold	Listings	Doll	ar Volume of So	ld Listings			Median S	ale 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%
	N	umber	of New	Listings	Dol	ar Volume of Ne	w Listings			Median I	List Price	
	N 2021		of New Diff	Listings Chg	Doll 2021	ar Volume of Ne 2022	w Listings Diff	Chg	2021	Median I 2022	List Price Diff	Chg
January				•				_	2021 560,000	2022		Chg 7.1%
January February	2021	2022	Diff	Chg	2021	2022	Diff	-13.1%		2022 599,900	Diff	_
•	2021 597	2022 477	Diff -120	Chg -20.1%	2021 \$ 493,121,157	2022 \$ 428,856,585	Diff -64,264,572	-13.1% -14.4%	560,000	2022 599,900 635,000	Diff 39,900	7.1%
February	2021 597 586	2022 477 529	Diff -120 -57	Chg -20.1% -9.7%	2021 \$ 493,121,157 \$ 506,572,175	2022 \$ 428,856,585 \$ 434,031,407	Diff -64,264,572 -72,540,768	-13.1% -14.4% -1.4%	560,000 599,900	2022 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	-120 -57 -89	Chg -20.1% -9.7% -10.1%	2021 \$ 493,121,157 \$ 506,572,175 \$ 729,639,977	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% 1.3%	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	-120 -57 -89 -89	Chg -20.1% -9.7% -10.1% -9.7%	2021 \$ 493,121,157 \$ 506,572,175 \$ 729,639,977 \$ 731,248,963	2022 \$ 428,856,585 \$ 434,031,407 \$ 719,920,320 \$ 741,104,348	Diff -64,264,572 -72,540,768 -9,719,657 9,855,385	-13.1% -14.4% -1.4% 1.3% 8.8%	560,000 599,900 594,950 599,000 599,900	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	-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 \$ 838,978,242	2022 \$ 428,856,585 \$ 434,031,407 \$ 719,920,320 \$ 741,104,348 \$ 913,287,532	Diff -64,264,572 -72,540,768 -9,719,657 9,855,385 74,309,290	-13.1% -14.4% -1.4% 1.3% 8.8% 4.2%	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 597 586 880 916 936 995	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	2022 \$ 428,856,585 \$ 434,031,407 \$ 719,920,320 \$ 741,104,348 \$ 913,287,532 \$ 825,806,859	Diff -64,264,572 -72,540,768 -9,719,657 9,855,385 74,309,290 33,535,473	-13.1% -14.4% -1.4% 1.3% 8.8% 4.2% 7.9%	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	Diff 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	597 586 880 916 936 995	2022 477 529 791 827 917 909 809	-120 -57 -89 -89 -19 -86 -123	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	2022 \$ 428,856,585 \$ 434,031,407 \$ 719,920,320 \$ 741,104,348 \$ 913,287,532 \$ 825,806,859 \$ 795,666,353	Diff -64,264,572 -72,540,768 -9,719,657 9,855,385 74,309,290 33,535,473 58,423,774	-13.1% -14.4% -1.4% 1.3% 8.8% 4.2% 7.9% 1.2%	560,000 599,900 594,950 599,000 599,900 600,000 599,900	2022 599,900 635,000 649,900 699,000 699,000 699,000 649,999	Diff 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 597 586 880 916 936 995 932 827	2022 477 529 791 827 917 909 809 770	-120 -57 -89 -89 -19 -86 -123	Chg -20.1% -9.7% -10.1% -9.7% -2.0% -8.6% -13.2% -6.9%	2021 \$ 493,121,157 \$ 506,572,175 \$ 729,639,977 \$ 731,248,963 \$ 638,978,242 \$ 792,271,386 \$ 737,242,579 \$ 659,414,489	2022 \$ 428,856,585 \$ 434,031,407 \$ 719,920,320 \$ 741,104,348 \$ 913,287,532 \$ 825,806,859 \$ 795,666,353 \$ 667,860,179	Diff -64,264,572 -72,540,768 -9,719,657 9,855,385 74,309,290 33,535,473 58,423,774 8,445,690	-13.1% -14.4% -1.4% 1.3% 8.8% 4.2% 7.9% 1.2% -3.4%	560,000 599,900 594,950 599,000 599,900 600,000 599,900	2022 599,900 635,000 649,900 699,000 699,000 699,000 649,999 699,000	9,900 35,100 54,950 100,000 99,100 99,000 99,100 50,999	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	-120 -57 -89 -89 -19 -86 -123 -57	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	2022 \$ 428,856,585 \$ 434,031,407 \$ 719,920,320 \$ 741,104,348 \$ 913,287,532 \$ 825,806,859 \$ 795,666,353 \$ 667,860,179 \$ 557,784,334	Diff -64,264,572 -72,540,768 -9,719,657 9,855,385 74,309,290 33,535,473 58,423,774 8,445,690 -19,219,062	-13.1% -14.4% -1.4% 1.3% 8.8% 4.2% 7.9% 1.2% -3.4% -6.3%	560,000 599,900 594,950 599,000 599,900 600,000 599,900 599,900	2022 599,900 635,000 649,900 699,000 699,000 699,000 649,999 699,000 645,000	99,100 99,100 99,100 99,100	7.1% 5.9% 9.2% 16.7% 16.5% 16.5% 16.5% 8.5%
February March April May June July August September October	2021 597 586 880 916 936 995 932 827 686 630	2022 477 529 791 827 917 909 809 770 595 557	-120 -57 -89 -89 -19 -86 -123 -57 -91 -73 -38	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 \$ 741,104,348 \$ 913,287,532 \$ 825,806,859 \$ 795,666,353 \$ 667,860,179 \$ 557,784,334 \$ 467,277,425 \$ 361,803,667	Diff -64,264,572 -72,540,768 -9,719,657 9,855,385 74,309,290 33,535,473 58,423,774 8,445,690 -19,219,062 -31,175,628	-13.1% -14.4% -1.4% 1.3% 8.8% 4.2% 7.9% 1.2% -3.4% -6.3% 1.1%	560,000 599,900 594,950 599,000 599,900 600,000 599,900 599,900 599,900 580,700 586,500	2022 599,900 635,000 649,900 699,000 699,000 699,000 649,999 699,000 645,000 596,000	39,900 35,100 54,950 100,000 99,100 99,000 99,100 50,999 99,100 64,300	7.1% 5.9% 9.2% 16.7% 16.5% 16.5% 8.5% 11.1%
February March April May June July August September October November	2021 597 586 880 916 936 995 932 827 686 630 432 299	2022 477 529 791 827 917 909 809 770 595 557 394	-120 -57 -89 -89 -19 -86 -123 -57 -91 -73 -38	Chg -20.1% -9.7% -10.1% -9.7% -2.0% -8.6% -13.2% -6.9% -11.6% -8.8% -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	2022 \$ 428,856,585 \$ 434,031,407 \$ 719,920,320 \$ 741,104,348 \$ 913,287,532 \$ 825,806,859 \$ 795,666,353 \$ 667,860,179 \$ 557,784,334 \$ 467,277,425 \$ 361,803,667	Diff -64,264,572 -72,540,768 -9,719,657 9,855,385 74,309,290 33,535,473 58,423,774 8,445,690 -19,219,062 -31,175,628 3,952,999	-13.1% -14.4% -1.4% 1.3% 8.8% 4.2% 7.9% 1.2% -3.4% -6.3% 1.1%	560,000 599,900 594,950 599,000 599,900 600,000 599,900 599,900 599,900 580,700 586,500	2022 599,900 635,000 649,900 699,000 699,000 699,000 649,999 699,000 645,000 596,000	39,900 35,100 54,950 100,000 99,100 99,000 99,100 50,999 99,100 64,300 9,500	7.1% 5.9% 9.2% 16.7% 16.5% 16.5% 8.5% 11.1%
February March April May June July August September October November December	2021 597 586 880 916 936 995 932 827 686 630 432 299 8,417	2022 477 529 791 827 917 909 809 770 595 557 394 0 7,575	-120 -57 -89 -89 -19 -86 -123 -57 -91 -73 -38 -299	Chg -20.1% -9.7% -10.1% -9.7% -2.0% -8.6% -13.2% -6.9% -11.6% -8.8% -100.0% -10.0%	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 \$ 6,921,796,085	2022 \$ 428,856,585 \$ 434,031,407 \$ 719,920,320 \$ 741,104,348 \$ 913,287,532 \$ 825,806,859 \$ 795,666,353 \$ 667,860,179 \$ 557,784,334 \$ 467,277,425 \$ 361,803,667	Diff -64,264,572 -72,540,768 -9,719,657 9,855,385 74,309,290 33,535,473 58,423,774 8,445,690 -19,219,062 -31,175,628 3,952,999 -268,000,115 -8,397,076	-13.1% -14.4% -1.4% 1.3% 8.8% 4.2% 7.9% 1.2% -3.4% -6.3% 1.1% -100.0% -0.1%	560,000 599,900 594,950 599,000 599,900 600,000 599,900 599,900 580,700 586,500 550,000	2022 599,900 635,000 649,900 699,000 699,000 649,999 699,000 645,000 0 669,900	39,900 35,100 54,950 100,000 99,100 99,100 50,999 99,100 64,300 9,500	7.1% 5.9% 9.2% 16.7% 16.5% 16.5% 8.5% 11.1% 1.6%

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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'.

	Nur	nber of	f Sold	Listings	Doll	ar Volume of Sc	id Listings			Median Sa	le 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	14.5%
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%
	Num	ber of	New L	istings.	Doll	ar Volume of Ne	w Listings			Median	List Price	•
			New L Diff	istings.	Doll 2021	ar Volume of Ne 202	_		•	2022	List Price Diff	Chg
January				-		202	_	•	•			Chg 8.3%
January February	2021 174 161	2022	Diff	Chg -23.6% -8.7%	2021 \$ 79,627,221 \$ 84,337,664	202 \$ 67,327,32 \$ 75,216,96	2 Diff 2 -12,299,899 0 -9,120,704	-15.5% -10.9%	349,999 359,000	2022 379,000 379,900	DIH 29,001 20,900	8.3% 5.8%
•	2021 174	2022 133	Diff -41	Chg -23.6%	2021 \$ 79,627,221	202 \$ 67,327,32 \$ 75,216,96	2 Diff 2 -12,299,899 0 -9,120,704	-15.5% -10.9%	349,999 359,000	2022 379,000	DIff 29,001	8.3% 5.8%
February	2021 174 161	2022 133 147	-41 -14 -6 -31	Chg -23.6% -8.7%	2021 \$ 79,627,221 \$ 84,337,664	202 \$ 67,327,32 \$ 75,216,96 \$ 114,622,72	2 Diff 2 -12,299,899 0 -9,120,704 7 18,782,744	-15.5% -10.9%	349,999 359,000 350,000	2022 379,000 379,900	DIH 29,001 20,900	8.3% 5.8% 19.7% 20.4%
February March	2021 174 161 217 234 232	2022 133 147 211	-41 -14 -6	Chg -23.6% -8.7% -2.8%	2021 \$ 79,627,221 \$ 84,337,664 \$ 95,839,983	202 \$ 67,327,32 \$ 75,216,96 \$ 114,622,72 \$ 117,242,46	2 Diff 2 -12,299,899 0 -9,120,704 7 18,782,744 5 11,923,745 8 4,489,528	-15.5% -10.9% 19.5% 11.3%	349,999 359,000 350,000 356,999	2022 379,000 379,900 419,000	29,001 20,900 69,000	Chg 8.3% 5.8% 19.7% 20.4% 18.1%
February March April May June	2021 174 161 217 234 232 254	2022 133 147 211 203 210 211	-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	202 \$ 67,327,32 \$ 75,216,96 \$ 114,622,72 \$ 117,242,46 \$ 112,361,96	2 Diff 2 -12,299,899 0 -9,120,704 7 18,782,744 5 11,923,745 8 4,489,528	-15.5% -10.9% 19.5% 11.3% 4.1%	349,999 359,000 350,000 356,999 359,900 377,000	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	8.3% 5.8% 19.7% 20.4% 18.1% 18.0%
February March April May	2021 174 161 217 234 232	2022 133 147 211 203 210	Diff -41 -14 -6 -31 -22 -43	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 \$ 117,242,46 \$ 112,361,96 \$ 121,722,52	2 Diff 2 -12,299,899 0 -9,120,704 7 18,782,744 5 11,923,745 8 4,489,528 3 -3,350,270	-15.5% -10.9% 19.5% 11.3% 4.1%	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	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 \$ 117,242,46 \$ 112,361,96 \$ 121,722,52	2 Diff. 2 -12,299,899 0 -9,120,704 7 18,782,744 5 11,923,745 8 4,489,528 3 -3,350,270 3 24,040,961	-15.5% -10.9% 19.5% 11.3% 4.1% -2.7% 23.8%	349,999 359,000 350,000 356,999 359,900 377,000	2022 379,000 379,900 419,000 430,000 425,000 445,000	29,001 20,900 69,000 73,001 65,100 68,000	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 \$ 117,242,46 \$ 112,361,96 \$ 121,722,52 \$ 125,032,83 \$ 91,549,34	2 Diff: 2 -12,299,895 0 -9,120,704 7 18,782,744 5 11,923,745 8 4,489,528 3 -3,350,270 3 24,040,961 0 1,508,065	-15.5% -10.9% 19.5% 11.3% 4.1% -2.7% 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	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	-41 -44 -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 \$88,733,033 \$100,311,124	202 \$ 67,327,32 \$ 75,216,96 \$ 114,622,72 \$ 117,242,46 \$ 112,361,96 \$ 121,722,52 \$ 125,032,83 \$ 91,549,34 \$ 106,386,16 \$ 75,480,41	2 Diff: 2 -12,299,895 0 -9,120,704 7 18,782,744 5 11,923,745 8 4,489,528 3 -3,350,270 3 24,040,961 0 1,508,065	-15.5% -10.9% 19.5% 11.3% 4.1% -2.7% 23.8% 1.6% 19.8% -24.8%	349,999 359,000 350,000 356,999 359,900 349,000 359,900 364,500 379,000	2022 379,000 379,900 419,000 430,000 425,000 445,000 440,000 409,000 426,450	29,001 20,900 69,000 73,001 65,100 68,000 91,000 49,100 67,500 47,450	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 174 161 217 234 232 254 243 211 197 191 131	2022 133 147 211 203 210 211 208 169 194	Diff -41 -14 -6 -31 -22 -43 -35 -42 -3	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 \$ 117,242,46 \$ 112,361,96 \$ 121,722,52 \$ 125,032,83 \$ 91,549,34 \$ 106,386,16 \$ 75,480,41	2 Diff 2 -12,299,899 0 -9,120,704 7 18,782,744 5 11,923,745 8 4,489,528 3 -3,350,270 3 24,040,961 0 1,508,069 1 17,653,128	-15.5% -10.9% 19.5% 11.3% 4.1% -2.7% 23.8% 1.6% 19.8% -24.8%	349,999 359,000 350,000 356,999 359,900 349,000 359,900 364,500 379,000	2022 379,000 379,900 419,000 430,000 425,000 445,000 440,000 409,000 426,450 439,000	29,001 20,900 69,000 73,001 65,100 68,000 91,000 49,100 47,450 39,001	8.3% 5.8% 19.7% 20.4% 18.1% 18.0% 26.1% 13.6% 18.5% 9.8%
February March April May June July August September October	2021 174 161 217 234 232 254 243 211 197	2022 133 147 211 203 210 211 208 169 194 130	-41 -41 -6 -31 -22 -43 -35 -42 -3 -61 -32 -85	Chg -23.6% -8.7% -2.8% -13.2% -9.5% -16.9% -14.4% -19.9% -1.5% -31,9% -24,4% 100.0%	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	202 \$ 67,327,32 \$ 75,216,96 \$ 114,622,72 \$ 117,242,46 \$ 112,361,96 \$ 121,722,52 \$ 125,032,83 \$ 91,549,34 \$ 106,386,16 \$ 75,480,41 \$ 55,621,16	2 DIff 2 -12,299,899 0 -9,120,704 7 18,782,744 5 11,923,745 8 4,489,528 3 -3,350,270 3 24,040,961 1 1,508,069 1 17,653,128 9 -24,830,703 9 -10,915,450 0 44,021,600	-15.5% -10.9% 19.5% 11.3% 4.1% -2.7% 23.8% 1.6% 19.8% -24.8% -16.5%	349,995 359,000 350,000 356,995 359,900 349,000 364,500 379,000 399,995	2022 379,000 379,900 419,000 430,000 425,000 445,000 440,000 409,000 426,450 439,000	29,001 20,900 69,000 73,001 65,100 68,000 91,000 49,100 47,450 39,001	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	2022 133 147 211 203 210 211 208 169 194 130 99	-41 -41 -6 -31 -22 -43 -35 -42 -3 -61 -32 -85	Chg -23.6% -8.7% -2.8% -13.2% -9.5% -16.9% -14.4% -19.9% -1.5% -31,9% -24,4% 100.0%	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	202 \$ 67,327,32 \$ 75,216,96 \$ 114,622,72 \$ 117,242,46 \$ 112,361,96 \$ 121,722,52 \$ 125,032,83 \$ 91,549,34 \$ 106,386,16 \$ 75,480,41 \$ 55,621,16	2 DIff 2 -12,299,899 0 -9,120,704 7 18,782,744 5 11,923,745 8 4,489,528 3 -3,350,270 3 24,040,961 1 1,508,069 1 17,653,128 9 -24,830,703 9 -10,915,450 0 44,021,600	-15.5% -10.9% 19.5% 11.3% 4.1% -2.7% 23.8% 1.6% 19.8% -24.8% 1-16.5%	349,995 359,000 350,000 350,990 377,000 349,000 359,900 379,000 399,995 385,000	2022 379,000 379,900 419,000 430,000 425,000 445,000 440,000 409,000 426,450 439,000	29,001 20,900 69,000 73,001 65,100 68,000 91,000 49,100 47,450 39,001	8.3% 5.8% 19.7% 20.4% 18.1% 18.0% 26.1% 13.6% 18.5% 9.8% 10.0%
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 2,245	2022 133 147 211 203 210 211 208 169 194 130 99 0	-41 -44 -6 -31 -22 -43 -35 -42 -3 -61 -32 -85	Chg -23.6% -8.7% -2.8% -13.2% -9.5% -16.9% -14.4% -19.9% -1.5% -31.9% -24.4% 100.0% -14.7%	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	202 \$ 67,327,32 \$ 75,216,96 \$ 114,622,72 \$ 117,242,46 \$ 112,361,96 \$ 121,722,52 \$ 125,032,83 \$ 91,549,34 \$ 106,386,16 \$ 75,480,41 \$ 55,621,16 \$ \$ 1,062,563,88	2 DIff 2 -12,299,899 0 -9,120,704 7 18,782,744 5 11,923,745 8 4,489,526 3 -3,350,270 3 24,040,961 1 1,508,069 1 17,653,126 9 -24,830,709 9 -10,915,450 0 44,021,600 7 17,881,147	-15.5% -10.9% 19.5% 11.3% 4.1% -2.7% 23.8% 1.6% 19.8% -24.8% -16.5% -100.0%	349,995 359,000 350,000 350,990 377,000 349,000 359,900 379,000 399,995 385,000 360,000	2022 379,000 379,900 419,000 430,000 425,000 445,000 445,000 409,000 426,450 439,000 0	Diff 29,001 20,900 69,000 73,001 65,100 68,000 91,000 49,100 47,450 39,001	8.3% 5.8% 19.7% 20.4% 18.1% 18.0% 26.1% 13.6% 18.5% 12.5% 9.8% -100.0%

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