Sales and Inventory Report

Prepared January 4, 2023

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	
August	2019	772	2925	3.79	560,642 561,736
September	2019	526	2845	5.41	
October	2019	568	2758	4.86	560,714
November	2019	555	2503	4.51	595,929
December		552			571,465
Total	2019		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	
April	2021	561			710,820
	2021		1142	2.04	715,924
May		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	710	1.61	762,692
February	2022	362	668	1,85	689,686
March	2022	421	774	1.84	763,650
April	2022	482	846	1.76	740,008
May	2022	532	1074	2.02	853,435
June	2022	607	1190	1.96	820,292
July	2022	582	1334	2.29	821,039
August	2022	605	1411	2.33	804,859
September	2022	571	1321	2.31	809,309
October	2022	469	1240	2.64	881,388
November	2022	411	1207	2.94	809,350
December	2022	371	951	2.56	795,282
Total	2022	5854	1061	2.17	800,154

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 January 4, 2023

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	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	236	1.51	536,974
July	2022	144	246	1.71	495,424
August	2022	167	249	1.49	478,119
September	2022	157	222	1.49	515,181
October	2022	139	218	1.57	499,504
November	2022	109	189	1.73	529,739
December	The second second second	and the same of th	172		The second secon
Total	2022	119 1669	194	1.45 1.39	458,631 499,354

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 12/31/2022 Prepared on January 4, 2023 2:48 PM

Area	# of Sales	Total Sales	Avg. Price	Median Price
ASBURY PARK	68	\$37,211,874	\$547,233	\$506,500
EATONTOWN	69	\$38,779,186	\$562,017	\$530,000
FAIR HAVEN	57	\$71,046,399	\$1,246,428	\$1,182,000
HIGHLANDS	60	\$36,340,700	\$605,678	\$551,450
LITTLE SILVER	67	\$81,413,859	\$1,215,132	\$975,000
LONG BRANCH	141	\$105,611,445	\$749,017	\$609,000
MONMOUTH BEACH	30	\$53,662,700	\$1,788,757	\$1,510,000
OCEAN	236	\$211,577,348	\$896,514	\$782,500
OCEANPORT	62	\$52,417,850	\$845,449	\$772,000
RED BANK	72	\$42,613,233	\$591,850	\$567,500
RUMSON	111	\$242,629,234	\$2,185,849	\$1,785,000
SEA BRIGHT	19	\$34,502,500	\$1,815,921	\$1,699,000
SHREWSBURY BORO	39	\$35,031,499	\$898,244	\$760,000
TINTON FALLS	96	\$59,636,669	\$621,215	\$610,500
WEST LONG BRANCH	67	\$64,474,000	\$962,299	\$805,000
TOTALS	1,194	\$1,166,948,496	\$977,344	\$750,000

Statistics for Entire MLS from 1/1/2021 to 12/31/2021

Area	# of Sales	Total Sales	Avg. Price	Median Price
ASBURY PARK	88	\$48,574,350	\$551,981	\$515,000
EATONTOWN	93	\$47,457,782	\$510,299	\$495,000
FAIR HAVEN	85	\$102,304,778	\$1,203,586	\$1,140,000
HIGHLANDS	47	\$27,576,577	\$586,736	\$453,000
LITTLE SILVER	94	\$92,416,778	\$983,157	\$806,250
LONG BRANCH	196	\$134,815,463	\$687,834	\$487,500
MONMOUTH BEACH	30	\$54,986,500	\$1,832,883	\$1,512,000
OCEAN	325	\$230,080,387	\$707,940	\$641,500
OCEANPORT	105	\$100,380,328	\$956,003	\$819,990
RED BANK	111	\$65,780,977	\$592,621	\$546,000
RUMSON	154	\$292,867,916	\$1,901,740	\$1,567,500
SEA BRIGHT	17	\$23,639,000	\$1,390,529	\$1,300,000
SHREWSBURY BORO	71	\$54,342,274	\$765,384	\$680,000
TINTON FALLS	122	\$69,992,315	\$573,708	\$552,500
WEST LONG BRANCH	92	\$66,533,704	\$723,192	\$672,450
TOTALS	1,630	\$1,411,749,130	\$866,104	\$660,000

--Information deemed reliable but not guaranteed--

Sales By Area Report

Category – Condominium Statistics for Entire MLS from 1/1/2022 to 12/31/2022 Prepared January 4, 2023 2:47 PM

Area	# of Sales	Total Sales	Avg. Price	Median Price
ASBURY PARK	100	\$81,612,161	\$816,122	\$535,000
EATONTOWN	62	\$18,985,801	\$306,223	\$334,500
HIGHLANDS	60	\$24,189,500	\$403,158	\$345,000
LITTLE SILVER	12	\$8,687,999	\$724,000	\$617,500
LONG BRANCH	145	\$133,469,580	\$920,480	\$775,000
MONMOUTH BEACH	39	\$23,353,000	\$598,795	\$525,000
OCEAN	49	\$23,454,500	\$478,663	\$480,000
OCEANPORT	7	\$3,809,240	\$544,177	\$535,000
RED BANK	65	\$28,685,149	\$441,310	\$355,000
RUMSON	0	\$0	\$0	\$0
SEA BRIGHT	30	\$24,683,655	\$822,788	\$800,275
SHREWSBURY BORO	3	\$1,962,000	\$654,000	\$667,000
TINTON FALLS	193	\$77,412,757	\$401,102	\$392,000
WEST LONG BRANCH	3	\$1,422,000	\$474,000	\$447,000
TOTALS	768	\$451,727,342	\$588,187	\$445,000

Statistics for Entire MLS from 1/1/2021 to 12/31/2021

Area	# of Sales	Total Sales	Avg. Price	Median Price
ASBURY PARK	135	\$83,968,184	\$621,987	\$450,000
EATONTOWN	85	\$22,881,075	\$269,189	\$320,000
HIGHLANDS	75	\$26,798,790	\$357,317	\$320,000
LITTLE SILVER	12	\$7,378,158	\$614,846	\$613,950
LONG BRANCH	254	\$205,833,699	\$810,369	\$638,250
MONMOUTH BEACH	53	\$35,360,500	\$667,179	\$605,000
OCEAN	27	\$11,165,000	\$413,519	\$410,000
OCEANPORT	11	\$5,294,200	\$481,291	\$455,000
RED BANK	91	\$34,109,600	\$374,831	\$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	236	\$77,700,859	\$329,241	\$320,000
WEST LONG BRANCH	7	\$2,816,000	\$402,286	\$375,000
TOTALS	1,025	\$536,784,130	\$523,692	\$380,000

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

Yearly Market Comparison

Comparing Entire MLS As of Saturday, December 31, 2022 2:22:04 PM

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

	Nun	nber of	Sold	Listings	B Dol	lar Volume of So	id Listings		٨	Aedian S	ale Price	•
	2021	2022	DIf	f 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	3 -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	7 -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	1 -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	411	-198	-32.5%	\$ 454,323,921	\$ 332,642,961	121 680,960	-26.8%	580,000	650,000	70,000	12,1%
December	594	359	-235	-39.6%	\$ 461,060,098	\$ 286,839,819	-174,220,279	-37.8%	599,000	625,000	26,000	4.3%
YTD Total	7,221	5,842	-1,379	-19.1%	\$ 5,326,219,653	\$ 4,675,894,866	-650 324,787	-12.2%	590,000	640,000	50,000	8.5%
Total	7,221	5,842	-1,379	-19.1%	\$ 5,326,219,653	\$ 4,675,894,866	-650 324,787	-12.3%	590,000	640,000	50,000	8.5%
	Num	ber of	New L	_istings	Dolla	r Volume of New	Listings		Ме	dlan Lis	t Price	
		ber of 2022			Dolla 2021	r Volume of New 2022	Listings Diff	Chg	Me 2021	odlan Lis 2022	t Price Diff	Chg
January		2022	Diff				Diff	_	2021	2022		Chg 7.1%
January February	2021	2022 477	Diff -120	Chg	2021	2022	Diff -64,264,572	13.1% 5	2021 60,000 5	2022 99,900	Diff	_
•	2021 597	2022 477 529	Diff -120 -57	Chg -20.1%	2021 \$ 493,121,157	2022 \$ 428,856,585 \$ 433,931,407	Diff -64,264,572	13.1% 5 14.4% 5	2021 60,000 5 99,900 6	2022 99,900 35,000	Diff 39,900	7.1%
February	2021 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 \$ 433,931,407	Diff -64,264,572 - -72,640,768 -	13.1% 5 14.4% 5 -1.4% 5	2021 60,000 5 99,900 6 94,950 6	2022 99,900 35,000	Diff 39,900 35,100 54,950	7.1% 5.9% 9.2%
February March	2021 597 586 880	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	2022 \$ 428,856,585 \$ 433,931,407 \$ 719,920,320	Diff -64,264,572 -72,640,768 -9,719,657	13.1% 5 14.4% 5 -1.4% 5 1.3% 5	2021 60,000 5 99,900 6 94,950 6	2022 99,900 35,000 49,900 99,000 1	Diff 39,900 35,100 54,950	7.1% 5.9% 9.2% 16.7%
February March April	2021 597 586 880 916	2022 477 529 791 827 917	-120 -57 -89 -89	Chg -20.1% -9.7% -10.1% -9.7% -2.0%	2021 \$ 493,121,157 \$ 506,572,175 \$ 729,639,977 \$ 731,248,963	2022 \$ 428,856,585 \$ 433,931,407 \$ 719,920,320 \$ 741,235,489	Diff -64,264,572 - -72,640,768 - -9,719,657 9,986,526	13.1% 5 14.4% 5 -1.4% 5 1.3% 5 8.8% 5	2021 60,000 5 99,900 6 94,950 6 99,000 6	2022 99,900 35,000 49,900 99,000 1	Diff 39,900 35,100 54,950 00,000	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 -86	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 \$ 433,931,407 \$ 719,920,320 \$ 741,235,489 \$ 912,957,532	Diff -64,264,572 - -72,640,768 - -9,719,657 9,986,526 73,979,290	13.1% 5 14.4% 5 -1.4% 5 1.3% 5 8.8% 5 4.2% 6	2021 60,000 5 99,900 6 94,950 6 99,000 6	2022 99,900 35,000 49,900 99,000 99,000	Diff 39,900 35,100 54,950 00,000 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	Diff -120 -57 -89 -89 -19 -86 -123	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 \$ 433,931,407 \$ 719,920,320 \$ 741,235,489 \$ 912,957,532 \$ 825,877,759	Diff -64.264,57272,640,7689,719,657 9,986,526 73,979,290 33,606,373	13.1% 5 14.4% 5 -1.4% 5 1.3% 5 8.8% 5 4.2% 6 7.8% 5	2021 60,000 5 99,900 6 94,950 6 99,000 6 99,900 6	2022 99,900 35,000 49,900 99,000 99,000 99,000	DIff 39,900 35,100 54,950 00,000 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% -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 \$ 433,931,407 \$ 719,920,320 \$ 741,235,489 \$ 912,957,532 \$ 825,877,759 \$ 795,445,353	Diff -64.264,57272.640,7689,719,657 9,986,526 73,979,290 33,606,373 58,202,774 7,390,489	13.1% 5 14.4% 5 -1.4% 5 1.3% 5 8.8% 5 4.2% 6 7.8% 5	2021 60,000 5 99,900 6 94,950 6 99,000 6 99,900 6 00,000 6	2022 99,900 35,000 49,900 99,000 99,000 99,000 99,000 49,999	DIff 39,900 35,100 54,950 00,000 99,100 99,000 99,100	7.1% 5.9% 9.2% 16.7% 16.5% 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	Diff -120 -57 -89 -19 -86 -123 -57 -91	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 \$ 838,978,242 \$ 792,271,386 \$ 737,242,579 \$ 659,414,489	2022 \$ 428,856,585 \$ 433,931,407 \$ 719,920,320 \$ 741,235,489 \$ 912,957,532 \$ 825,877,759 \$ 795,445,353 \$ 666,804,978	Diff -64.264,57272.640,7689,719,657 9,986,526 73,979,290 33,606,373 58,202,774 7,390,489 -19,710,962	13.1% 5 14.4% 5 -1.4% 5 1.3% 5 8.8% 5 4.2% 6 7.8% 5 1.1% 5 -3.5% 5	2021 60,000 5 99,900 6 94,950 6 99,000 6 99,900 6 99,900 6	2022 99,900 35,000 49,900 99,000 99,000 99,000 49,999 99,000	Diff 39,900 35,100 54,950 00,000 99,100 99,000 99,100 50,999	7.1% 5.9% 9.2% 16.7% 16.5% 16.5% 16.5% 8.5%
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 -74	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 \$ 433,931,407 \$ 719,920,320 \$ 741,235,489 \$ 912,957,532 \$ 825,877,759 \$ 795,445,353 \$ 666,804,978 \$ 557,292,434	Diff -64.264,57272.640,7689,719,657 9,986,526 73,979,290 33,606,373 58,202,774 7,390,489 -19,710,962	13.1% 5 14.4% 5 -1.4% 5 1.3% 5 8.8% 5 4.2% 6 7.8% 5 1.1% 5 -3.5% 5	2021 60,000 5 99,900 6 94,950 6 99,000 6 99,900 6 99,900 6 99,900 6	2022 99,900 35,000 49,900 99,000 99,000 99,000 99,000 49,999 99,000 39,900	Diff 39,900 35,100 54,950 00,000 99,100 99,000 99,100 50,999 99,100	7.1% 5.9% 9.2% 16.7% 16.5% 16.5% 8.5% 16.5%
February March April May June July August September October	2021 597 586 880 916 936 995 932 827 686 630	2022 477 529 791 827 917 909 809 770 595 556 402	Diff -120 -57 -89 -89 -19 -86 -123 -57 -91 -74 -30	Chg -20.1% -9.7% -10.1% -9.7% -2.0% -8.6% -13.2% -6.9% -13.3% -11.7%	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 \$ 433,931,407 \$ 719,920,320 \$ 741,235,489 \$ 912,957,532 \$ 825,877,759 \$ 795,445,353 \$ 666,804,978 \$ 557,292,434 \$ 463,776,424	Diff -64.264,57272.640,7689,719,657 9,986,526 73,979,290 33,606,373 58,202,774 7,390,489 -19,710,962 -34,676,629 6,382,894	13.1% 5 14.4% 5 -1.4% 5 1.3% 5 8.8% 5 4.2% 6 7.8% 6 1.1% 5 -3.5% 6 -7.0% 5 1.7% 5	2021 60,000 5 99,900 6 94,950 6 99,900 6 99,900 6 99,900 6 99,900 6 99,900 6 80,700 6 86,500 5	2022 99,900 35,000 49,900 99,000 99,000 99,000 49,999 99,000 39,900 89,400	Diff 39,900 35,100 54,950 00,000 99,100 99,100 50,999 99,100 59,200	7.1% 5.9% 9.2% 16.7% 16.5% 16.5% 16.5% 8.5% 16.5% 10.2% 0.5%
February March April May June July August September October November	2021 597 586 880 916 936 932 827 686 630 432	2022 477 529 791 827 917 909 809 770 595 556 402	-120 -57 -89 -89 -19 -86 -123 -57 -91 -74 -30 -60	Chg -20.1% -9.7% -10.1% -9.7% -2.0% -8.6% -13.2% -6.9% -11.7% -6.9% -20.1%	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 \$ 433,931,407 \$ 719,920,320 \$ 741,235,489 \$ 912,957,532 \$ 825,877,759 \$ 795,445,353 \$ 666,804,978 \$ 557,292,434 \$ 463,776,424 \$ 364,233,562 \$ 205,738,280	Diff -64.264,57272.640,7689,719,657 9,986,526 73,979,290 33,606,373 58,202,774 7,390,489 -19,710,962 -34,676,629 6,382,894 -62,251,835 -2	13.1% 5 14.4% 5 1.4% 5 1.3% 5 8.8% 5 4.2% 6 7.8% 5 1.1% 5 -3.5% 5 1.7% 5 23.3% 5	2021 60,000 5 99,900 6 94,950 6 99,900 6 99,900 6 99,900 6 99,900 6 99,900 6 80,700 6 86,500 5	2022 99,900 35,000 49,900 99,000 99,000 99,000 49,999 99,000 39,900 89,400 50,000	Diff 39,900 35,100 54,950 00,000 99,100 99,100 50,999 99,100 59,200 2,900	7.1% 5.9% 9.2% 16.7% 16.5% 16.5% 16.5% 16.5% 16.5% 10.2% 0.5%
February March April May June July August September October November December	2021 597 586 880 916 936 995 932 827 686 630 432 299 8,716	2022 477 529 791 827 917 909 809 770 595 556 402 239 7,821	Diff -120 -57 -89 -19 -86 -123 -57 -91 -74 -30 -60 -895	Chg -20.1% -9.7% -10.1% -9.7% -2.0% -8.6% -13.2% -6.9% -11.7% -6.9% -20.1% -10.3%	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 \$ 357,850,668 \$ 267,990,115	\$ 428,856,585 \$ 433,931,407 \$ 719,920,320 \$ 741,235,489 \$ 912,957,532 \$ 825,877,759 \$ 795,445,353 \$ 666,804,978 \$ 557,292,434 \$ 463,776,424 \$ 364,233,562 \$ 205,738,280 \$ 7,116,070,123	Diff -64.264,57272.640,7689,719,657 9,986,526 73,979,290 33,606,373 58,202,774 7,390,489 -19,710,962 -34,676,629 6,382,894 -62,251,835 -2 -73,716,077	13.1% 5 14.4% 5 1.3% 5 1.3% 5 1.3% 5 1.1% 5 1.1% 5 1.7% 5	2021 60,000 5 99,900 6 94,950 6 99,900 6 99,900 6 99,900 6 99,900 6 80,700 6 86,500 5 50,000 6	2022 99,900 35,000 49,900 99,000 99,000 99,000 49,999 99,000 39,900 89,400 50,000 1 69,000	Diff 39,900 35,100 54,950 00,000 99,100 99,100 50,999 99,100 50,999 99,100 2,900 00,000	7.1% 5.9% 9.2% 16.7% 16.5% 16.5% 16.5% 16.5% 10.2% 0.5% 11.7%

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Yearly Market Comparison

Comparing Entire MLS As of Saturday, December 31, 2022 2:21:06 PM

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

	Numt	per of S	Sold	Listings	. Dolla	r Volume of So	ld Listings		М	edian Sa	le Price	
	2021	2022	Dif	f 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	109	-64	-37.0%	\$ 75,348,883	\$ 57,741,630	-17,607,253	-23.4%	365,000	405,000	40,000	11.0%
December	173	114	-59	-34.1%	\$ 72,599,351 ⁻	\$ 52,454,024	-20,145,327	-27.8%	350,000	417,500	67,500	19.3%
YTD Total	2,112	1,664	-448	-21.2%	\$ 939,633,062	\$ 831,299,990	-108,333,072	-11.5%	360,000	415,000	55,000	15.3%
Total	2,112	1,664	-448	-21.2%	\$ 939,633,062	\$ 831,299,990	-108,333,072	-11,6%	359,750	415,000	55,250	15.4%
	Numb	er of N	low L	lstings	Dolla	ır Volume of Ne	w Listings		I	Median L	ist Price	0
	Numb 2021		ew L	Istings Chg	Dolla 2021			Chg				
January			Diff			202		_	2021	202	2 Dif	f Chg
January February	2021	2022	Diff	Chg -23.6%	2021	202 \$ 67,327,32	2 DH 2 -12 299,899	-15.5%	202 1	202: 379,00	2 Dif 29,001	f Chg I 8.3%
-	2021 174	2022 133	Diff -41 -14	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%	2021 349,999 359,000	202: 379,00	2 Dif 0 29,001 0 20,900	f Chg 8.3% 5.8%
February	2021 174 161	2022 133 147	-41 -14 -6	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% 19.5%	2021 349,999 359,000 350,000	202: 379,000 379,900	2 Dif 0 29,001 0 20,900 0 69,000	f Chg I 8.3% D 5.8% D 19.7%
February March	2021 174 161 217	2022 133 147 211	Diff -41 -14 -6 -31	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	-15.5% -10,9% 19.5% 11.3%	2021 349,999 359,000 350,000 356,999	202: 379,000 379,900 419,000	2 Dif 0 29,001 0 20,900 0 69,000 0 73,001	f Chg I 8.3% D 5.8% D 19.7% I 20.4%
February March April	2021 174 161 217 234	133 147 211 203	Diff -41 -14 -6 -31 -22	Chg -23.6% -8.7% -2.8% -13.2%	2021 \$ 79,627,221 \$ 84,337,664 \$ 95,839,983 \$ 105,318,720	\$ 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%	2021 349,999 359,000 350,000 356,999 359,900	202: 379,000 379,900 419,000 430,000	2 Dif 29,001 20,900 69,000 73,001 0 65,100	f Chg I 8.3% O 5.8% O 19.7% I 20.4% O 18.1%
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%	\$ 79,627,221 \$ 84,337,664 \$ 95,839,983 \$ 105,318,720 \$ 107,872,440	\$ 67,327,32 \$ 67,327,32 \$ 75,216,96 \$ 114,622,72 \$ 117,242,46 \$ 112,361,96 \$ 121,672,52	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% -2.8%	2021 349,999 359,000 350,000 356,999 359,900 377,000	2023 379,000 379,900 419,000 430,000 425,000	2 Dif 0 29,001 0 20,900 0 69,000 0 73,001 0 65,100 0 68,000	f Chg I 8.3% D 5.8% D 19.7% I 20.4% D 18.1% D 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 -35	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 \$ 67,327,32 \$ 75,216,96 \$ 114,622,72 \$ 117,242,46 \$ 112,361,96 \$ 121,672,52 \$ 125,027,83	2 Diffe 2 -12,299,899 0 -9,120,704 7 18,782,744 5 11,923,745 8 4,489,528 3 -3,400,270 3 24,035,961	-15.5% -10.9% 19.5% 11.3% 4.1% -2.8% 23,7%	2021 349,999 359,000 350,000 356,999 359,900 377,000	202: 379,000 379,900 419,000 430,000 425,000 445,000	2 Dif 0 29,001 0 20,900 0 69,000 0 73,001 0 65,100 0 68,000 0 91,000	f Chg 1 8.3% 2 5.8% 3 19.7% 1 20.4% 3 18.1% 4 18.0% 2 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 -42	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 \$ 121,672,52 \$ 125,027,83 \$ 91,549,34	2 Diffe 2 -12,299,899 0 -9,120,704 7 18,782,744 5 11,923,745 8 4,489,528 3 -3,400,270 3 24,035,961	-15.5% -10.9% 19.5% 11.3% 4.1% -2.8% 23,7%	2021 349,999 359,000 350,000 356,999 377,000 349,000	202: 379,000 379,900 419,000 430,000 425,000 445,000	2 Diff 29,000 3 20,900 6 69,000 0 73,000 0 65,100 0 68,000 0 91,000 0 49,100	f Chg 8.3% 5.8% 19.7% 120.4% 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 -3	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	\$ 67,327,32 \$ 75,216,96 \$ 114,622,72 \$ 117,242,46 \$ 112,361,96 \$ 121,672,52 \$ 126,027,83 \$ 91,549,34 \$ 106,376,16	2 Diffi 2 -12,299,899 0 -9,120,704 7 18,782,744 5 11,923,745 8 4,489,528 3 -3,400,270 3 24,035,961 0 1,508,069	-15.5% -10.9% 19.5% 11.3% 4.1% -2.8% 23,7% 1.6%	2021 349,999 359,000 350,000 356,999 359,900 349,000 359,900 364,500	3 379,000 3 379,900 3 419,000 3 430,000 3 425,000 3 445,000 3 440,000 3 449,000 3 432,000	2 Diff 0 29,001 0 20,900 0 69,000 0 73,001 0 65,100 0 68,000 0 91,000 0 49,100 0 67,500	f Chg 8.3% 5.8% 19.7% 120.4% 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	Diff -41 -14 -6 -31 -22 -43 -35 -42 -3 -61	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	\$ 67,327,32 \$ 75,216,96 \$ 114,622,72 \$ 117,242,46 \$ 112,361,96 \$ 121,672,52 \$ 125,027,83 \$ 91,549,34 \$ 106,376,16 \$ 75,260,40	2 Diffi 2 -12,299,899 0 -9,120,704 7 18,782,744 5 11,923,745 8 4,489,528 3 -3,400,270 3 24,035,961 0 1,508,069 1 17,643,128 9 -25,050,715	-15.5% -10.9% 19.5% 11.3% -2.8% -2.8% 1.6% 19.8% -25.0%	2021 349,999 359,000 356,999 359,900 377,000 349,000 364,500 379,000	379,000 379,900 419,000 430,000 425,000 445,000 440,000 409,000 432,000 426,450	2 Diff 0 29,000 0 20,900 0 69,000 0 73,000 0 65,100 0 68,000 0 91,000 0 49,100 0 67,500 0 47,450	f Chg 8.3% 5.8% 19.7% 120.4% 18.1% 18.0% 13.6% 13.6% 14.5%
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	Diff 41 -14 -6 -31 -22 -43 -35 -42 -3 -61 -29	Chg -23.6% -8.7% -2.8% -13.2% -9.5% -16.9% -14.4% -19.9% -1.5% -31.9%	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	\$ 67,327,32 \$ 75,216,96 \$ 114,622,72 \$ 117,242,46 \$ 112,361,96 \$ 121,672,52 \$ 125,027,83 \$ 91,549,34 \$ 106,376,16 \$ 75,260,40 \$ 57,099,37	2 Diffi 2 -12,299,899 0 -9,120,704 7 18,782,744 5 11,923,745 8 4,489,528 3 -3,400,270 3 24,035,961 0 1,508,069 1 17,643,128 9 -25,050,715 0 -9,437,249	-15.5% -10.9% 19.5% 11.3% -2.8% -23.7% 1.6% 19.8% -25.0%	2021 349,999 359,000 356,999 359,900 349,000 364,500 379,000	379,000 379,900 419,000 430,000 445,000 445,000 440,000 440,000 432,000 426,456 3435,000	2 Diff 0 29,000 0 20,900 0 69,000 0 65,100 0 68,000 0 91,000 0 49,100 0 67,500 0 47,450 0 35,000	f Chg 8.3% 5.8% 19.7% 120.4% 18.1% 18.0% 126.1% 13.6% 13.6% 12.5% 8.8%
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 133 147 211 203 210 211 208 169 194 130 102 79	-14 -14 -6 -31 -22 -43 -35 -42 -3 -61 -29 -6	Chg -23.6% -8.7% -2.8% -13.2% -9.5% -16.9% -14.4% -19.9% -31.9% -22.1% -7.1%	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 \$66,536,619	\$ 67,327,32 \$ 75,216,96 \$ 114,622,72 \$ 117,242,46 \$ 112,361,96 \$ 121,672,52 \$ 125,027,83 \$ 91,549,34 \$ 106,376,16 \$ 75,260,40 \$ 57,099,37 \$ 57,657,38	2 Diffi 2 -12,299,899 0 -9,120,704 7 18,782,744 5 11,923,745 8 4,489,528 3 -3,400,270 3 24,035,961 0 1,508,069 1 17,643,128 9 -25,050,715 0 -9,437,249 3 13,635,783	-15.5% -10.9% 19.5% 11.3% -2.8% -23.7% 1.6% 19.8% -25.0% -14.2% 30.9%	2021 349,999 359,000 356,999 377,000 349,000 364,500 379,000 399,999 385,000	379,000 379,900 419,000 430,000 445,000 445,000 440,000 440,000 432,000 426,456 3435,000	2 Diff 0 29,000 0 29,000 0 69,000 0 65,100 0 68,000 0 91,000 0 49,100 0 47,450 0 47,450 0 74,000	f Chg 8.3% 5.8% 19.7% 20.4% 18.1% 18.0% 13.6% 13.6% 12.5% 8.8% 19.2%
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 2,330	2022 133 147 211 203 210 211 208 169 194 130 102 79	-14 -14 -6 -31 -22 -43 -35 -42 -3 -61 -29 -6 -333	Chg -23.6% -8.7% -2.8% -13.2% -9.5% -16.9% -14.4% -19.9% -31.9% -22.1% -7.1% -14.3%	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	\$67,327,32 \$75,216,96 \$114,622,72 \$117,242,46 \$112,361,96 \$121,672,52 \$125,027,83 \$91,549,34 \$106,376,16 \$75,260,40 \$57,099,37 \$57,657,38 \$1,121,414,46	2 Diffi 2 -12,299,899 0 -9,120,704 7 18,782,744 5 11,923,745 8 4,489,528 3 -3,400,270 3 24,035,961 0 1,508,069 1 17,643,128 9 -25,050,715 0 -9,437,249 3 13,635,783 1 32,710,121	-15.5% -10.9% 19.5% 11.3% 4.1% -2.8% 23.7% 1.6% 19.8% -25.0% -14.2% 30.9% 3.0%	2021 349,995 359,000 356,995 377,000 349,000 364,500 379,995 385,000 360,000	379,000 379,900 419,000 430,000 425,000 445,000 440,000 409,000 432,000 426,456 3435,000 459,000	2 Diff 0 29,000 0 29,000 0 69,000 0 65,100 0 68,000 0 91,000 0 49,100 0 47,450 0 35,000 0 74,000 0 65,000	f Chg 8.3% 5.8% 19.7% 20.4% 18.1% 18.0% 13.6% 13.6% 12.5% 8.8% 19.2% 18.1%

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