

# Sales and Inventory Report

Prepared January 4, 2023

County: Monmouth

Category: Single Family

Month	Year	Monthly Sales	No. of Homes for Sale	Months of Inventory	Average Price
January	2019	442	2167	4.90	563,051
February	2019	367	2253	6.14	527,318
March	2019	452	2422	5.36	531,262
April	2019	503	2696	5.36	514,395
May	2019	639	2935	4.59	523,491
June	2019	721	3003	4.17	560,940
July	2019	690	3056	4.43	560,642
August	2019	772	2925	3.79	561,736
September	2019	526	2845	5.41	560,714
October	2019	568	2758	4.86	595,929
November	2019	555	2503	4.51	571,465
December	2019	552	2181	3.95	525,696
<b>Total</b>	<b>2019</b>	<b>6787</b>	<b>2645</b>	<b>4.68</b>	<b>551,312</b>
January	2020	478	1992	4.17	566,270
February	2020	360	2060	5.72	524,888
March	2020	482	2205	4.57	592,299
April	2020	494	2008	4.06	624,567
May	2020	459	1936	4.22	591,655
June	2020	577	1955	3.39	662,596
July	2020	750	1918	2.56	595,846
August	2020	869	1825	2.10	682,015
September	2020	853	1909	2.24	713,747
October	2020	885	1862	2.10	691,334
November	2020	683	1563	2.28	685,144
December	2020	835	1311	1.57	712,159
<b>Total</b>	<b>2020</b>	<b>7725</b>	<b>1886</b>	<b>2.93</b>	<b>651,409</b>
January	2021	535	1110	2.07	664,972
February	2021	435	1023	2.35	651,340
March	2021	541	1076	1.99	710,820
April	2021	561	1142	2.04	715,924
May	2021	575	1189	2.07	761,971
June	2021	715	1350	1.89	753,739
July	2021	696	1444	2.07	779,233
August	2021	706	1470	2.08	740,758
September	2021	657	1400	2.13	789,041
October	2021	600	1205	2.01	713,936
November	2021	608	1015	1.67	746,016
December	2021	594	791	1.33	776,195
<b>Total</b>	<b>2021</b>	<b>7223</b>	<b>1185</b>	<b>1.97</b>	<b>737,878</b>
January	2022	441	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
<b>Total</b>	<b>2022</b>	<b>5854</b>	<b>1061</b>	<b>2.17</b>	<b>800,154</b>

Note: The "No. of Homes For Sale" column reflects the number of active listings on the market on the 16<sup>th</sup> day of each Month. The "Months of Inventory" column is equal to the "No. of Homes For Sale" divided by the "Monthly Sales". This reflects how many months it would take to sell out of inventory at the current month's rate of sale. When the "Months of Inventory" is higher than 6, we are in a Buyer's Market with declining prices.

# 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
<b>Total</b>	<b>2019</b>	<b>1916</b>	<b>505</b>	<b>3.16</b>	<b>347,421</b>
January	2020	119	406	3.41	362,543
February	2020	122	410	3.36	380,958
March	2020	131	451	3.44	367,611
April	2020	108	381	3.53	371,960
May	2020	109	406	3.72	378,815
June	2020	149	420	2.82	383,442
July	2020	168	439	2.61	369,660
August	2020	206	412	2.00	339,763
September	2020	227	382	1.68	393,289
October	2020	253	381	1.51	398,243
November	2020	196	339	1.73	426,778
December	2020	209	304	1.45	429,337
<b>Total</b>	<b>2020</b>	<b>1997</b>	<b>396</b>	<b>2.38</b>	<b>386,854</b>
January	2021	139	282	2.03	410,079
February	2021	128	264	2.06	364,672
March	2021	165	277	1.68	438,454
April	2021	184	259	1.41	453,450
May	2021	182	264	1.45	467,533
June	2021	203	323	1.59	532,015
July	2021	187	322	1.72	426,119
August	2021	184	326	1.77	437,815
September	2021	189	269	1.42	441,499
October	2021	205	204	1.00	466,777
November	2021	173	178	1.03	435,542
December	2021	173	148	.86	416,860
<b>Total</b>	<b>2021</b>	<b>2112</b>	<b>261</b>	<b>1.48</b>	<b>444,902</b>
January	2022	139	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	1.41	515,181
October	2022	139	218	1.57	499,504
November	2022	109	189	1.73	529,739
December	2022	119	172	1.45	458,631
<b>Total</b>	<b>2022</b>	<b>1669</b>	<b>194</b>	<b>1.39</b>	<b>499,354</b>

Note: The "No. of Condos for Sale" column reflects the number of active listings on the market on the 16<sup>th</sup> day of each Month. The "Months of Inventory" column is equal to the "No. of Condos for Sale" divided by the "Monthly Sales". This reflects how many months it would take to sell out of inventory at the current month's rate of sale. A market is considered to have stable prices when Months of Inventory is averaging 6 months.

--Information deemed reliable but not guaranteed--

## Sales by Area Report

**Category – Single Family**  
**Statistics for Entire MLS from 1/1/2022 to 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
<b>TOTALS</b>	<b>1,194</b>	<b>\$1,166,948,496</b>	<b>\$977,344</b>	<b>\$750,000</b>

**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
<b>TOTALS</b>	<b>1,630</b>	<b>\$1,411,749,130</b>	<b>\$866,104</b>	<b>\$660,000</b>

## 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
<b>TOTALS</b>	<b>768</b>	<b>\$451,727,342</b>	<b>\$588,187</b>	<b>\$445,000</b>

**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
<b>TOTALS</b>	<b>1,025</b>	<b>\$536,784,130</b>	<b>\$523,692</b>	<b>\$380,000</b>

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

# Yearly Market Comparison

Comparing Entire MLS

As of Saturday, December 31, 2022 2:22:04 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	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%

	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	\$ 433,931,407	-72,640,768	-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	\$ 741,235,489	9,986,526	1.3%	599,000	699,000	100,000	16.7%
May	936	917	-19	-2.0%	\$ 838,978,242	\$ 912,957,532	73,979,290	8.8%	599,900	699,000	99,100	16.5%
June	995	909	-86	-8.6%	\$ 792,271,386	\$ 825,877,759	33,606,373	4.2%	600,000	699,000	99,000	16.5%
July	932	809	-123	-13.2%	\$ 737,242,579	\$ 795,445,353	58,202,774	7.8%	599,900	699,000	99,100	16.5%
August	827	770	-57	-6.9%	\$ 659,414,489	\$ 666,804,978	7,390,489	1.1%	599,000	649,999	50,999	8.5%
September	686	595	-91	-13.3%	\$ 577,003,396	\$ 557,292,434	-19,710,962	-3.5%	599,900	699,000	99,100	16.5%
October	630	556	-74	-11.7%	\$ 498,453,053	\$ 463,776,424	-34,676,629	-7.0%	580,700	639,900	59,200	10.2%
November	432	402	-30	-6.9%	\$ 357,850,668	\$ 364,233,562	6,382,894	1.7%	586,500	589,400	2,900	0.5%
December	299	239	-60	-20.1%	\$ 267,990,115	\$ 205,738,280	-62,251,835	-23.3%	550,000	650,000	100,000	18.2%
YTD Total	8,716	7,821	-895	-10.3%	\$ 7,189,786,200	\$ 7,116,070,123	-73,716,077	-1.0%	599,000	669,000	70,000	11.7%
Total	8,716	7,821	-895	-10.3%	\$ 7,189,786,200	\$ 7,116,070,123	-73,716,077	-1.1%	599,000	669,000	70,000	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'.

	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	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%

	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	\$ 121,672,523	-3,400,270	-2.8%	377,000	445,000	68,000	18.0%
July	243	208	-35	-14.4%	\$ 100,991,872	\$ 125,027,833	24,035,961	23.7%	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	\$ 106,376,161	17,643,128	19.8%	364,500	432,000	67,500	18.5%
October	191	130	-61	-31.9%	\$ 100,311,124	\$ 75,260,409	-25,050,715	-25.0%	379,000	426,450	47,450	12.5%
November	131	102	-29	-22.1%	\$ 66,536,619	\$ 57,099,370	-9,437,249	-14.2%	399,999	435,000	35,001	8.8%
December	85	79	-6	-7.1%	\$ 44,021,600	\$ 57,657,383	13,635,783	30.9%	385,000	459,000	74,000	19.2%
YTD Total	2,330	1,997	-333	-14.3%	\$ 1,088,704,340	\$ 1,121,414,461	32,710,121	3.0%	360,000	425,000	65,000	18.1%
Total	2,330	1,997	-333	-14.3%	\$ 1,088,704,340	\$ 1,121,414,461	32,710,121	3.0%	360,000	425,000	65,000	18.1%

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