

MORMLS MARKET UPDATE

APRIL 2023

	Monmouth County			Ocean County		
	Single Family			Single Family		
	Month Last Year	Month This Year	% Change	Month Last Year	Month This Year	% Change
Closed Sales	498	328	-34.14%	507	364	-28.21%
Closed Cash Sales	130	93	-28.46%	129	91	-29.46%
Avg Sale Price	\$750,732	\$848,351	13.00%	\$601,511	\$579,652	-3.63%
Median Sale Price	\$605,000	\$685,000	13.22%	\$493,000	\$485,000	-1.62%
Avg % Original List Received	103%	99%	-3.88%	103%	98%	-4.85%
Average DOM	24	29	20.83%	27	43	59.26%
Inventory	855	821	-3.98%	859	882	2.68%
	Monmouth County			Ocean County		
	Condominium			Condominium		
	Month Last Year	Month This Year	% Change	Month Last Year	Month This Year	% Change
Closed Sales	140	94	-32.86%	70	55	-21.43%
Closed Cash Sales	70	49	-30.00%	19	13	-31.58%
Avg Sale Price	\$530,730	\$575,075	8.36%	\$376,988	\$364,101	-3.42%
Median Sale Price	\$422,500	\$432,450	2.36%	\$333,750	\$310,000	-7.12%
Avg % Original List Received	102%	100%	-1.96%	101%	99%	-1.98%
Average DOM	26	31	19.23%	40	44	10.00%
Inventory	166	166	0.00%	105	85	-19.05%

Statistical figures used in this local market update were provided by Monmouth Ocean Regional MLS. For a hyper market update of your community, please consult with your local REALTOR®, a proud member of the Monmouth Ocean Regional REALTORS®