

Sales and Inventory Report

Prepared May 7, 2023

County: Monmouth Category: Single Family

Month	Year	Monthly Sales	No. of Homes for Sale	Months of Inventory	Average Price
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	711	1.61	762,692
February	2022	362	669	1.85	689,686
March	2022	421	775	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	1335	2.29	821,039
August	2022	605	1412	2.33	804,859
September	2022	571	1327	2.32	809,309
October	2022	470	1254	2.66	884,078
November	2022	411	1231	2.97	809,350
December	2022	378	1009	2.63	790,155
Total	2022	5862	1069	2.19	800,048
January	2023	302	896	2.97	782,277
February	2023	248	822	3.31	732,245
March	2023	376	764	2.03	749,951
April	2023	322	810	2.53	850,782

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.

--Information deemed reliable but not guaranteed--

Sales and Inventory Report

Prepared May 7, 2023

County: Monmouth

Category: Condominium

Month	Year	Monthly Sales	No. of Condos for Sale	Months of Inventory	Average Price
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	236	1.51	536,974
July	2022	144	246	1.71	495,424
August	2022	167	250	1.50	478,119
September	2022	157	223	1.42	515,181
October	2022	139	218	1.57	499,504
November	2022	109	191	1.75	529,739
December	2022	121	177	1.46	458,099
Total	2022	1671	195	1.40	499,267
January	2023	88	170	1.93	489,850
February	2023	76	169	2.22	446,751
March	2023	105	180	1.71	488,606
April	2023	93	156	1.67	578,625

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 1/1/2023 to 04/30/2023
 Prepared on May 4, 2023 8:34AM

Area	# of Sales	Total Sales	Avg. Price	Median Price
ASBURY PARK	15	\$11,086,500	\$739,100	\$509,500
EATONTOWN	17	\$9,200,499	\$541,2068757	\$500,000
FAIR HAVEN	30	\$37,088,250	\$1,236,275	\$1,125,000
HIGHLANDS	10	\$4,803,000	\$480,300	\$497,000
LITTLE SILVER	15	\$18,430,000	\$1,228,700	\$1,140,000
LONG BRANCH	33	\$22,213,900	\$673,148	\$606,000
MONMOUTH BEACH	7	\$8,274,000	\$1,182,000	\$980,000
OCEAN	56	\$43,230,350	\$771,971	\$700,000
OCEANPORT	15	\$13,211,000	\$880,733	\$775,000
RED BANK	13	\$7,900,479	\$607,729	\$650,000
RUMSON	15	\$33,998,025	\$2,226,535	\$1,894,525
SEA BRIGHT	4	\$9,300,000	\$2,325,000	\$2,040,000
SHREWSBURY BORO	12	\$6,503,500	\$541,958	\$532,500
TINTON FALLS	20	\$13,017,599	\$650,880	\$610,000
WEST LONG BRANCH	21	\$19,328,940	\$920,426	\$850,000
TOTALS	283	\$257,586,542	\$910,200	\$715,000

Statistics for Entire MLS from 1/1/2022 to 4/30/2022

Area	# of Sales	Total Sales	Avg. Price	Median Price
ASBURY PARK	19	\$8,943,040	\$470,686	\$450,000
EATONTOWN	23	\$12,672,000	\$550,957	\$540,000
FAIR HAVEN	16	\$20,782,000	\$1,298,875	\$1,203,500
HIGHLANDS	18	\$10,414,900	\$578,606	\$520,000
LITTLE SILVER	17	\$16,703,500	\$982,559	\$872,000
LONG BRANCH	63	\$46,978,545	\$745,691	\$577,500
MONMOUTH BEACH	6	\$10,945,000	\$1,824,167	\$1,760,000
OCEAN	82	\$67,945,899	\$828,609	\$723,000
OCEANPORT	15	\$10,012,000	\$667,467	\$630,000
RED BANK	16	\$7,162,950	\$447,684	\$450,500
RUMSON	30	\$53,209,575	\$1,773,652	\$1,761,500
SEA BRIGHT	8	\$9,559,500	\$1,194,938	\$842,000
SHREWSBURY BORO	7	\$4,067,000	\$581,000	\$525,000
TINTON FALLS	38	\$23,519,169	\$681,925	\$610,500
WEST LONG BRANCH	25	\$23,426,000	\$937,040	\$755,000
TOTALS	383	\$326,341,078	\$852,065	\$679,000

Sales By Area Report

Category – Condominium
 Statistics for Entire MLS from 1/1/2023 to 04/30/2023
 Prepared Thursday, May 04, 2023 8:21AM

Area	# of Sales	Total Sales	Avg. Price	Median Price
ASBURY PARK	22	\$14,868,264	\$675,843	\$427,500
EATONTOWN	15	\$6,868,546	\$455,200	\$380,000
HIGHLANDS	15	\$5,968,900	\$397,927	\$360,000
LITTLE SILVER	5	\$3,688,998	\$737,800	\$651,000
LONG BRANCH	31	\$31,778,349	\$1,025,108	\$820,000
MONMOUTH BEACH	3	\$1,910,000	\$636,667	\$710,000
OCEAN	2	\$1,075,000	\$537,500	\$537,500
OCEANPORT	6	\$4,170,104	\$695,017	\$758,052
RED BANK	14	\$6,741,500	\$481,536	\$403,750
RUMSON	0	\$0	\$0	\$0
SEA BRIGHT	3	\$2,380,000	\$793,333	\$680,000
SHREWSBURY BORO	2	\$1,205,000	\$602,500	\$602,500
TINTON FALLS	44	\$17,688,867	\$402,020	\$377,500
WEST LONG BRANCH	0	\$0	\$0	\$0
TOTALS	162	\$98,303,264	\$606,810	\$422,500

Statistics for Entire MLS from 1/1/2022 to 04/30/2022

Area	# of Sales	Total Sales	Avg. Price	Median Price
ASBURY PARK	38	\$26,894,150	\$707,741	\$462,500
EATONTOWN	20	\$4,766,300	\$238,315	\$185,000
HIGHLANDS	12	\$5,091,000	\$424,250	\$374,500
LITTLE SILVER	5	\$3,842,999	\$768,600	\$799,000
LONG BRANCH	50	\$45,045,081	\$900,902	\$637,000
MONMOUTH BEACH	12	\$6,364,400	\$530,367	\$468,700
OCEAN	9	\$4,062,000	\$451,333	\$440,000
OCEANPORT	1	\$501,000	\$501,000	\$501,000
RED BANK	17	\$7,264,999	\$427,353	\$399,999
RUMSON	0	\$0	\$0	\$0
SEA BRIGHT	14	\$11,817,455	\$844,104	\$808,150
SHREWSBURY BORO	0	\$0	\$0	\$0
TINTON FALLS	61	\$22,184,569	\$363,681	\$340,000
WEST LONG BRANCH	0	\$0	\$0	\$0
TOTALS	239	\$137,833,953	\$576,711	\$420,000

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

Yearly Market Comparison

Comparing Entire MLS

As of Sunday, April 30, 2023 12:46:35 Noon

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			
	2022	2023	Diff	Chg	2022	2023	Diff	Chg	2022	2023	Diff	Chg
January	441	302	-139	-31.5%	\$ 336,347,508	\$ 236,247,822	-100,099,686	-29.8%	582,000	622,500	40,500	7.0%
February	362	248	-114	-31.5%	\$ 249,666,452	\$ 181,596,794	-68,069,658	-27.3%	577,500	590,000	12,500	2.2%
March	421	405	-16	-3.8%	\$ 321,496,861	\$ 301,171,636	-20,325,225	-6.4%	595,000	599,500	4,500	0.8%
April	482	298	-184	-38.2%	\$ 356,684,291	\$ 253,423,952	-103,260,339	-29.0%	605,000	677,500	72,500	12.0%
May	532	0	-532	-100.0%	\$ 454,027,754	\$ 0	-454,027,754	-100.0%	655,000	0	-655,000	-100.0%
June	607	0	-607	-100.0%	\$ 497,917,467	\$ 0	-497,917,467	-100.0%	680,000	0	-680,000	-100.0%
July	582	0	-582	-100.0%	\$ 477,845,032	\$ 0	-477,845,032	-100.0%	677,995	0	-677,995	-100.0%
August	605	0	-605	-100.0%	\$ 486,939,907	\$ 0	-486,939,907	-100.0%	675,000	0	-675,000	-100.0%
September	571	0	-571	-100.0%	\$ 462,121,817	\$ 0	-462,121,817	-100.0%	645,000	0	-645,000	-100.0%
October	470	0	-470	-100.0%	\$ 415,516,827	\$ 0	-415,516,827	-100.0%	650,000	0	-650,000	-100.0%
November	411	0	-411	-100.0%	\$ 332,642,961	\$ 0	-332,642,961	-100.0%	650,000	0	-650,000	-100.0%
December	378	0	-378	-100.0%	\$ 298,678,819	\$ 0	-298,678,819	-100.0%	620,000	0	-620,000	-100.0%
YTD Total	1,706	1,253	-453	-26.6%	\$ 1,264,195,112	\$ 972,440,204	-291,754,908	-23.1%	595,000	615,000	20,000	3.4%
Total	5,862	1,253	-4,609	-78.6%	\$ 4,689,885,696	\$ 972,440,204	-3,717,445,492	-79.3%	640,000	615,000	-25,000	-3.9%

	Number of New Listings				Dollar Volume of New Listings				Median List Price			
	2022	2023	Diff	Chg	2022	2023	Diff	Chg	2022	2023	Diff	Chg
January	477	444	-33	-6.9%	\$ 428,856,585	\$ 436,123,803	7,267,218	1.6%	599,900	650,000	50,100	8.4%
February	529	479	-50	-9.5%	\$ 433,971,407	\$ 459,932,725	25,961,318	5.9%	635,000	720,000	85,000	13.4%
March	791	609	-182	-23.0%	\$ 719,907,320	\$ 610,459,512	-109,447,808	-15.3%	649,900	699,000	49,100	7.6%
April	827	550	-277	-33.5%	\$ 740,995,375	\$ 521,781,685	-219,213,690	-29.6%	699,000	699,949	949	0.1%
May	917	0	-917	-100.0%	\$ 912,872,532	\$ 0	-912,872,532	-100.0%	699,000	0	-699,000	-100.0%
June	909	0	-909	-100.0%	\$ 826,253,701	\$ 0	-826,253,701	-100.0%	699,000	0	-699,000	-100.0%
July	809	0	-809	-100.0%	\$ 793,727,254	\$ 0	-793,727,254	-100.0%	699,000	0	-699,000	-100.0%
August	770	0	-770	-100.0%	\$ 665,856,079	\$ 0	-665,856,079	-100.0%	649,999	0	-649,999	-100.0%
September	595	0	-595	-100.0%	\$ 555,282,835	\$ 0	-555,282,835	-100.0%	699,000	0	-699,000	-100.0%
October	556	0	-556	-100.0%	\$ 461,983,948	\$ 0	-461,983,948	-100.0%	632,450	0	-632,450	-100.0%
November	400	0	-400	-100.0%	\$ 359,648,762	\$ 0	-359,648,762	-100.0%	589,500	0	-589,500	-100.0%
December	244	0	-244	-100.0%	\$ 207,200,028	\$ 0	-207,200,028	-100.0%	649,000	0	-649,000	-100.0%
YTD Total	2,624	2,082	-542	-20.7%	\$ 2,323,730,687	\$ 2,028,297,725	-295,432,962	-12.7%	669,000	699,000	30,000	4.5%
Total	7,824	2,082	-5,742	-73.4%	\$ 7,106,555,826	\$ 2,028,297,725	-5,078,258,101	-71.5%	669,000	699,000	30,000	4.5%

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Yearly Market Comparison

Comparing Entire MLS

As of Sunday, April 30, 2023 12:44:01 Noon

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			
	2022	2023	Diff	Chg	2022	2023	Diff	Chg	2022	2023	Diff	Chg
January	139	88	-51	-36.7%	\$ 69,766,400	\$ 43,106,817	-26,659,583	-38.3%	385,000	415,000	30,000	7.8%
February	104	76	-28	-26.9%	\$ 44,754,749	\$ 33,953,113	-10,801,636	-24.2%	375,500	350,000	-25,500	-6.8%
March	140	105	-35	-25.0%	\$ 67,004,208	\$ 51,303,718	-15,700,490	-23.5%	391,500	405,000	13,500	3.4%
April	135	87	-48	-35.6%	\$ 71,713,834	\$ 48,432,236	-23,281,598	-32.5%	420,000	435,000	15,000	3.6%
May	160	0	-160	-100.0%	\$ 82,595,447	\$ 0	-82,595,447	-100.0%	420,000	0	-420,000	-100.0%
June	156	0	-156	-100.0%	\$ 83,768,087	\$ 0	-83,768,087	-100.0%	449,500	0	-449,500	-100.0%
July	144	0	-144	-100.0%	\$ 71,341,115	\$ 0	-71,341,115	-100.0%	417,000	0	-417,000	-100.0%
August	167	0	-167	-100.0%	\$ 79,845,967	\$ 0	-79,845,967	-100.0%	425,000	0	-425,000	-100.0%
September	157	0	-157	-100.0%	\$ 80,883,446	\$ 0	-80,883,446	-100.0%	410,000	0	-410,000	-100.0%
October	139	0	-139	-100.0%	\$ 69,431,083	\$ 0	-69,431,083	-100.0%	425,000	0	-425,000	-100.0%
November	109	0	-109	-100.0%	\$ 57,741,630	\$ 0	-57,741,630	-100.0%	405,000	0	-405,000	-100.0%
December	121	0	-121	-100.0%	\$ 55,430,013	\$ 0	-55,430,013	-100.0%	420,000	0	-420,000	-100.0%
YTD Total	518	356	-162	-31.3%	\$ 253,239,191	\$ 176,795,884	-76,443,307	-30.2%	400,000	409,000	9,000	2.2%
Total	1,671	356	-1,315	-78.7%	\$ 834,275,979	\$ 176,795,884	-657,480,095	-78.9%	415,000	408,250	-6,750	-1.6%

	Number of New Listings				Dollar Volume of New Listings				Median List Price			
	2022	2023	Diff	Chg	2022	2023	Diff	Chg	2022	2023	Diff	Chg
January	133	118	-15	-11.3%	\$ 67,327,322	\$ 72,454,131	5,126,809	7.6%	379,000	407,499	28,499	7.5%
February	147	108	-39	-26.5%	\$ 75,011,960	\$ 73,284,983	-1,726,977	-2.4%	379,900	479,499	99,599	26.2%
March	211	149	-62	-29.4%	\$ 114,622,727	\$ 96,081,188	-18,541,539	-16.2%	419,000	499,000	80,000	19.1%
April	203	128	-75	-36.9%	\$ 117,202,465	\$ 84,090,166	-33,112,299	-28.3%	430,000	492,000	62,000	14.4%
May	210	0	-210	-100.0%	\$ 113,141,968	\$ 0	-113,141,968	-100.0%	425,000	0	-425,000	-100.0%
June	211	0	-211	-100.0%	\$ 118,822,523	\$ 0	-118,822,523	-100.0%	445,000	0	-445,000	-100.0%
July	208	0	-208	-100.0%	\$ 125,027,833	\$ 0	-125,027,833	-100.0%	440,000	0	-440,000	-100.0%
August	169	0	-169	-100.0%	\$ 91,549,340	\$ 0	-91,549,340	-100.0%	409,000	0	-409,000	-100.0%
September	194	0	-194	-100.0%	\$ 106,361,161	\$ 0	-106,361,161	-100.0%	432,000	0	-432,000	-100.0%
October	130	0	-130	-100.0%	\$ 75,586,310	\$ 0	-75,586,310	-100.0%	425,000	0	-425,000	-100.0%
November	104	0	-104	-100.0%	\$ 57,693,870	\$ 0	-57,693,870	-100.0%	430,000	0	-430,000	-100.0%
December	83	0	-83	-100.0%	\$ 59,360,782	\$ 0	-59,360,782	-100.0%	449,900	0	-449,900	-100.0%
YTD Total	694	503	-191	-27.5%	\$ 374,164,474	\$ 325,910,468	-48,254,006	-12.9%	425,000	475,000	50,000	11.8%
Total	2,003	503	-1,500	-74.9%	\$ 1,121,708,261	\$ 325,910,468	-795,797,793	-71.0%	425,000	475,000	50,000	11.8%

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