

Sales and Inventory Report

Prepared February 6, 2024

County: Monmouth Category: Single Family

Month	Year	Monthly Sales	No. of Homes for Sale	Months of Inventory	Average Price
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	909	3.01	782,277
February	2023	248	854	3.44	732,245
March	2023	405	825	2.04	743,633
April	2023	331	854	2.58	854,797
May	2023	420	910	2.17	829,010
June	2023	501	997	1.99	870,401
July	2023	442	1010	2.29	862,248
August	2023	517	1041	2.01	906,748
September	2023	440	987	2.24	796,984
October	2023	428	1034	2.42	858,234
November	2023	334	1002	3.00	923,797
December	2023	369	816	2.21	840,408
Total	2023	4737	937	2.37	838,667
January	2024	310	743	2.40	957,120

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 February 6, 2024

County: Monmouth

Category: Condominium

Month	Year	Monthly Sales	No. of Condos for Sale	Months of Inventory	Average Price
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	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	176	2.00	489,850
February	2023	76	173	2.28	446,751
March	2023	105	186	1.77	488,606
April	2023	94	169	1.80	577,362
May	2023	104	194	1.87	581,184
June	2023	135	206	1.53	560,653
July	2023	104	221	2.13	523,303
August	2023	116	228	1.97	563,017
September	2023	108	271	2.51	566,612
October	2023	105	256	2.44	630,265
November	2023	113	276	2.44	541,617
December	2023	104	225	2.16	550,257
Total	2023	1252	215	2.06	546,778
January	2024	83	205	2.47	576,523

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--

Yearly Market Comparison

Comparing Entire MLS

As of Thursday, February 1, 2024 4:24:28 AM

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			
	2023	2024	Diff	Chg	2023	2024	Diff	Chg	2023	2024	Diff	Chg
January	88	76	-12	-13.6%	\$ 43,106,817	\$ 44,160,072	1,053,255	2.4%	415,000	477,500	62,500	15.1%
February	76	0	-76	-100.0%	\$ 33,953,113	\$ 0	-33,953,113	-100.0%	350,000	0	-350,000	-100.0%
March	105	0	-105	-100.0%	\$ 51,303,718	\$ 0	-51,303,718	-100.0%	405,000	0	-405,000	-100.0%
April	94	0	-94	-100.0%	\$ 54,272,035	\$ 0	-54,272,035	-100.0%	443,000	0	-443,000	-100.0%
May	104	0	-104	-100.0%	\$ 60,443,220	\$ 0	-60,443,220	-100.0%	466,500	0	-466,500	-100.0%
June	135	0	-135	-100.0%	\$ 75,688,178	\$ 0	-75,688,178	-100.0%	480,000	0	-480,000	-100.0%
July	104	0	-104	-100.0%	\$ 54,423,560	\$ 0	-54,423,560	-100.0%	467,450	0	-467,450	-100.0%
August	116	0	-116	-100.0%	\$ 65,310,045	\$ 0	-65,310,045	-100.0%	470,000	0	-470,000	-100.0%
September	108	0	-108	-100.0%	\$ 61,194,101	\$ 0	-61,194,101	-100.0%	507,262	0	-507,262	-100.0%
October	105	0	-105	-100.0%	\$ 66,177,829	\$ 0	-66,177,829	-100.0%	505,000	0	-505,000	-100.0%
November	113	0	-113	-100.0%	\$ 61,202,790	\$ 0	-61,202,790	-100.0%	480,000	0	-480,000	-100.0%
December	104	0	-104	-100.0%	\$ 57,491,269	\$ 0	-57,491,269	-100.0%	457,500	0	-457,500	-100.0%
YTD Total	92	76	-16	-17.4%	\$ 44,596,817	\$ 44,160,072	-436,745	-1.0%	415,000	485,000	70,000	16.9%
Total	1,252	76	-1,176	-93.9%	\$ 684,566,675	\$ 44,160,072	-640,406,603	-93.6%	452,250	477,500	25,250	5.6%

	Number of New Listings				Dollar Volume of New Listings				Median List Price			
	2023	2024	Diff	Chg	2023	2024	Diff	Chg	2023	2024	Diff	Chg
January	118	121	3	2.5%	\$ 72,309,031	\$ 93,753,555	21,444,524	29.6%	407,499	550,000	142,501	35.0%
February	108	1	-107	-99.1%	\$ 72,864,784	\$ 455,000	-72,409,784	-99.4%	479,499	455,000	-24,499	-5.1%
March	148	0	-148	-100.0%	\$ 94,514,187	\$ 0	-94,514,187	-100.0%	494,000	0	-494,000	-100.0%
April	135	0	-135	-100.0%	\$ 89,538,072	\$ 0	-89,538,072	-100.0%	499,000	0	-499,000	-100.0%
May	152	0	-152	-100.0%	\$ 120,480,115	\$ 0	-120,480,115	-100.0%	519,950	0	-519,950	-100.0%
June	161	0	-161	-100.0%	\$ 103,818,068	\$ 0	-103,818,068	-100.0%	520,000	0	-520,000	-100.0%
July	165	0	-165	-100.0%	\$ 100,765,593	\$ 0	-100,765,593	-100.0%	489,000	0	-489,000	-100.0%
August	179	0	-179	-100.0%	\$ 119,573,003	\$ 0	-119,573,003	-100.0%	499,900	0	-499,900	-100.0%
September	173	0	-173	-100.0%	\$ 118,482,799	\$ 0	-118,482,799	-100.0%	570,000	0	-570,000	-100.0%
October	171	0	-171	-100.0%	\$ 116,960,022	\$ 0	-116,960,022	-100.0%	465,000	0	-465,000	-100.0%
November	122	0	-122	-100.0%	\$ 84,584,379	\$ 0	-84,584,379	-100.0%	517,500	0	-517,500	-100.0%
December	63	0	-63	-100.0%	\$ 39,819,774	\$ 0	-39,819,774	-100.0%	499,000	0	-499,000	-100.0%
YTD Total	127	122	-5	-3.9%	\$ 76,543,705	\$ 94,208,555	17,664,850	23.1%	499,000	549,950	50,950	10.2%
Total	1,695	122	-1,573	-92.8%	\$ 1,133,709,827	\$ 94,208,555	-1,039,501,272	-91.7%	499,000	549,950	50,950	10.2%

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Yearly Market Comparison

Comparing Entire MLS

As of Thursday, February 1, 2024 4:25:12 AM

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			
	2023	2024	Diff	Chg	2023	2024	Diff	Chg	2023	2024	Diff	Chg
January	302	298	-4	-1.3%	\$ 236,247,822	\$ 284,584,399	48,336,577	20.4%	622,500	725,000	102,500	16.5%
February	248	0	-248	-100.0%	\$ 181,596,794	\$ 0	-181,596,794	-100.0%	590,000	0	-590,000	-100.0%
March	405	0	-405	-100.0%	\$ 301,171,636	\$ 0	-301,171,636	-100.0%	599,500	0	-599,500	-100.0%
April	331	0	-331	-100.0%	\$ 282,937,911	\$ 0	-282,937,911	-100.0%	685,000	0	-685,000	-100.0%
May	420	0	-420	-100.0%	\$ 348,184,345	\$ 0	-348,184,345	-100.0%	651,000	0	-651,000	-100.0%
June	501	0	-501	-100.0%	\$ 436,071,083	\$ 0	-436,071,083	-100.0%	692,647	0	-692,647	-100.0%
July	442	0	-442	-100.0%	\$ 381,113,918	\$ 0	-381,113,918	-100.0%	710,000	0	-710,000	-100.0%
August	517	0	-517	-100.0%	\$ 468,788,746	\$ 0	-468,788,746	-100.0%	750,000	0	-750,000	-100.0%
September	440	0	-440	-100.0%	\$ 350,673,096	\$ 0	-350,673,096	-100.0%	670,000	0	-670,000	-100.0%
October	428	0	-428	-100.0%	\$ 367,324,517	\$ 0	-367,324,517	-100.0%	675,000	0	-675,000	-100.0%
November	334	0	-334	-100.0%	\$ 308,548,210	\$ 0	-308,548,210	-100.0%	705,500	0	-705,500	-100.0%
December	369	0	-369	-100.0%	\$ 310,110,676	\$ 0	-310,110,676	-100.0%	670,000	0	-670,000	-100.0%
YTD Total	319	298	-21	-6.6%	\$ 246,460,722	\$ 284,584,399	38,123,677	15.5%	619,900	725,000	105,100	17.0%
Total	4,737	298	-4,439	-93.7%	\$ 3,972,768,754	\$ 284,584,399	-3,688,184,355	-92.9%	675,000	725,000	50,000	7.4%

	Number of New Listings				Dollar Volume of New Listings				Median List Price			
	2023	2024	Diff	Chg	2023	2024	Diff	Chg	2023	2024	Diff	Chg
January	444	408	-36	-8.1%	\$ 435,066,802	\$ 442,830,141	7,763,339	1.7%	650,000	749,350	99,350	15.3%
February	479	8	-471	-98.3%	\$ 458,181,842	\$ 8,122,800	-450,059,042	-98.3%	719,999	754,900	34,901	4.8%
March	610	0	-610	-100.0%	\$ 604,305,909	\$ 0	-604,305,909	-100.0%	699,000	0	-699,000	-100.0%
April	581	0	-581	-100.0%	\$ 545,828,324	\$ 0	-545,828,324	-100.0%	710,000	0	-710,000	-100.0%
May	679	0	-679	-100.0%	\$ 647,427,162	\$ 0	-647,427,162	-100.0%	709,900	0	-709,900	-100.0%
June	654	0	-654	-100.0%	\$ 662,335,933	\$ 0	-662,335,933	-100.0%	729,000	0	-729,000	-100.0%
July	615	0	-615	-100.0%	\$ 629,328,065	\$ 0	-629,328,065	-100.0%	749,000	0	-749,000	-100.0%
August	609	0	-609	-100.0%	\$ 660,423,523	\$ 0	-660,423,523	-100.0%	699,999	0	-699,999	-100.0%
September	550	0	-550	-100.0%	\$ 565,997,724	\$ 0	-565,997,724	-100.0%	749,999	0	-749,999	-100.0%
October	554	0	-554	-100.0%	\$ 529,637,351	\$ 0	-529,637,351	-100.0%	699,900	0	-699,900	-100.0%
November	423	0	-423	-100.0%	\$ 435,219,197	\$ 0	-435,219,197	-100.0%	700,000	0	-700,000	-100.0%
December	241	0	-241	-100.0%	\$ 239,086,110	\$ 0	-239,086,110	-100.0%	675,000	0	-675,000	-100.0%
YTD Total	478	416	-62	-13.0%	\$ 470,241,707	\$ 450,952,941	-19,288,766	-4.1%	700,000	749,350	49,350	7.0%
Total	6,439	416	-6,023	-93.5%	\$ 6,412,837,942	\$ 450,952,941	-5,961,885,001	-93.0%	700,000	749,350	49,350	7.1%

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