

Sales and Inventory Report

Prepared June 5, 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	1042	2.02	906,748
September	2023	440	989	2.25	796,984
October	2023	428	1036	2.42	858,234
November	2023	334	1006	3.01	923,797
December	2023	369	836	2.24	840,408
Total	2023	4737	941	2.38	838,597
January	2024	312	778	2.49	959,989
February	2024	250	814	3.26	902,962
March	2024	309	814	2.63	904,905
April	2024	386	887	2.30	942,407
May	2024	389	976	2.51	944,663

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 June 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	222	2.13	523,303
August	2023	116	229	1.97	563,017
September	2023	108	272	2.52	566,612
October	2023	105	257	2.45	630,265
November	2023	113	279	2.47	541,617
December	2023	104	228	2.20	550,257
Total	2023	1252	217	2.08	546,786
January	2024	84	214	2.55	575,338
February	2024	90	229	2.54	590,947
March	2024	92	261	2.84	565,127
April	2024	137	270	1.97	658,426
May	2024	165	260	1.58	550,729

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 1/1/2024 to 5/31/2024
 Prepared on Wednesday, June 05, 2024 9:49 AM

Area	# of Sales	Total Sales	Avg. Price	Median Price
ASBURY PARK	28	\$23,879,500	\$852,839	\$711,250
EATONTOWN	27	\$17,905,476	\$663,166	\$615,000
FAIR HAVEN	25	\$34,483,198	\$1,379,328	\$1,268,700
HIGHLANDS	13	\$8,429,881	\$648,452	\$739,000
LITTLE SILVER	18	\$23,355,000	\$1,297,500	\$1,255,000
LONG BRANCH	33	\$36,105,455	\$1,094,105	\$765,000
MONMOUTH BEACH	9	\$15,739,500	\$1,748,833	\$1,699,000
OCEAN	63	\$54,538,000	\$865,683	\$740,000
OCEANPORT	19	\$18,005,037	\$947,634	\$820,000
RED BANK	30	\$23,796,900	\$793,230	\$752,500
RUMSON	29	\$77,448,150	\$2,670,626	\$2,500,000
SEA BRIGHT	10	\$21,580,000	\$2,158,999	\$1,747,000
SHREWSBURY BORO	8	\$7,146,000	\$893,300	\$830,000
TINTON FALLS	32	\$24,804,899	\$775,153	\$740,000
WEST LONG BRANCH	13	\$11,824,000	\$909,538	\$785,000
TOTALS	357	\$399,041,396	\$1,117,783	\$845,000

Statistics for Entire MLS from 1/1/2023 to 5/31/2023

Area	# of Sales	Total Sales	Avg. Price	Median Price
ASBURY PARK	22	\$14,505,500	\$659,341	\$475,000
EATONTOWN	23	\$14,300,499	\$621,761	\$545,000
FAIR HAVEN	34	\$43,438,250	\$1,277,596	\$1,251,500
HIGHLANDS	13	\$6,318,000	\$486,000	\$499,000
LITTLE SILVER	15	\$18,430,500	\$1,228,700	\$1,140,000
LONG BRANCH	40	\$26,945,200	\$673,630	\$605,500
MONMOUTH BEACH	9	\$12,889,000	\$1,432,111	\$1,125,000
OCEAN	75	\$60,738,350	\$809,845	\$720,000
OCEANPORT	18	\$15,538,350	\$863,242	\$787,500
RED BANK	23	\$13,939,547	\$606,067	\$615,000
RUMSON	24	\$54,843,474	\$2,285,145	\$1,962,500
SEA BRIGHT	5	\$12,299,999	\$2,460,000	\$2,805,000
SHREWSBURY BORO	16	\$11,175,500	\$698,469	\$580,500
TINTON FALLS	30	\$20,145,599	\$671,5208757	\$636,500
WEST LONG BRANCH	25	\$23,043,000	\$921,720	\$850,000
TOTALS	372	\$348,550,768	\$936,964	\$732,000

--Information deemed reliable but not guaranteed--

Sales By Area Report

Category – Condominium
Statistics for Entire MLS from 1/1/2024 to 5/31/2024
 Prepared on Wednesday, June 05, 2024 9:48 AM

Area	# of Sales	Total Sales	Avg. Price	Median Price
ASBURY PARK	31	\$26,926,900	\$868,610	\$769,000
EATONTOWN	18	\$7,033,200	\$390,733	\$350,000
HIGHLANDS	17	\$7,274,200	\$427,894	\$384,900
LITTLE SILVER	5	\$4,538,250	\$907,650	\$860,000
LONG BRANCH	55	\$49,220,961	\$894,927	\$749,000
MONMOUTH BEACH	13	\$8,617,500	\$662,885	\$535,000
OCEAN	21	\$12,620,490	\$600,976	\$540,000
OCEANPORT	7	\$4,826,101	\$689,443	\$769,968
RED BANK	18	\$8,018,130	\$445,452	\$494,500
RUMSON	1	\$3,150,000	\$3,150,000	\$3,150,000
SEA BRIGHT	8	\$10,196,900	\$1,274,612	\$1,536,450
SHREWSBURY BORO	1	\$765,000	\$765,000	\$765,000
TINTON FALLS	45	\$19,584,246	\$435,205	\$423,000
WEST LONG BRANCH	2	\$1,240,000	\$620,000	\$620,000
TOTALS	242	\$164,011,878	\$677,735	\$525,000

Statistics for Entire MLS from 1/1/2023 to 5/31/2023

Area	# of Sales	Total Sales	Avg. Price	Median Price
ASBURY PARK	31	\$23,397,546	\$754,760	\$500,000
EATONTOWN	16	\$7,228,000	\$451,750	\$382,500
HIGHLANDS	23	9,522,800	\$414,035	\$370,000
LITTLE SILVER	5	\$3,688,998	\$737,800	\$651,000
LONG BRANCH	39	\$39,477,349	\$1,012,240	\$820,000
MONMOUTH BEACH	7	\$4,984,545	\$712,078	\$710,000
OCEAN	6	\$3,293,800	\$548,967	\$567,500
OCEANPORT	8	\$5,865,239	\$733,155	\$785,000
RED BANK	16	\$7,606,500	\$475,406	\$403,750
RUMSON	0	\$0	\$0	\$0
SEA BRIGHT	5	\$4,355,000	\$871,000	\$680,000
SHREWSBURY BORO	2	\$1,205,000	\$602,500	\$602,500
TINTON FALLS	56	\$22,448,866	\$400,873	\$383,000
WEST LONG BRANCH	1	\$665,000	\$665,000	\$665,000
TOTALS	215	\$133,738,643	\$622,040	\$464,000

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

Yearly Market Comparison

Comparing Entire MLS

As of Friday, May 31, 2024 4:47:27 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			
	2023	2024	Diff	Chg	2023	2024	Diff	Chg	2023	2024	Diff	Chg
January	302	312	10	3.3%	\$ 236,247,822	\$ 299,518,649	63,268,827	26.7%	622,500	739,950	117,450	18.9%
February	248	250	2	0.8%	\$ 181,598,794	\$ 225,740,534	44,143,740	24.3%	590,000	669,000	79,000	13.4%
March	405	309	-96	-23.7%	\$ 301,171,636	\$ 279,615,868	-21,555,768	-7.2%	599,500	685,000	85,500	14.3%
April	331	386	55	16.6%	\$ 282,937,911	\$ 363,769,205	80,831,294	28.5%	685,000	750,000	65,000	9.5%
May	420	352	-68	-16.2%	\$ 348,184,345	\$ 335,575,782	-12,608,563	-3.7%	651,000	750,571	99,571	15.3%
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%	\$ 309,777,426	\$ 0	-309,777,426	-100.0%	670,000	0	-670,000	-100.0%
YTD Total	1,706	1,609	-97	-5.7%	\$ 1,350,138,508	\$ 1,504,218,038	154,079,530	11.4%	625,000	725,000	100,000	16.0%
Total	4,737	1,609	-3,128	-66.0%	\$ 3,972,435,504	\$ 1,504,218,038	-2,468,217,466	-62.2%	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	426	-18	-4.1%	\$ 435,061,802	\$ 457,552,986	22,491,184	5.1%	650,000	749,000	99,000	15.2%
February	479	483	4	0.8%	\$ 458,181,842	\$ 550,476,734	92,294,892	20.1%	719,999	769,900	49,901	6.9%
March	610	563	-47	-7.7%	\$ 604,335,909	\$ 565,436,693	-38,899,216	-6.5%	699,000	769,000	70,000	10.0%
April	581	635	54	9.3%	\$ 545,828,324	\$ 633,929,306	88,100,982	16.1%	710,000	749,500	39,500	5.6%
May	679	694	15	2.2%	\$ 647,482,162	\$ 751,448,088	103,965,926	16.0%	709,900	799,900	90,000	12.7%
June	654	0	-654	-100.0%	\$ 662,260,933	\$ 0	-662,260,933	-100.0%	729,000	0	-729,000	-100.0%
July	615	0	-615	-100.0%	\$ 628,409,065	\$ 0	-628,409,065	-100.0%	749,000	0	-749,000	-100.0%
August	608	0	-608	-100.0%	\$ 657,613,534	\$ 0	-657,613,534	-100.0%	703,499	0	-703,499	-100.0%
September	550	0	-550	-100.0%	\$ 564,165,724	\$ 0	-564,165,724	-100.0%	749,999	0	-749,999	-100.0%
October	553	0	-553	-100.0%	\$ 527,795,780	\$ 0	-527,795,780	-100.0%	699,900	0	-699,900	-100.0%
November	423	0	-423	-100.0%	\$ 432,726,360	\$ 0	-432,726,360	-100.0%	700,000	0	-700,000	-100.0%
December	241	0	-241	-100.0%	\$ 238,231,108	\$ 0	-238,231,108	-100.0%	675,000	0	-675,000	-100.0%
YTD Total	2,793	2,801	8	0.3%	\$ 2,890,890,039	\$ 2,958,843,807	267,953,768	10.0%	700,000	769,000	69,000	9.9%
Total	6,437	2,801	-3,636	-56.5%	\$ 6,402,092,543	\$ 2,958,843,807	-3,443,248,736	-53.8%	700,000	769,000	69,000	9.9%

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Yearly Market Comparison

Comparing Entire MLS

As of Friday, May 31, 2024 4:48:03 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			
	2023	2024	Diff	Chg	2023	2024	Diff	Chg	2023	2024	Diff	Chg
January	88	84	-4	-4.5%	\$ 43,106,817	\$ 48,328,472	5,221,655	12.1%	415,000	473,500	58,500	14.1%
February	78	80	14	18.4%	\$ 33,953,113	\$ 53,185,318	19,232,205	56.6%	350,000	515,500	165,500	47.3%
March	105	82	-13	-12.4%	\$ 51,303,718	\$ 52,045,898	742,180	1.4%	405,000	480,000	75,000	18.5%
April	94	137	43	45.7%	\$ 54,272,035	\$ 80,204,394	35,932,359	66.2%	443,000	510,000	67,000	15.1%
May	104	149	45	43.3%	\$ 60,443,220	\$ 83,487,246	23,024,026	38.0%	466,500	467,000	500	0.1%
June	135	0	-135	-100.0%	\$ 75,698,178	\$ 0	-75,698,178	-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%	507,282	0	-507,282	-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	467	552	85	18.2%	\$ 243,078,903	\$ 327,231,328	84,152,425	34.6%	419,900	490,000	70,100	16.7%
Total	1,252	552	-700	-55.9%	\$ 684,578,675	\$ 327,231,328	-357,345,347	-52.2%	452,250	490,000	37,750	8.3%

	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	125	7	5.9%	\$ 72,309,031	\$ 94,947,654	22,638,623	31.3%	407,499	549,900	142,401	34.9%
February	108	163	55	50.9%	\$ 72,864,784	\$ 117,808,010	44,943,226	61.6%	479,499	549,000	69,501	14.5%
March	148	214	66	44.6%	\$ 94,514,187	\$ 135,835,934	41,321,747	43.7%	494,000	533,950	39,950	8.1%
April	135	189	54	40.0%	\$ 89,538,072	\$ 126,805,892	37,267,820	41.6%	489,000	499,000	0	0.0%
May	152	178	24	15.8%	\$ 120,480,115	\$ 120,604,667	124,552	0.1%	519,950	550,000	30,050	5.8%
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%	\$ 100,675,593	\$ 0	-100,675,593	-100.0%	489,000	0	-489,000	-100.0%
August	180	0	-180	-100.0%	\$ 120,197,993	\$ 0	-120,197,993	-100.0%	499,900	0	-499,900	-100.0%
September	173	0	-173	-100.0%	\$ 118,407,786	\$ 0	-118,407,786	-100.0%	570,000	0	-570,000	-100.0%
October	172	0	-172	-100.0%	\$ 117,476,292	\$ 0	-117,476,292	-100.0%	467,000	0	-467,000	-100.0%
November	122	0	-122	-100.0%	\$ 84,463,379	\$ 0	-84,463,379	-100.0%	512,500	0	-512,500	-100.0%
December	62	0	-62	-100.0%	\$ 38,304,924	\$ 0	-38,304,924	-100.0%	484,500	0	-484,500	-100.0%
YTD Total	661	867	206	31.2%	\$ 449,706,189	\$ 596,002,157	146,295,968	32.5%	499,000	535,000	36,000	7.2%
Total	1,696	867	-829	-48.9%	\$ 1,133,050,224	\$ 596,002,157	-537,048,067	-47.4%	499,000	535,000	36,000	7.2%

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