

Local Market Update for June 2026

Provided by New Jersey REALTORS®



Monmouth County

Monmouth County

Single Family

	June			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	690	761	+ 10.3%	3,743	3,711	- 0.9%
Closed Sales	478	515	+ 7.7%	2,311	2,103	- 9.0%
Days on Market Until Sale	26	27	+ 3.8%	37	35	- 5.4%
Median Sales Price*	\$785,000	\$850,000	+ 8.3%	\$752,000	\$800,000	+ 6.4%
Percent of List Price Received*	103.1%	103.1%	0.0%	101.5%	101.6%	+ 0.1%
Inventory of Homes for Sale	1,204	1,154	- 4.2%	--	--	--
Months Supply of Inventory	2.8	2.7	- 3.6%	--	--	--

Townhouse-Condo

	June			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	191	190	- 0.5%	1,186	1,109	- 6.5%
Closed Sales	152	163	+ 7.2%	804	740	- 8.0%
Days on Market Until Sale	30	36	+ 20.0%	38	35	- 7.9%
Median Sales Price*	\$520,000	\$549,000	+ 5.6%	\$540,000	\$550,000	+ 1.9%
Percent of List Price Received*	101.2%	100.6%	- 0.6%	100.0%	100.1%	+ 0.1%
Inventory of Homes for Sale	341	327	- 4.1%	--	--	--
Months Supply of Inventory	2.5	2.4	- 4.0%	--	--	--

Adult Community

	June			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	80	75	- 6.3%	388	420	+ 8.2%
Closed Sales	55	72	+ 30.9%	288	263	- 8.7%
Days on Market Until Sale	29	35	+ 20.7%	38	42	+ 10.5%
Median Sales Price*	\$575,000	\$612,500	+ 6.5%	\$561,500	\$525,000	- 6.5%
Percent of List Price Received*	100.5%	100.2%	- 0.3%	99.7%	99.5%	- 0.2%
Inventory of Homes for Sale	114	117	+ 2.6%	--	--	--
Months Supply of Inventory	2.3	2.2	- 4.3%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type By Month

