Local Market Update for January 2026

Provided by New Jersey REALTORS®

Monmouth County

Monmouth County

Single Family

Key Metrics	January 2025	January 2026	Percent Change	Year to Date Thru 1-2025	Year to Date Thru 1-2026	Percent Change
New Listings	435	**404**	- 7.1%	435	**404**	- 7.1%
Closed Sales	379	**316**	- 16.6%	379	**316**	- 16.6%
Days on Market Until Sale	42	**37**	- 11.9%	42	**37**	- 11.9%
Median Sales Price*	$736,500	**$762,500**	+ 3.5%	$736,500	**$762,500**	+ 3.5%
Percent of List Price Received*	100.6%	**100.2%**	- 0.4%	100.6%	**100.2%**	- 0.4%
Inventory of Homes for Sale	793	**697**	- 12.1%	--	**--**	--
Months Supply of Inventory	1.9	**1.6**	- 15.8%	--	**--**	--

Townhouse-Condo

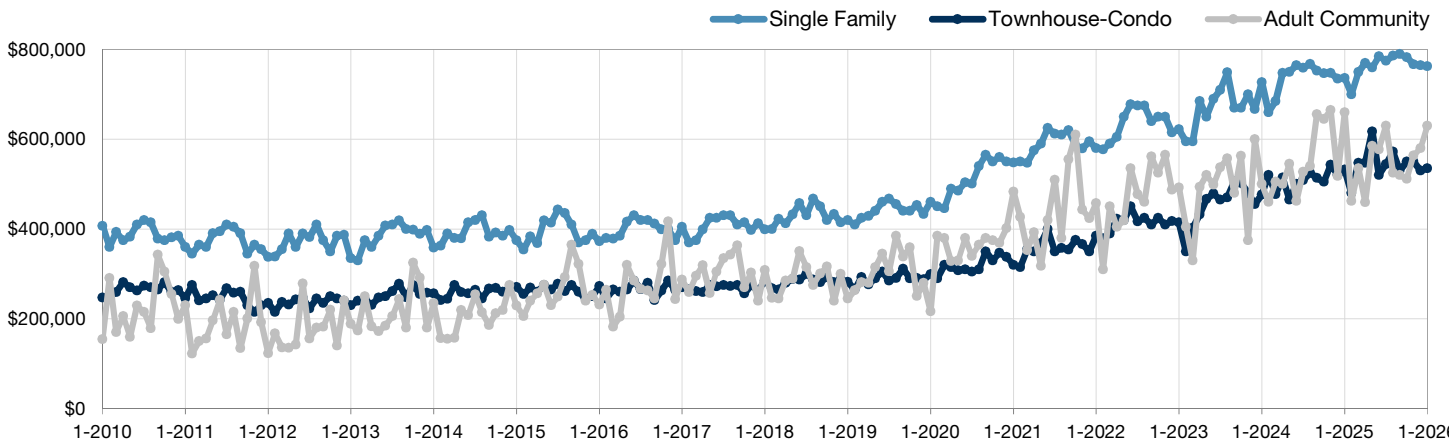
Key Metrics	January 2025	January 2026	Percent Change	Year to Date Thru 1-2025	Year to Date Thru 1-2026	Percent Change
New Listings	166	**132**	- 20.5%	166	**132**	- 20.5%
Closed Sales	128	**91**	- 28.9%	128	**91**	- 28.9%
Days on Market Until Sale	45	**38**	- 15.6%	45	**38**	- 15.6%
Median Sales Price*	$532,000	**$535,000**	+ 0.6%	$532,000	**$535,000**	+ 0.6%
Percent of List Price Received*	99.4%	**99.9%**	+ 0.5%	99.4%	**99.9%**	+ 0.5%
Inventory of Homes for Sale	280	**283**	+ 1.1%	--	**--**	--
Months Supply of Inventory	2.1	**2.0**	- 4.8%	--	**--**	--

Adult Community

Key Metrics	January 2025	January 2026	Percent Change	Year to Date Thru 1-2025	Year to Date Thru 1-2026	Percent Change
New Listings	43	**63**	+ 46.5%	43	**63**	+ 46.5%
Closed Sales	46	**31**	- 32.6%	46	**31**	- 32.6%
Days on Market Until Sale	44	**46**	+ 4.5%	44	**46**	+ 4.5%
Median Sales Price*	$660,000	**$630,000**	- 4.5%	$660,000	**$630,000**	- 4.5%
Percent of List Price Received*	98.4%	**99.6%**	+ 1.2%	98.4%	**99.6%**	+ 1.2%
Inventory of Homes for Sale	56	**106**	+ 89.3%	--	**--**	--
Months Supply of Inventory	1.1	**2.2**	+ 100.0%	--	**--**	--

* 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



Current as of February 09, 2026. All data from the multiple listing services in the state of New Jersey. Margin of error for reported statewide numbers is +/– 4% at a 95% confidence level. Report © 2026 ShowingTime Plus, LLC.