

Local Market Update for August 2026

Provided by New Jersey REALTORS®



Monmouth County

Monmouth County

Single Family

	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	680	633	- 6.9%	5,103	5,113	+ 0.2%
Closed Sales	502	536	+ 6.8%	3,308	3,204	- 3.1%
Days on Market Until Sale	28	28	0.0%	34	33	- 2.9%
Median Sales Price*	\$786,000	\$815,000	+ 3.7%	\$761,000	\$806,000	+ 5.9%
Percent of List Price Received*	101.4%	102.8%	+ 1.4%	101.5%	102.0%	+ 0.5%
Inventory of Homes for Sale	1,263	1,201	- 4.9%	--	--	--
Months Supply of Inventory	3.0	2.8	- 6.7%	--	--	--

Townhouse-Condo

	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	182	188	+ 3.3%	1,588	1,520	- 4.3%
Closed Sales	138	121	- 12.3%	1,117	1,012	- 9.4%
Days on Market Until Sale	30	26	- 13.3%	37	33	- 10.8%
Median Sales Price*	\$572,500	\$550,000	- 3.9%	\$545,000	\$547,250	+ 0.4%
Percent of List Price Received*	99.6%	100.7%	+ 1.1%	99.9%	100.3%	+ 0.4%
Inventory of Homes for Sale	348	362	+ 4.0%	--	--	--
Months Supply of Inventory	2.5	2.8	+ 12.0%	--	--	--

Adult Community

	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	77	71	- 7.8%	527	558	+ 5.9%
Closed Sales	53	49	- 7.5%	396	384	- 3.0%
Days on Market Until Sale	34	39	+ 14.7%	36	41	+ 13.9%
Median Sales Price*	\$525,000	\$690,000	+ 31.4%	\$561,500	\$547,000	- 2.6%
Percent of List Price Received*	99.3%	99.8%	+ 0.5%	99.8%	99.6%	- 0.2%
Inventory of Homes for Sale	104	141	+ 35.6%	--	--	--
Months Supply of Inventory	2.1	2.9	+ 38.1%	--	--	--

* 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

