

Local Market Update for April 2025

Provided by New Jersey REALTORS®



Monmouth County

Monmouth County

Single Family

	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	665	688	+ 3.5%	2,193	2,319	+ 5.7%
Closed Sales	400	383	- 4.3%	1,303	1,390	+ 6.7%
Days on Market Until Sale	40	45	+ 12.5%	45	46	+ 2.2%
Median Sales Price*	\$749,000	\$775,353	+ 3.5%	\$710,000	\$745,000	+ 4.9%
Percent of List Price Received*	101.6%	101.3%	- 0.3%	100.7%	100.6%	- 0.1%
Inventory of Homes for Sale	1,184	1,125	- 5.0%	--	--	--
Months Supply of Inventory	3.0	2.6	- 13.3%	--	--	--

Townhouse-Condo

	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	196	212	+ 8.2%	737	766	+ 3.9%
Closed Sales	141	121	- 14.2%	413	491	+ 18.9%
Days on Market Until Sale	41	35	- 14.6%	40	45	+ 12.5%
Median Sales Price*	\$519,000	\$558,000	+ 7.5%	\$500,000	\$530,000	+ 6.0%
Percent of List Price Received*	100.7%	100.6%	- 0.1%	100.6%	99.6%	- 1.0%
Inventory of Homes for Sale	348	355	+ 2.0%	--	--	--
Months Supply of Inventory	2.9	2.6	- 10.3%	--	--	--

Adult Community

	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	74	83	+ 12.2%	278	247	- 11.2%
Closed Sales	58	46	- 20.7%	182	179	- 1.6%
Days on Market Until Sale	46	48	+ 4.3%	44	48	+ 9.1%
Median Sales Price*	\$497,500	\$459,500	- 7.6%	\$497,500	\$535,000	+ 7.5%
Percent of List Price Received*	98.4%	99.6%	+ 1.2%	99.0%	99.3%	+ 0.3%
Inventory of Homes for Sale	115	98	- 14.8%	--	--	--
Months Supply of Inventory	2.2	1.9	- 13.6%	--	--	--

* 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

