

# Local Market Update for August 2025

Provided by New Jersey REALTORS®



## Monmouth County

Monmouth County

### Single Family

	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	675	684	+ 1.3%	5,044	5,099	+ 1.1%
Closed Sales	522	501	- 4.0%	3,153	3,303	+ 4.8%
Days on Market Until Sale	30	28	- 6.7%	33	34	+ 3.0%
Median Sales Price*	\$767,500	\$787,000	+ 2.5%	\$745,000	\$761,000	+ 2.1%
Percent of List Price Received*	102.6%	101.4%	- 1.2%	101.9%	101.5%	- 0.4%
Inventory of Homes for Sale	1,176	1,172	- 0.3%	--	--	--
Months Supply of Inventory	3.0	2.8	- 6.7%	--	--	--

### Townhouse-Condo

	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	190	180	- 5.3%	1,506	1,590	+ 5.6%
Closed Sales	153	138	- 9.8%	1,003	1,118	+ 11.5%
Days on Market Until Sale	39	30	- 23.1%	32	37	+ 15.6%
Median Sales Price*	\$525,000	\$572,500	+ 9.0%	\$500,000	\$545,000	+ 9.0%
Percent of List Price Received*	100.2%	99.5%	- 0.7%	101.0%	99.9%	- 1.1%
Inventory of Homes for Sale	312	307	- 1.6%	--	--	--
Months Supply of Inventory	2.5	2.1	- 16.0%	--	--	--

### Adult Community

	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	58	76	+ 31.0%	542	525	- 3.1%
Closed Sales	78	53	- 32.1%	451	395	- 12.4%
Days on Market Until Sale	31	34	+ 9.7%	36	36	0.0%
Median Sales Price*	\$540,000	\$525,000	- 2.8%	\$515,000	\$562,000	+ 9.1%
Percent of List Price Received*	100.5%	99.3%	- 1.2%	99.9%	99.8%	- 0.1%
Inventory of Homes for Sale	93	94	+ 1.1%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--

\* 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

