

Local Market Update for April 2026

Provided by New Jersey REALTORS®



Monmouth County

Monmouth County

Single Family

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	685	755	+ 10.2%	2,310	2,184	- 5.5%
Closed Sales	381	308	- 19.2%	1,363	1,191	- 12.6%
Days on Market Until Sale	39	36	- 7.7%	42	41	- 2.4%
Median Sales Price*	\$770,750	\$785,000	+ 1.8%	\$741,750	\$775,000	+ 4.5%
Percent of List Price Received*	101.4%	102.4%	+ 1.0%	100.7%	100.9%	+ 0.2%
Inventory of Homes for Sale	1,070	987	- 7.8%	--	--	--
Months Supply of Inventory	2.5	2.4	- 4.0%	--	--	--

Townhouse-Condo

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	212	202	- 4.7%	758	715	- 5.7%
Closed Sales	122	135	+ 10.7%	486	409	- 15.8%
Days on Market Until Sale	33	35	+ 6.1%	42	38	- 9.5%
Median Sales Price*	\$547,000	\$565,000	+ 3.3%	\$530,000	\$545,000	+ 2.8%
Percent of List Price Received*	100.5%	99.6%	- 0.9%	99.5%	99.8%	+ 0.3%
Inventory of Homes for Sale	329	337	+ 2.4%	--	--	--
Months Supply of Inventory	2.5	2.4	- 4.0%	--	--	--

Adult Community

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	83	91	+ 9.6%	248	254	+ 2.4%
Closed Sales	46	45	- 2.2%	179	144	- 19.6%
Days on Market Until Sale	43	53	+ 23.3%	45	46	+ 2.2%
Median Sales Price*	\$459,500	\$410,000	- 10.8%	\$535,000	\$543,950	+ 1.7%
Percent of List Price Received*	99.6%	98.6%	- 1.0%	99.3%	99.0%	- 0.3%
Inventory of Homes for Sale	91	123	+ 35.2%	--	--	--
Months Supply of Inventory	1.8	2.5	+ 38.9%	--	--	--

* 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

