

Local Market Update for March 2025

Provided by New Jersey REALTORS®



Monmouth County

Monmouth County

Single Family

	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	588	701	+ 19.2%	1,529	1,631	+ 6.7%
Closed Sales	318	338	+ 6.3%	902	1,006	+ 11.5%
Days on Market Until Sale	48	43	- 10.4%	47	47	0.0%
Median Sales Price*	\$680,000	\$750,000	+ 10.3%	\$700,000	\$731,750	+ 4.5%
Percent of List Price Received*	101.1%	100.5%	- 0.6%	100.3%	100.4%	+ 0.1%
Inventory of Homes for Sale	1,089	1,027	- 5.7%	--	--	--
Months Supply of Inventory	2.8	2.4	- 14.3%	--	--	--

Townhouse-Condo

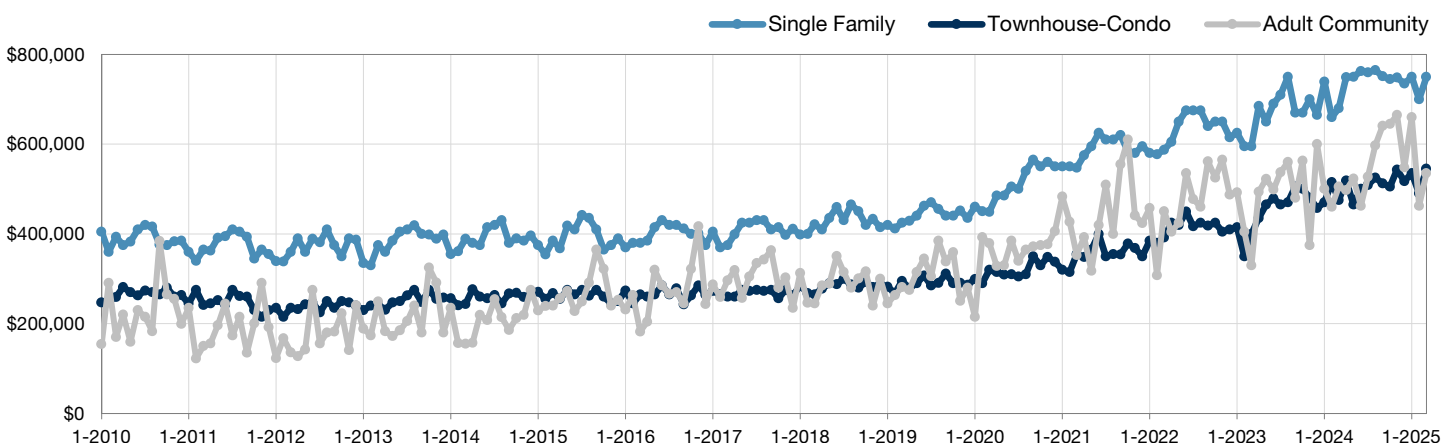
	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	223	229	+ 2.7%	541	551	+ 1.8%
Closed Sales	96	121	+ 26.0%	272	369	+ 35.7%
Days on Market Until Sale	37	49	+ 32.4%	40	48	+ 20.0%
Median Sales Price*	\$475,000	\$545,000	+ 14.7%	\$480,000	\$525,000	+ 9.4%
Percent of List Price Received*	101.5%	99.9%	- 1.6%	100.5%	99.2%	- 1.3%
Inventory of Homes for Sale	327	316	- 3.4%	--	--	--
Months Supply of Inventory	2.8	2.3	- 17.9%	--	--	--

Adult Community

	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	75	67	- 10.7%	204	164	- 19.6%
Closed Sales	51	49	- 3.9%	124	133	+ 7.3%
Days on Market Until Sale	39	47	+ 20.5%	43	48	+ 11.6%
Median Sales Price*	\$505,000	\$535,000	+ 5.9%	\$491,000	\$574,000	+ 16.9%
Percent of List Price Received*	99.6%	100.2%	+ 0.6%	99.3%	99.2%	- 0.1%
Inventory of Homes for Sale	119	93	- 21.8%	--	--	--
Months Supply of Inventory	2.3	1.8	- 21.7%	--	--	--

* 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 April 20, 2025. 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 © 2025 ShowingTime Plus, LLC.