

## Local Market Update for May 2025

Provided by New Jersey REALTORS®



# Monmouth County

Monmouth County

### Single Family

	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	725	744	+ 2.6%	2,873	3,059	+ 6.5%
Closed Sales	402	472	+ 17.4%	1,680	1,834	+ 9.2%
Days on Market Until Sale	32	32	0.0%	37	39	+ 5.4%
Median Sales Price*	\$750,000	\$758,750	+ 1.2%	\$720,000	\$750,000	+ 4.2%
Percent of List Price Received*	102.8%	102.1%	- 0.7%	101.2%	101.0%	- 0.2%
Inventory of Homes for Sale	966	1,103	+ 14.2%	--	--	--
Months Supply of Inventory	2.5	2.6	+ 4.0%	--	--	--

### Townhouse-Condo

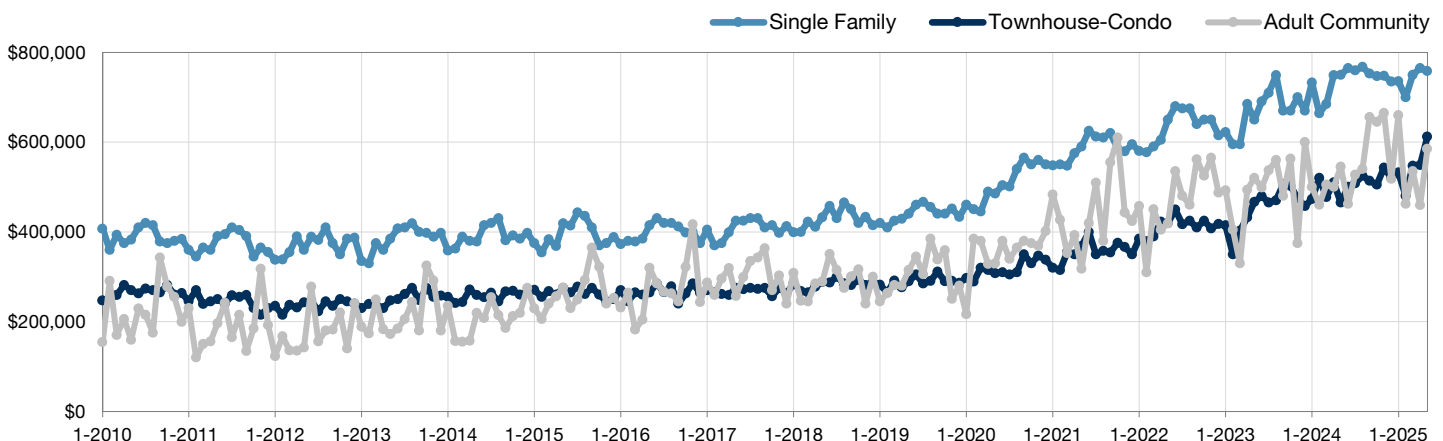
	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	187	239	+ 27.8%	917	1,001	+ 9.2%
Closed Sales	175	165	- 5.7%	583	652	+ 11.8%
Days on Market Until Sale	29	35	+ 20.7%	34	40	+ 17.6%
Median Sales Price*	\$465,000	\$612,500	+ 31.7%	\$487,000	\$541,000	+ 11.1%
Percent of List Price Received*	101.9%	100.4%	- 1.5%	101.0%	99.7%	- 1.3%
Inventory of Homes for Sale	294	343	+ 16.7%	--	--	--
Months Supply of Inventory	2.5	2.5	0.0%	--	--	--

### Adult Community

	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	73	59	- 19.2%	347	306	- 11.8%
Closed Sales	72	54	- 25.0%	253	233	- 7.9%
Days on Market Until Sale	32	26	- 18.8%	39	41	+ 5.1%
Median Sales Price*	\$545,250	\$585,450	+ 7.4%	\$505,000	\$550,000	+ 8.9%
Percent of List Price Received*	100.9%	100.3%	- 0.6%	99.5%	99.6%	+ 0.1%
Inventory of Homes for Sale	112	83	- 25.9%	--	--	--
Months Supply of Inventory	2.2	1.6	- 27.3%	--	--	--

\* 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 June 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.