

Local Market Update for October 2025

Provided by New Jersey REALTORS®



Monmouth County

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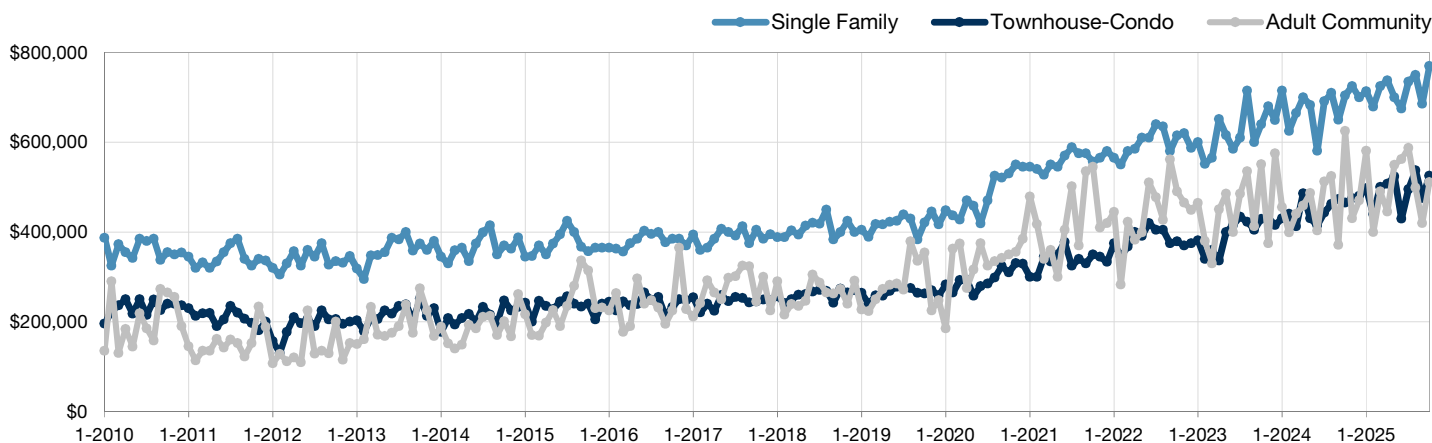
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	786	646	- 17.8%	8,592	8,119	- 5.5%
Closed Sales	617	518	- 16.0%	5,546	5,576	+ 0.5%
Days on Market Until Sale	43	39	- 9.3%	43	43	0.0%
Median Sales Price*	\$704,000	\$770,000	+ 9.4%	\$676,500	\$720,000	+ 6.4%
Percent of List Price Received*	100.8%	100.7%	- 0.1%	102.1%	101.8%	- 0.3%
Inventory of Homes for Sale	1,575	1,344	- 14.7%	--	--	--
Months Supply of Inventory	2.9	2.5	- 13.8%	--	--	--

Townhouse-Condo	October			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	316	200	- 36.7%	3,136	2,943	- 6.2%
Closed Sales	243	197	- 18.9%	2,174	2,322	+ 6.8%
Days on Market Until Sale	36	43	+ 19.4%	36	40	+ 11.1%
Median Sales Price*	\$465,000	\$525,000	+ 12.9%	\$449,000	\$496,000	+ 10.5%
Percent of List Price Received*	100.1%	98.8%	- 1.3%	100.9%	100.0%	- 0.9%
Inventory of Homes for Sale	558	378	- 32.3%	--	--	--
Months Supply of Inventory	2.6	1.7	- 34.6%	--	--	--

Adult Community	October			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	79	66	- 16.5%	867	773	- 10.8%
Closed Sales	74	64	- 13.5%	713	650	- 8.8%
Days on Market Until Sale	45	36	- 20.0%	39	43	+ 10.3%
Median Sales Price*	\$625,000	\$511,000	- 18.2%	\$478,500	\$520,000	+ 8.7%
Percent of List Price Received*	100.2%	100.1%	- 0.1%	100.1%	99.8%	- 0.3%
Inventory of Homes for Sale	146	110	- 24.7%	--	--	--
Months Supply of Inventory	2.2	1.7	- 22.7%	--	--	--

* 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 November 09, 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.