

Local Market Update for May 2026

Provided by New Jersey REALTORS®



Monmouth County

Monmouth County

Single Family

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	744	785	+ 5.5%	3,053	2,950	- 3.4%
Closed Sales	470	389	- 17.2%	1,833	1,586	- 13.5%
Days on Market Until Sale	32	30	- 6.3%	39	38	- 2.6%
Median Sales Price*	\$760,000	\$837,000	+ 10.1%	\$750,000	\$790,000	+ 5.3%
Percent of List Price Received*	102.1%	101.9%	- 0.2%	101.0%	101.1%	+ 0.1%
Inventory of Homes for Sale	1,142	1,106	- 3.2%	--	--	--
Months Supply of Inventory	2.7	2.7	0.0%	--	--	--

Townhouse-Condo

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	236	209	- 11.4%	995	921	- 7.4%
Closed Sales	166	163	- 1.8%	652	574	- 12.0%
Days on Market Until Sale	35	28	- 20.0%	40	35	- 12.5%
Median Sales Price*	\$618,000	\$540,000	- 12.6%	\$542,000	\$547,000	+ 0.9%
Percent of List Price Received*	100.4%	100.5%	+ 0.1%	99.7%	100.0%	+ 0.3%
Inventory of Homes for Sale	355	336	- 5.4%	--	--	--
Months Supply of Inventory	2.6	2.4	- 7.7%	--	--	--

Adult Community

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	60	94	+ 56.7%	308	347	+ 12.7%
Closed Sales	54	46	- 14.8%	233	190	- 18.5%
Days on Market Until Sale	25	43	+ 72.0%	41	45	+ 9.8%
Median Sales Price*	\$585,450	\$425,000	- 27.4%	\$550,000	\$487,750	- 11.3%
Percent of List Price Received*	100.3%	99.9%	- 0.4%	99.6%	99.2%	- 0.4%
Inventory of Homes for Sale	87	129	+ 48.3%	--	--	--
Months Supply of Inventory	1.7	2.6	+ 52.9%	--	--	--

* 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

