

# Local Market Update for June 2025

Provided by New Jersey REALTORS®



## Monmouth County

Monmouth County

### Single Family

	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	707	683	- 3.4%	3,580	3,736	+ 4.4%
Closed Sales	416	476	+ 14.4%	2,096	2,311	+ 10.3%
Days on Market Until Sale	29	26	- 10.3%	35	36	+ 2.9%
Median Sales Price*	\$765,000	\$785,000	+ 2.6%	\$727,000	\$750,000	+ 3.2%
Percent of List Price Received*	102.4%	103.1%	+ 0.7%	101.4%	101.5%	+ 0.1%
Inventory of Homes for Sale	1,070	1,142	+ 6.7%	--	--	--
Months Supply of Inventory	2.7	2.7	0.0%	--	--	--

### Townhouse-Condo

	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	202	198	- 2.0%	1,118	1,198	+ 7.2%
Closed Sales	136	152	+ 11.8%	719	803	+ 11.7%
Days on Market Until Sale	25	30	+ 20.0%	32	38	+ 18.8%
Median Sales Price*	\$500,000	\$520,000	+ 4.0%	\$490,000	\$537,150	+ 9.6%
Percent of List Price Received*	101.2%	101.2%	0.0%	101.0%	100.0%	- 1.0%
Inventory of Homes for Sale	292	332	+ 13.7%	--	--	--
Months Supply of Inventory	2.4	2.4	0.0%	--	--	--

### Adult Community

	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	75	80	+ 6.7%	422	388	- 8.1%
Closed Sales	56	54	- 3.6%	309	287	- 7.1%
Days on Market Until Sale	31	29	- 6.5%	37	38	+ 2.7%
Median Sales Price*	\$462,500	\$577,500	+ 24.9%	\$505,000	\$562,000	+ 11.3%
Percent of List Price Received*	100.1%	100.5%	+ 0.4%	99.6%	99.7%	+ 0.1%
Inventory of Homes for Sale	112	110	- 1.8%	--	--	--
Months Supply of Inventory	2.1	2.2	+ 4.8%	--	--	--

\* 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

