

Local Market Update for September 2021

Provided by New Jersey REALTORS®



Monmouth County

Monmouth County

Single Family

Key Metrics	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
New Listings	1,069	701	- 34.4%	8,456	7,508	- 11.2%
Closed Sales	849	664	- 21.8%	5,323	5,501	+ 3.3%
Days on Market Until Sale	52	30	- 42.3%	58	37	- 36.2%
Median Sales Price*	\$565,000	\$620,500	+ 9.8%	\$500,000	\$590,000	+ 18.0%
Percent of List Price Received*	99.0%	102.0%	+ 3.0%	98.1%	101.8%	+ 3.8%
Inventory of Homes for Sale	2,233	1,504	- 32.6%	--	--	--
Months Supply of Inventory	3.5	2.4	- 31.4%	--	--	--

Townhouse-Condo

Key Metrics	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
New Listings	268	195	- 27.2%	2,002	1,925	- 3.8%
Closed Sales	227	188	- 17.2%	1,327	1,563	+ 17.8%
Days on Market Until Sale	51	36	- 29.4%	50	38	- 24.0%
Median Sales Price*	\$350,000	\$355,000	+ 1.4%	\$311,000	\$355,000	+ 14.1%
Percent of List Price Received*	99.1%	101.2%	+ 2.1%	98.0%	101.1%	+ 3.2%
Inventory of Homes for Sale	463	293	- 36.7%	--	--	--
Months Supply of Inventory	2.9	1.6	- 44.8%	--	--	--

Adult Community

Key Metrics	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
New Listings	77	73	- 5.2%	663	655	- 1.2%
Closed Sales	78	78	0.0%	489	520	+ 6.3%
Days on Market Until Sale	57	24	- 57.9%	66	35	- 47.0%
Median Sales Price*	\$371,995	\$555,000	+ 49.2%	\$350,000	\$430,000	+ 22.9%
Percent of List Price Received*	98.1%	103.3%	+ 5.3%	97.6%	101.5%	+ 4.0%
Inventory of Homes for Sale	158	106	- 32.9%	--	--	--
Months Supply of Inventory	2.8	1.6	- 42.9%	--	--	--

* 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

