Local Market Update for December 2025

Provided by New Jersey REALTORS®

Monmouth County

Monmouth County

Single Family

Key Metrics	December 2024	December 2025	Percent Change	Year to Date Thru 12-2024	Year to Date Thru 12-2025	Percent Change
New Listings	287	**239**	- 16.7%	6,930	**6,911**	- 0.3%
Closed Sales	413	**466**	+ 12.8%	4,904	**5,097**	+ 3.9%
Days on Market Until Sale	39	**37**	- 5.1%	33	**35**	+ 6.1%
Median Sales Price*	$735,000	**$765,000**	+ 4.1%	$745,000	**$770,000**	+ 3.4%
Percent of List Price Received*	100.0%	**100.4%**	+ 0.4%	101.5%	**101.2%**	- 0.3%
Inventory of Homes for Sale	795	**741**	- 6.8%	--	**--**	--
Months Supply of Inventory	1.9	**1.8**	- 5.3%	--	**--**	--

Townhouse-Condo

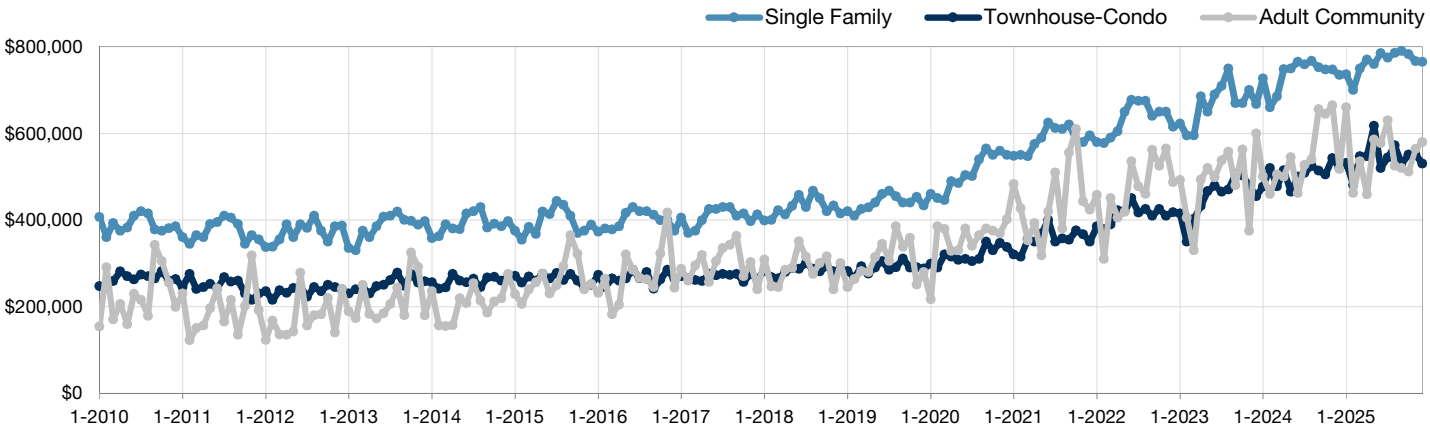
Key Metrics	December 2024	December 2025	Percent Change	Year to Date Thru 12-2024	Year to Date Thru 12-2025	Percent Change
New Listings	104	**108**	+ 3.8%	2,142	**2,200**	+ 2.7%
Closed Sales	137	**125**	- 8.8%	1,525	**1,673**	+ 9.7%
Days on Market Until Sale	35	**34**	- 2.9%	33	**37**	+ 12.1%
Median Sales Price*	$520,000	**$530,000**	+ 1.9%	$505,000	**$542,500**	+ 7.4%
Percent of List Price Received*	99.5%	**99.2%**	- 0.3%	100.7%	**99.7%**	- 1.0%
Inventory of Homes for Sale	253	**296**	+ 17.0%	--	**--**	--
Months Supply of Inventory	1.9	**2.1**	+ 10.5%	--	**--**	--

Adult Community

Key Metrics	December 2024	December 2025	Percent Change	Year to Date Thru 12-2024	Year to Date Thru 12-2025	Percent Change
New Listings	26	**31**	+ 19.2%	746	**720**	- 3.5%
Closed Sales	48	**57**	+ 18.8%	641	**619**	- 3.4%
Days on Market Until Sale	36	**32**	- 11.1%	38	**36**	- 5.3%
Median Sales Price*	$517,965	**$580,000**	+ 12.0%	$549,900	**$555,000**	+ 0.9%
Percent of List Price Received*	98.6%	**98.9%**	+ 0.3%	99.9%	**99.7%**	- 0.2%
Inventory of Homes for Sale	62	**86**	+ 38.7%	--	**--**	--
Months Supply of Inventory	1.2	**1.8**	+ 50.0%	--	**--**	--

* 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 March 04, 2026. 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 © 2026 ShowingTime Plus, LLC.