Local Market Update for September 2026

Provided by New Jersey REALTORS®

Monmouth County

Monmouth County

Single Family

Key Metrics	September 2025	September 2026	Percent Change	Year to Date Thru 9-2025	Year to Date Thru 9-2026	Percent Change
New Listings	589	**676**	+ 14.8%	5,693	**5,788**	+ 1.7%
Closed Sales	473	**468**	- 1.1%	3,781	**3,683**	- 2.6%
Days on Market Until Sale	34	**31**	- 8.8%	34	**33**	- 2.9%
Median Sales Price*	$790,000	**$811,500**	+ 2.7%	$770,000	**$810,000**	+ 5.2%
Percent of List Price Received*	101.2%	**100.9%**	- 0.3%	101.4%	**101.8%**	+ 0.4%
Inventory of Homes for Sale	1,239	**1,280**	+ 3.3%	--	**--**	--
Months Supply of Inventory	3.0	**3.0**	0.0%	--	**--**	--

Townhouse-Condo

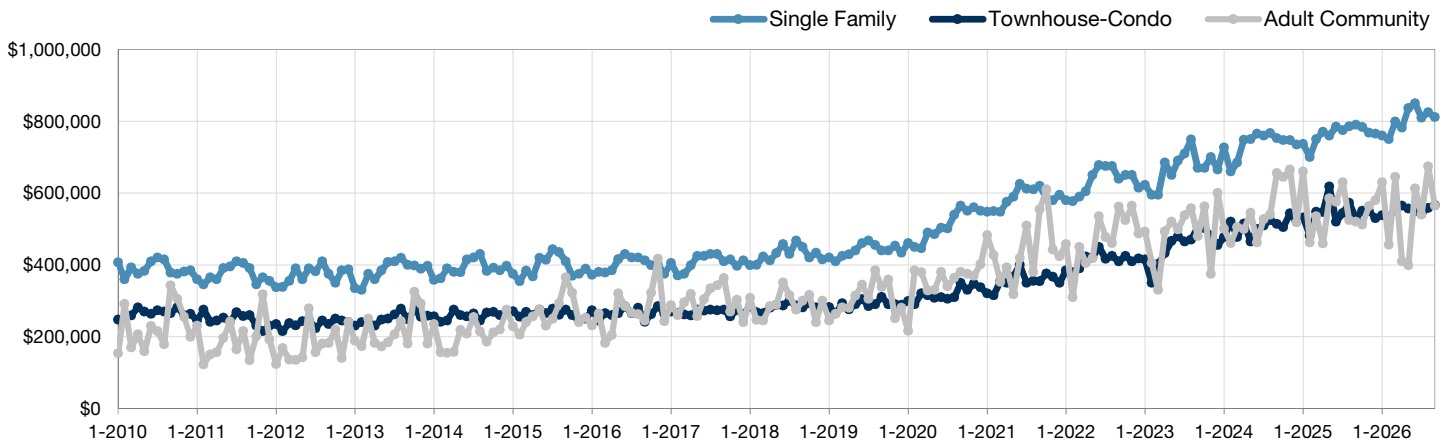
Key Metrics	September 2025	September 2026	Percent Change	Year to Date Thru 9-2025	Year to Date Thru 9-2026	Percent Change
New Listings	182	**216**	+ 18.7%	1,771	**1,734**	- 2.1%
Closed Sales	152	**130**	- 14.5%	1,269	**1,147**	- 9.6%
Days on Market Until Sale	31	**29**	- 6.5%	37	**33**	- 10.8%
Median Sales Price*	$530,000	**$566,600**	+ 6.9%	$544,750	**$550,000**	+ 1.0%
Percent of List Price Received*	99.7%	**100.3%**	+ 0.6%	99.9%	**100.3%**	+ 0.4%
Inventory of Homes for Sale	356	**367**	+ 3.1%	--	**--**	--
Months Supply of Inventory	2.5	**2.8**	+ 12.0%	--	**--**	--

Adult Community

Key Metrics	September 2025	September 2026	Percent Change	Year to Date Thru 9-2025	Year to Date Thru 9-2026	Percent Change
New Listings	66	**49**	- 25.8%	593	**610**	+ 2.9%
Closed Sales	73	**57**	- 21.9%	469	**442**	- 5.8%
Days on Market Until Sale	38	**49**	+ 28.9%	37	**42**	+ 13.5%
Median Sales Price*	$520,000	**$565,000**	+ 8.7%	$550,000	**$554,500**	+ 0.8%
Percent of List Price Received*	99.4%	**99.8%**	+ 0.4%	99.8%	**99.6%**	- 0.2%
Inventory of Homes for Sale	115	**112**	- 2.6%	--	**--**	--
Months Supply of Inventory	2.3	**2.3**	0.0%	--	**--**	--

* 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 October 09, 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.