

# Local Market Update for March 2026

Provided by New Jersey REALTORS®



## Monmouth County

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### Single Family

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	701	667	- 4.9%	1,625	1,435	- 11.7%
Closed Sales	329	317	- 3.6%	982	880	- 10.4%
Days on Market Until Sale	39	43	+ 10.3%	43	42	- 2.3%
Median Sales Price*	\$750,000	\$790,000	+ 5.3%	\$730,000	\$773,000	+ 5.9%
Percent of List Price Received*	100.5%	101.1%	+ 0.6%	100.4%	100.4%	0.0%
Inventory of Homes for Sale	970	875	- 9.8%	--	--	--
Months Supply of Inventory	2.3	2.1	- 8.7%	--	--	--

### Townhouse-Condo

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	229	246	+ 7.4%	546	519	- 4.9%
Closed Sales	120	96	- 20.0%	364	272	- 25.3%
Days on Market Until Sale	46	38	- 17.4%	45	40	- 11.1%
Median Sales Price*	\$547,450	\$555,000	+ 1.4%	\$525,000	\$540,000	+ 2.9%
Percent of List Price Received*	99.9%	100.5%	+ 0.6%	99.2%	99.9%	+ 0.7%
Inventory of Homes for Sale	291	349	+ 19.9%	--	--	--
Months Supply of Inventory	2.2	2.6	+ 18.2%	--	--	--

### Adult Community

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	67	62	- 7.5%	165	165	0.0%
Closed Sales	49	36	- 26.5%	133	99	- 25.6%
Days on Market Until Sale	44	32	- 27.3%	46	43	- 6.5%
Median Sales Price*	\$535,000	\$645,000	+ 20.6%	\$574,000	\$600,000	+ 4.5%
Percent of List Price Received*	100.2%	99.5%	- 0.7%	99.2%	99.2%	0.0%
Inventory of Homes for Sale	85	106	+ 24.7%	--	--	--
Months Supply of Inventory	1.7	2.2	+ 29.4%	--	--	--

\* 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

