

Local Market Update for July 2025

Provided by New Jersey REALTORS®



Monmouth County

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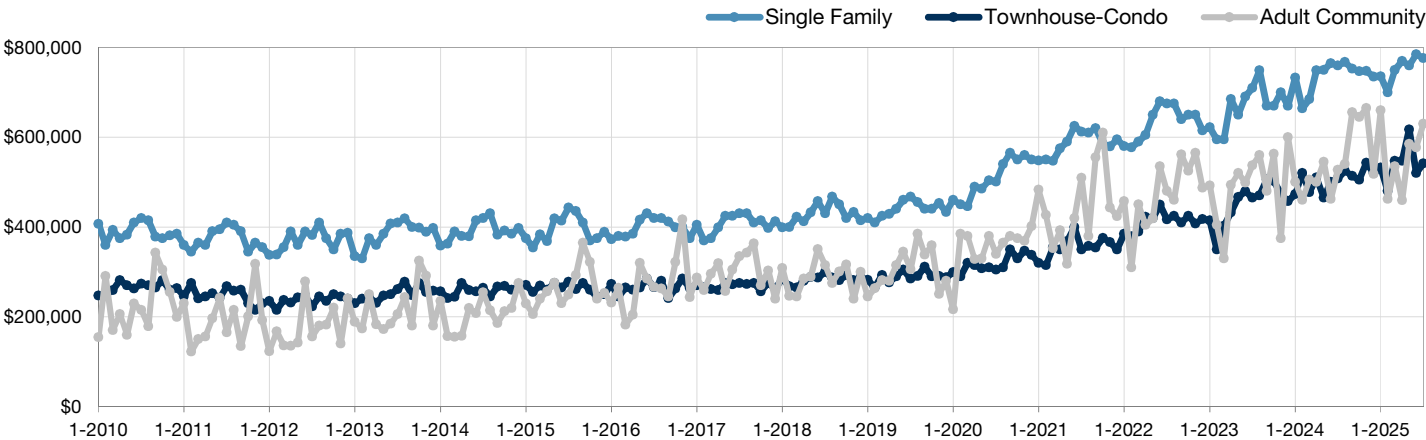
Single Family	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
Key Metrics						
New Listings	788	676	- 14.2%	4,369	4,405	+ 0.8%
Closed Sales	535	492	- 8.0%	2,631	2,797	+ 6.3%
Days on Market Until Sale	26	30	+ 15.4%	34	35	+ 2.9%
Median Sales Price*	\$760,000	\$776,000	+ 2.1%	\$736,500	\$756,000	+ 2.6%
Percent of List Price Received*	103.2%	101.5%	- 1.6%	101.8%	101.5%	- 0.3%
Inventory of Homes for Sale	1,185	1,138	- 4.0%	--	--	--
Months Supply of Inventory	3.0	2.7	- 10.0%	--	--	--

Townhouse-Condo	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
Key Metrics						
New Listings	198	225	+ 13.6%	1,316	1,416	+ 7.6%
Closed Sales	131	177	+ 35.1%	850	980	+ 15.3%
Days on Market Until Sale	26	39	+ 50.0%	31	38	+ 22.6%
Median Sales Price*	\$508,000	\$541,750	+ 6.6%	\$499,500	\$539,500	+ 8.0%
Percent of List Price Received*	101.7%	99.5%	- 2.2%	101.1%	99.9%	- 1.2%
Inventory of Homes for Sale	310	340	+ 9.7%	--	--	--
Months Supply of Inventory	2.5	2.4	- 4.0%	--	--	--

Adult Community	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
Key Metrics						
New Listings	62	61	- 1.6%	484	449	- 7.2%
Closed Sales	64	55	- 14.1%	373	342	- 8.3%
Days on Market Until Sale	36	28	- 22.2%	37	37	0.0%
Median Sales Price*	\$527,000	\$630,000	+ 19.5%	\$515,000	\$575,000	+ 11.7%
Percent of List Price Received*	100.7%	101.0%	+ 0.3%	99.8%	99.9%	+ 0.1%
Inventory of Homes for Sale	98	102	+ 4.1%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 10.5%	--	--	--

* 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 August 20, 2025. 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 © 2025 ShowingTime Plus, LLC.