

Local Market Update for December 2025

Provided by New Jersey REALTORS®



Monmouth County

Monmouth County

Single Family

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	461	248	- 46.2%	9,629	8,533	- 11.4%
Closed Sales	494	460	- 6.9%	6,573	6,423	- 2.3%
Days on Market Until Sale	42	37	- 11.9%	43	42	- 2.3%
Median Sales Price*	\$701,750	\$765,000	+ 9.0%	\$685,000	\$725,000	+ 5.8%
Percent of List Price Received*	100.4%	100.4%	0.0%	101.9%	101.6%	- 0.3%
Inventory of Homes for Sale	1,320	785	- 40.5%	--	--	--
Months Supply of Inventory	2.4	1.5	- 37.5%	--	--	--

Townhouse-Condo

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	181	102	- 43.6%	3,563	3,098	- 13.1%
Closed Sales	214	123	- 42.5%	2,550	2,545	- 0.2%
Days on Market Until Sale	42	34	- 19.0%	37	39	+ 5.4%
Median Sales Price*	\$482,500	\$530,000	+ 9.8%	\$450,000	\$500,500	+ 11.2%
Percent of List Price Received*	99.2%	99.3%	+ 0.1%	100.6%	99.9%	- 0.7%
Inventory of Homes for Sale	447	282	- 36.9%	--	--	--
Months Supply of Inventory	2.0	1.3	- 35.0%	--	--	--

Adult Community

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	36	32	- 11.1%	955	829	- 13.2%
Closed Sales	62	58	- 6.5%	843	737	- 12.6%
Days on Market Until Sale	39	32	- 17.9%	42	42	0.0%
Median Sales Price*	\$470,000	\$577,500	+ 22.9%	\$475,000	\$525,000	+ 10.5%
Percent of List Price Received*	98.7%	98.9%	+ 0.2%	100.0%	99.7%	- 0.3%
Inventory of Homes for Sale	93	85	- 8.6%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--

* 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

