

Local Market Update for February 2026

Provided by New Jersey REALTORS®



Monmouth County

Monmouth County

Single Family

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	489	372	- 23.9%	924	776	- 16.0%
Closed Sales	274	245	- 10.6%	653	562	- 13.9%
Days on Market Until Sale	49	47	- 4.1%	45	41	- 8.9%
Median Sales Price*	\$700,250	\$750,000	+ 7.1%	\$723,000	\$755,000	+ 4.4%
Percent of List Price Received*	99.9%	99.8%	- 0.1%	100.3%	100.0%	- 0.3%
Inventory of Homes for Sale	821	704	- 14.3%	--	--	--
Months Supply of Inventory	2.0	1.7	- 15.0%	--	--	--

Townhouse-Condo

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	151	144	- 4.6%	317	275	- 13.2%
Closed Sales	116	81	- 30.2%	244	173	- 29.1%
Days on Market Until Sale	45	47	+ 4.4%	45	42	- 6.7%
Median Sales Price*	\$480,500	\$520,000	+ 8.2%	\$510,000	\$525,000	+ 2.9%
Percent of List Price Received*	98.3%	99.3%	+ 1.0%	98.9%	99.6%	+ 0.7%
Inventory of Homes for Sale	264	290	+ 9.8%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 5.0%	--	--	--

Adult Community

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	55	38	- 30.9%	98	100	+ 2.0%
Closed Sales	38	31	- 18.4%	84	62	- 26.2%
Days on Market Until Sale	51	50	- 2.0%	47	48	+ 2.1%
Median Sales Price*	\$462,500	\$460,000	- 0.5%	\$576,250	\$552,000	- 4.2%
Percent of List Price Received*	99.0%	98.6%	- 0.4%	98.7%	99.1%	+ 0.4%
Inventory of Homes for Sale	52	100	+ 92.3%	--	--	--
Months Supply of Inventory	1.0	2.1	+ 110.0%	--	--	--

* 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

