

Local Market Update for February 2025

Provided by New Jersey REALTORS®



Monmouth County

Monmouth County

Single Family

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	502	490	- 2.4%	941	926	- 1.6%
Closed Sales	255	279	+ 9.4%	583	666	+ 14.2%
Days on Market Until Sale	46	54	+ 17.4%	46	49	+ 6.5%
Median Sales Price*	\$660,000	\$700,000	+ 6.1%	\$715,000	\$721,500	+ 0.9%
Percent of List Price Received*	99.9%	99.9%	0.0%	99.8%	100.3%	+ 0.5%
Inventory of Homes for Sale	1,069	910	- 14.9%	--	--	--
Months Supply of Inventory	2.7	2.1	- 22.2%	--	--	--

Townhouse-Condo

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	167	153	- 8.4%	318	323	+ 1.6%
Closed Sales	93	115	+ 23.7%	176	246	+ 39.8%
Days on Market Until Sale	48	49	+ 2.1%	42	48	+ 14.3%
Median Sales Price*	\$515,500	\$486,000	- 5.7%	\$485,000	\$510,000	+ 5.2%
Percent of List Price Received*	100.0%	98.4%	- 1.6%	100.0%	99.0%	- 1.0%
Inventory of Homes for Sale	317	285	- 10.1%	--	--	--
Months Supply of Inventory	2.9	2.1	- 27.6%	--	--	--

Adult Community

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	62	56	- 9.7%	129	98	- 24.0%
Closed Sales	27	38	+ 40.7%	73	84	+ 15.1%
Days on Market Until Sale	42	53	+ 26.2%	46	49	+ 6.5%
Median Sales Price*	\$460,000	\$462,500	+ 0.5%	\$480,000	\$576,250	+ 20.1%
Percent of List Price Received*	98.2%	99.0%	+ 0.8%	99.0%	98.7%	- 0.3%
Inventory of Homes for Sale	114	64	- 43.9%	--	--	--
Months Supply of Inventory	2.2	1.2	- 45.5%	--	--	--

* 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

