

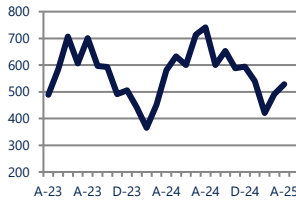
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MONMOUTH COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

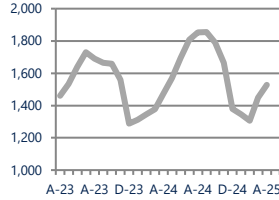
528



Down -9%
Vs. Year Ago

Active Inventory

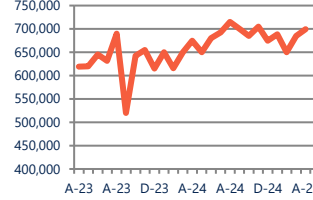
1,527



Up 4%
Vs. Year Ago

Median Sale Price

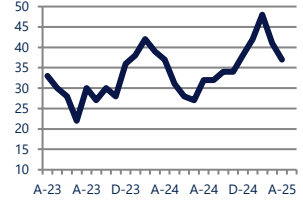
\$699,495



Up 4%
Vs. Year Ago

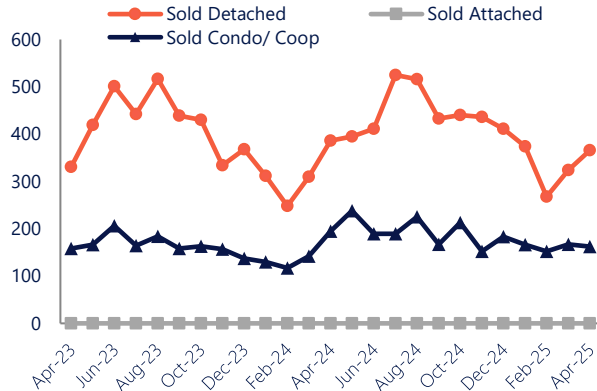
Days On Market

37



No Change
Vs. Year Ago

Units Sold*



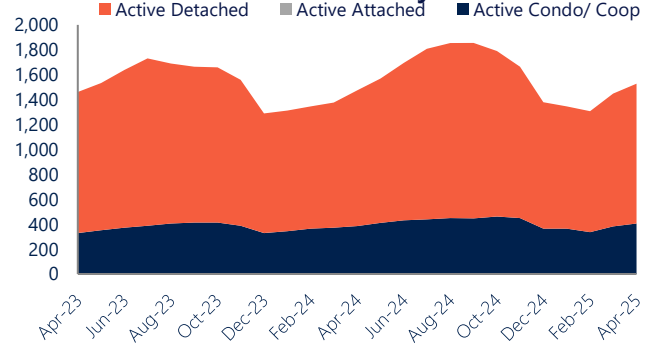
Units Sold

There was an increase in total units sold in April, with 528 sold this month in Monmouth County versus 491 last month, an increase of 8%. This month's total units sold was lower than at this time last year, a decrease of 9% versus April 2024.

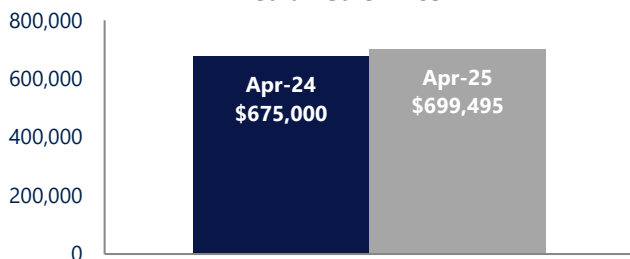
Active Inventory

Versus last year, the total number of homes available this month is higher by 54 units or 4%. The total number of active inventory this April was 1,527 compared to 1,473 in April 2024. This month's total of 1,527 is higher than the previous month's total supply of available inventory of 1,449, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Monmouth County Homes was \$675,000. This April, the median sale price was \$699,495, an increase of 4% or \$24,495 compared to last year. The current median sold price is 2% higher than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Monmouth County are defined as properties listed in zip code/s.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by MOMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MOMLS or Long & Foster Real Estate, Inc.

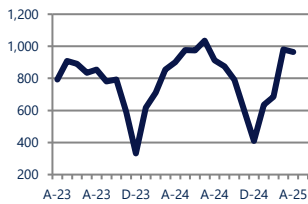
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APRIL 2025

New Listings

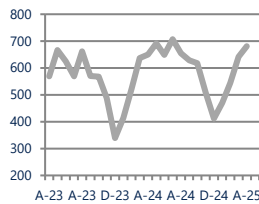
965



Up 7%
Vs. Year Ago

Current Contracts

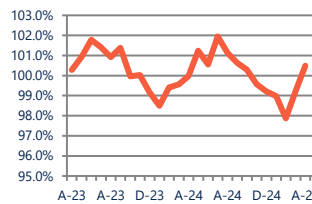
681



Up 5%
Vs. Year Ago

Sold Vs. List Price

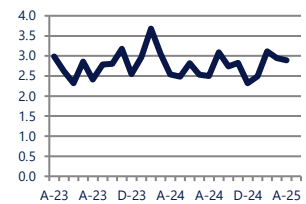
100.5%



Up 0.5%
Vs. Year Ago

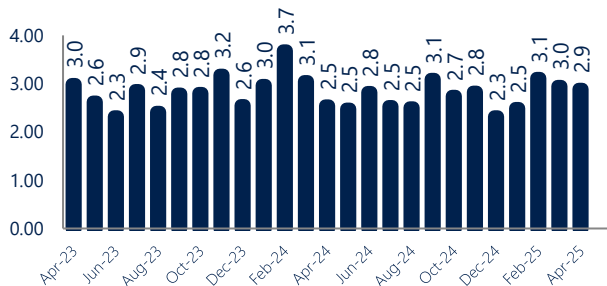
Months of Supply

2.9



Up 14%
Vs. Year Ago

Months Of Supply



Months of Supply

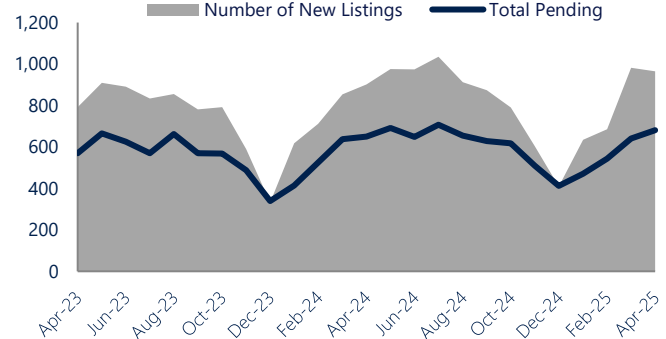
In April, there was 2.9 months of supply available in Monmouth County, compared to 2.5 in April 2024. That is an increase of 14% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

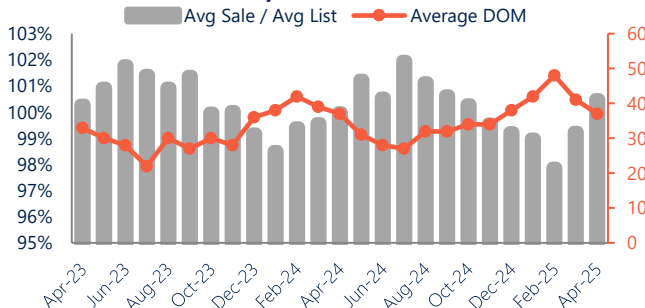
New Listings & Current Contracts

This month there were 965 homes newly listed for sale in Monmouth County compared to 901 in April 2024, an increase of 7%. There were 681 current contracts pending sale this April compared to 650 a year ago. The number of current contracts is 5% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Monmouth County was 100.5% of the average list price, which is 0.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 37, which is similar compared to a year ago.

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