

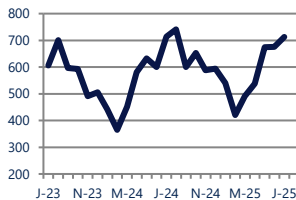
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MONMOUTH COUNTY HOUSING MARKET**

JULY 2025

Units Sold

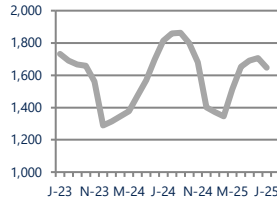
713



No Change
Vs. Year Ago

Active Inventory

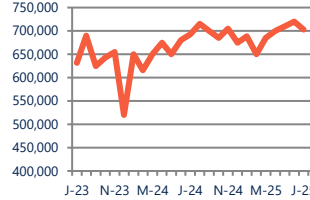
1,647



Down -9%
Vs. Year Ago

Median Sale Price

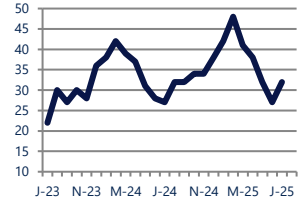
\$702,995



Up 1%
Vs. Year Ago

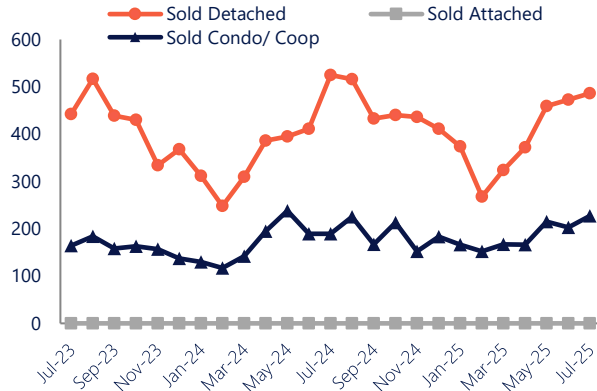
Days On Market

32



Up 19%
Vs. Year Ago

Units Sold*



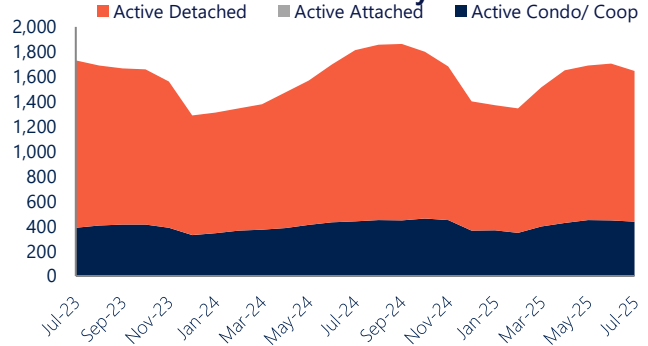
Units Sold

There was an increase in total units sold in July, with 713 sold this month in Monmouth County, an increase of 5%. This month's total units sold is similar compared to a year ago.

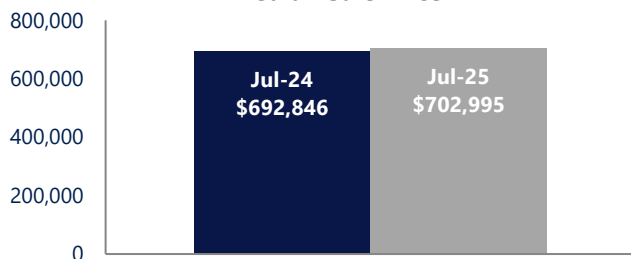
Active Inventory

Versus last year, the total number of homes available this month is lower by 166 units or 9%. The total number of active inventory this July was 1,647 compared to 1,813 in July 2024. This month's total of 1,647 is lower than the previous month's total supply of available inventory of 1,706, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Monmouth County Homes was \$692,846. This July, the median sale price was \$702,995, an increase of 1% or \$10,149 compared to last year. The current median sold price is 2% lower than in June.

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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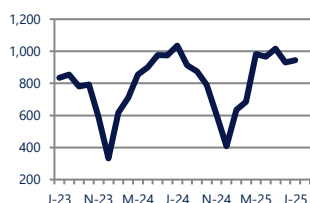
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MONMOUTH COUNTY HOUSING MARKET**

JULY 2025

New Listings

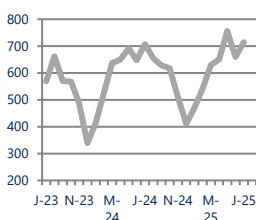
945



Down -9%
Vs. Year Ago

Current Contracts

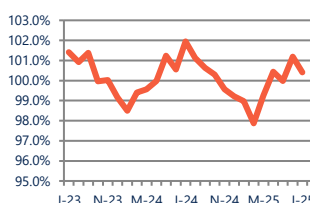
714



Up 1%
Vs. Year Ago

Sold Vs. List Price

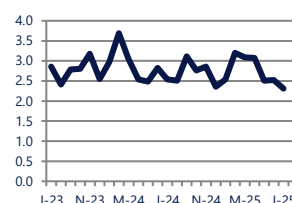
100.4%



Down -1.5%
Vs. Year Ago

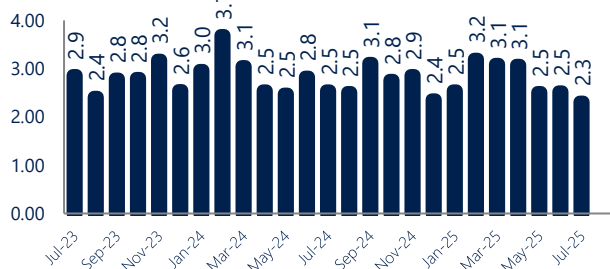
Months of Supply

2.3



Down -9%
Vs. Year Ago

Months Of Supply



Months of Supply

In July, there was 2.3 months of supply available in Monmouth County, compared to 2.5 in July 2024. That is a decrease of 9% versus a year ago.

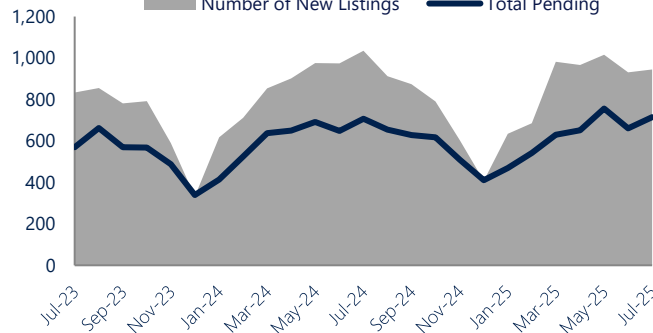
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

This month there were 945 homes newly listed for sale in Monmouth County compared to 1,035 in July 2024, a decrease of 9%. There were 714 current contracts pending sale this July compared to 707 a year ago. The number of current contracts is 1% higher than last July.

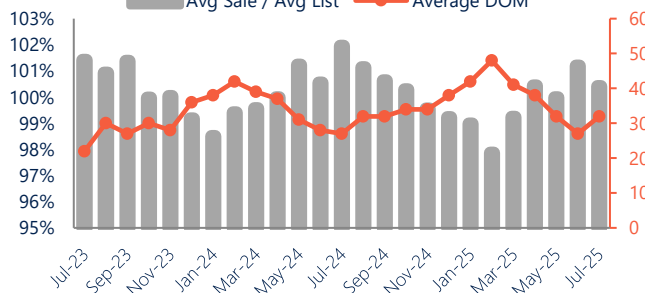
New Listings & Current Contracts

Number of New Listings Total Pending



Sale Price/ List Price & DOM

Avg Sale / Avg List Average DOM



Sale Price to List Price Ratio

In July, the average sale price in Monmouth County was 100.4% of the average list price, which is 1.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 32, higher than the average last year, which was 27, an increase of 19%.

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