

# MORR April 2021 Local Market Update

## Monmouth County

## Ocean County

### Single Family

### Single Family

	April 2020	April 2021	% Change	April 2020	April 2021	% Change
Closed Sales	494	571	15.59%	543	636	17.13%
Closed Cash Sales	105	152	44.76%	113	162	43.36%
Avg Sale Price	\$624,567	\$716,470	14.71%	\$412,489	\$514,541	24.74%
Median Sale Price	\$489,500	\$575,000	17.47%	\$322,500	\$416,000	28.99%
Avg % Original List Received	97	101	4.12%	96	100	4.17%
Average DOM	54	32	-40.74%	69	43	-37.68%
Inventory	2,097	1,067	-49.12%	2,581	1,046	-59.47%

## Monmouth County

## Ocean County

### Condominium

### Condominium

	April 2020	April 2021	% Change	April 2020	April 2021	% Change
Closed Sales	108	184	70.37%	63	111	76.19%
Closed Cash Sales	29	53	82.76%	21	36	71.43%
Avg Sale Price	\$371,960	\$443,781	19.31%	\$270,933	\$316,695	16.89%
Median Sale Price	\$315,000	\$345,000	9.52%	\$210,000	\$265,000	26.19%
Avg % Original List Received	97	99	2.06%	96	100	4.17%
Average DOM	45	35	-22.22%	91	41	-54.95%
Inventory	423	244	-42.32%	336	144	-57.14%



MONMOUTH OCEAN  
REGIONAL MULTIPLE LISTING SERVICE

Statistical figures used in this local market update were provided by the Monmouth Ocean Regional Multiple Listing Service. For a hyper market update of your community, please consult with your local REALTOR®, a proud member of the Monmouth Ocean Regional REALTORS®