

MORR August 2021 Local Market Update

Monmouth County

Ocean County

Single Family

Single Family

	August 2020	August 2021	% Change	August 2020	August 2021	% Change
Closed Sales	869	700	-19.45%	923	678	-26.54%
Closed Cash Sales	144	131	-9.03%	197	137	-30.46%
Avg Sale Price	\$682,015	\$751,552	10.20%	\$456,357	\$510,951	11.96%
Median Sale Price	\$540,000	\$611,008	13.15%	\$365,000	\$428,000	17.26%
Avg % Original List Received	98	100	2.04%	99	102	3.03%
Average DOM	41	24	-41.46%	51	24	-52.94%
Inventory	1,843	1,411	-23.44%	1,810	1,405	-22.38%

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Ocean County

Condominium

Condominium

	August 2020	August 2021	% Change	August 2020	August 2021	% Change
Closed Sales	206	177	-14.08%	107	104	-2.80%
Closed Cash Sales	44	62	40.91%	19	27	42.11%
Avg Sale Price	\$339,763	\$440,203	29.56%	\$271,901	\$288,326	6.04%
Median Sale Price	\$310,000	\$355,000	14.52%	\$215,000	\$250,647	16.58%
Avg % Original List Received	98	99	1.02%	97%	103%	6.19%
Average DOM	37	30	-18.92%	58	27	-53.45%
Inventory	418	313	-25.12%	287	182	-36.59%



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®