

# MORR February 2021 Local Market Update

	Monmouth County			Ocean County		
	Single Family			Single Family		
	February 2020	February 2021	% Change	February 2020	February 2021	% Change
Closed Sales	360	438	21.67%	491	482	1.83%
Closed Cash Sales	78	82	5.13%	116	95	-18.10%
Avg Sale Price	\$526,248	\$667,464	26.83%	\$399,644	\$486,936	21.84%
Median Sale Price	\$453,250	\$549,950	21.33%	\$313,000	\$376,000	20.13%
Avg % Original List Received	95	98	3.16%	95	97	2.11%
Average DOM	50	43	-14.00%	78	41	-47.44%
Inventory	2,064	1,062	-48.55%	2,564	1,053	-58.93%

	Monmouth County			Ocean County		
	Condominium			Condominium		
	February 2020	February 2021	% Change	February 2020	February 2021	% Change
Closed Sales	122	128	4.92%	45	65	44.44%
Closed Cash Sales	38	34	-10.53%	13	17	30.77%
Avg Sale Price	\$380,958	\$363,090	-4.69%	\$265,901	\$296,140	11.37%
Median Sale Price	\$288,450	\$313,750	8.77%	\$185,000	\$215,000	16.22%
Avg % Original List Received	97	99	2.06%	96	98	2.08%
Average DOM	50	32	-36.00	66	55	-16.67
Inventory	410	277	-32.44%	325	161	-50.46%



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®