

MORR January 2021 Local Market Update

| | Monmouth County | | | Ocean County | | |
|------------------------------|-----------------|--------------|----------|---------------|--------------|----------|
| | Single Family | | | Single Family | | |
| | January 2020 | January 2021 | % Change | January 2020 | January 2021 | % Change |
| Closed Sales | 478 | 521 | 9.00% | 525 | 629 | 19.81% |
| Closed Cash Sales | 96 | 93 | -3.13% | 125 | 118 | -5.60% |
| Avg Sale Price | \$566,270 | \$666,606 | 17.72% | \$411,933 | \$489,802 | 18.90% |
| Median Sale Price | \$460,000 | \$548,000 | 21.74% | \$307,900 | \$381,000 | 23.74% |
| Avg % Original List Received | 94 | 98 | 4.26% | 95 | 98 | 3.16% |
| Average DOM | 61 | 39 | -36.07% | 74 | 40 | -45.95% |
| Inventory | 1,999 | 1,099 | -45.02% | 2,593 | 1,137 | -56.15% |

| | Monmouth County | | | Ocean County | | |
|------------------------------|-----------------|--------------|----------|--------------|--------------|----------|
| | Condominium | | | Condominium | | |
| | January 2020 | January 2021 | % Change | January 2020 | January 2021 | % Change |
| Closed Sales | 119 | 139 | 16.81% | 56 | 78 | 39.29% |
| Closed Cash Sales | 38 | 39 | 2.63% | 15 | 20 | 33.33% |
| Avg Sale Price | \$362,543 | \$413,137 | 13.96% | \$224,457 | \$309,581 | 37.92% |
| Median Sale Price | \$299,000 | \$320,000 | 7.02% | \$208,000 | \$232,500 | 11.78% |
| Avg % Original List Received | 96 | 98 | 2.08% | 96 | 98 | 2.08% |
| Average DOM | 54 | 30 | -44.44% | 90 | 64 | -28.89% |
| Inventory | 389 | 261 | -32.90% | 284 | 179 | -36.97% |



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®