

MORR March 2021 Local Market Update

Monmouth County

Ocean County

Single Family

Single Family

	March 2020	March 2021	% Change	March 2020	March 2021	% Change
Closed Sales	482	547	13.49%	522	635	21.65%
Closed Cash Sales	84	111	32.14%	107	142	32.71%
Avg Sale Price	\$595,299	\$712,297	19.65%	\$389,602	\$515,685	32.36%
Median Sale Price	\$446,255	\$550,000	23.25%	\$324,250	\$399,900	23.33%
Avg % Original List Received	96	98	2.08%	96	98	2.08%
Average DOM	58	45	-22.41%	72	48	-33.33%
Inventory	2,165	1,022	-52.79%	2,695	1,058	-60.74%

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Condominium

Condominium

	March 2020	March 2021	% Change	March 2020	March 2021	% Change
Closed Sales	131	168	28.24%	68	107	57.35%
Closed Cash Sales	31	49	58.06%	23	22	-4.35%
Avg Sale Price	\$367,611	\$434,922	18.31%	\$211,066	\$316,633	50.02%
Median Sale Price	\$312,000	\$353,500	13.30%	\$194,000	\$258,000	32.99%
Avg % Original List Received	98	99	1.02%	96	98	2.08%
Average DOM	51	38	-25.49%	72	56	-22.22%
Inventory	442	272	-38.46%	333	135	-59.46%



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®