

MORR May 2021 Local Market Update

	Monmouth County			Ocean County		
	Single Family			Single Family		
	May 2020	May 2021	% Change	May 2020	May 2021	% Change
Closed Sales	459	590	28.54%	553	646	16.82%
Closed Cash Sales	63	128	103.17%	114	158	38.60%
Avg Sale Price	\$591,655	\$772,952	30.84%	\$396,684	\$537,299	35.45%
Median Sale Price	\$485,000	\$590,000	21.65%	\$327,000	\$416,000	27.22%
Avg % Original List Received	95	100	5.26%	96	100	4.17%
Average DOM	54	31	-42.59%	57	30	-47.37%
Inventory	1,998	1,124	-43.74%	2,372	1,132	-52.28%

	Monmouth County			Ocean County		
	Condominium			Condominium		
	May 2020	May 2021	% Change	May 2020	May 2021	% Change
Closed Sales	109	185	69.72%	64	93	45.31%
Closed Cash Sales	22	55	150.00%	17	24	41.18%
Avg Sale Price	\$381,308	\$467,951	22.72%	\$229,298	\$324,335	41.45%
Median Sale Price	\$307,500	\$367,990	19.67%	\$192,000	\$240,000	25.00%
Avg % Original List Received	97	100	3.09%	97	88	2.06%
Average DOM	39	26	-33.33%	69	61	-11.59%
Inventory	401	248	-38.15%	309	141	-54.37%



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®