

MORR October 2022 Local Market Update

Monmouth County

Ocean County

Single Family

Single Family

	October 2021	October 2022	% Change	October 2021	October 2022	% Change
Closed Sales	613	470	-23.33%	727	522	-28.20%
Closed Cash Sales	130	109	-16.15%	151	135	-10.60%
Avg Sale Price	\$727,530	\$887,674	22.01%	\$544,565	\$590,861	8.50%
Median Sale Price	\$585,000	\$650,000	11.11%	\$456,000	\$491,500	7.79%
Avg % Original List Received	100	97	-3.00%	101	98	-2.97%
Average DOM	28	30	7.14%	27	28	3.70%
Inventory	1,361	1,271	-6.61%	1,359	1,285	-5.45%

Monmouth County

Ocean County

Condominium

Condominium

	October 2021	October 2022	% Change	October 2021	October 2022	% Change
Closed Sales	209	130	-37.80%	109	56	-48.62%
Closed Cash Sales	70	52	-25.71%	151	17	-88.74%
Avg Sale Price	\$463,803	\$480,941	3.70%	\$301,433	\$364,884	21.05%
Median Sale Price	\$375,000	\$417,500	11.33%	\$265,000	\$292,250	10.28%
Avg % Original List Received	100	100	0.00%	100	98	-2.00%
Average DOM	31	17	-45.16%	27	28	3.70%
Inventory	255	237	-7.06%	169	134	-20.71%



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®