

# MORMLS STATS - JANUARY

## Monmouth County

## Ocean County

### Single Family

### Single Family

|                              | Jan. 2022 | Jan. 2023 | % Change | Jan. 2022 | Jan. 2023 | % Change |
|------------------------------|-----------|-----------|----------|-----------|-----------|----------|
| Closed Sales                 | 446       | 311       | -30.27   | 525       | 322       | -39.81   |
| Closed Cash Sales            | 85        | 87        | 2.35     | 109       | 87        | -20.18   |
| Avg Sale Price               | \$762,752 | \$803,966 | 5.40     | \$573,299 | \$617,059 | 7.63     |
| Median Sale Price            | \$582,752 | \$625,000 | 7.25     | \$450,000 | \$465,833 | 3.52     |
| Avg % Original List Received | 100%      | 96%       | -4.0     | 99%       | 97%       | -2.0     |
| Average DOM                  | 31        | 40        | 29.03    | 32        | 41        | 28.13    |
| Inventory                    | 712       | 866       | 21.63    | 535       | 322       | -39.81   |

## Monmouth County

## Ocean County

### Condominium

### Condominium

|                              | Jan. 2022 | Jan. 2023 | % Change | Jan. 2022 | Jan. 2023 | % Change |
|------------------------------|-----------|-----------|----------|-----------|-----------|----------|
| Closed Sales                 | 143       | 87        | -39.16   | 66        | 34        | -48.48   |
| Closed Cash Sales            | 46        | 40        | -13.04   | 23        | 14        | -39.13   |
| Avg Sale Price               | \$498,065 | \$480,836 | -3.46    | \$313,213 | \$307,659 | -1.17    |
| Median Sale Price            | \$385,000 | \$410,000 | 6.49     | \$256,200 | \$249,950 | -2.44    |
| Avg % Original List Received | 98%       | 98%       | 0        | 100%      | 99%       | -1.0     |
| Average DOM                  | 23        | 26        | 13.04    | 30        | 36        | 20.00    |
| Inventory                    | 126       | 155       | 23.02    | 98        | 96        | -2.04    |



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®