

MOREMLS MARKET UPDATE FEBRUARY 2025

	Monmouth County			Ocean County		
	Single Family			Single Family		
	February-24	February-25	% Change	February-24	February-25	% Change
Closed Sales	252	267	5.95%	311	283	-9.00%
Closed Cash Sales	69	68	-1.45%	83	75	-9.64%
Avg Sale Price	\$903,454	\$934,894	3.48%	\$643,884	\$703,859	9.31%
Median Sale Price	\$669,000	\$700,000	4.63%	\$550,000	\$554,000	0.73%
Avg % Original List Received	99%	97%	-2.02%	97%	98%	1.03%
Average DOM	40	48	20.00%	44	47	6.82%
Inventory	818	807	-1.34%	881	926	5.11%

	Monmouth County			Ocean County		
	Condominium			Condominium		
	February-24	February-25	% Change	February-24	February-25	% Change
Closed Sales	90	110	22.22%	48	34	-29.17%
Closed Cash Sales	28	39	39.29%	12	9	-25.00%
Avg Sale Price	\$590,947	\$577,976	-2.19%	\$364,745	\$416,291	14.13%
Median Sale Price	\$515,500	\$475,000	-7.86%	\$338,700	\$350,000	3.34%
Avg % Original List Received	99%	97%	-2.02%	99%	99%	0.00%
Average DOM	44	44	0.00%	37	32	-13.51%
Inventory	216	278	28.70%	92	127	38.04%

Statistical figures used in this local market update were provided by MOREMLS. For a hyper market update of your community, please consult with your local REALTOR®, a proud member of the Monmouth Ocean Regional REALTORS®