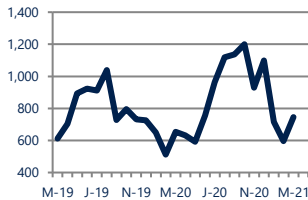




Units Sold

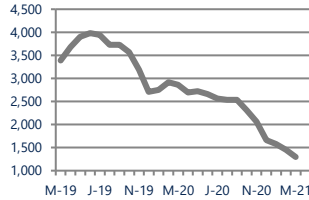
746



Up 14%
Vs. Year Ago

Active Inventory

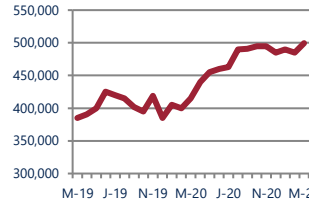
1,297



Down -55%
Vs. Year Ago

Median Sale Price

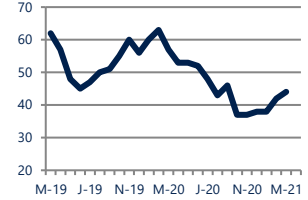
\$499,450



Up 20%
Vs. Year Ago

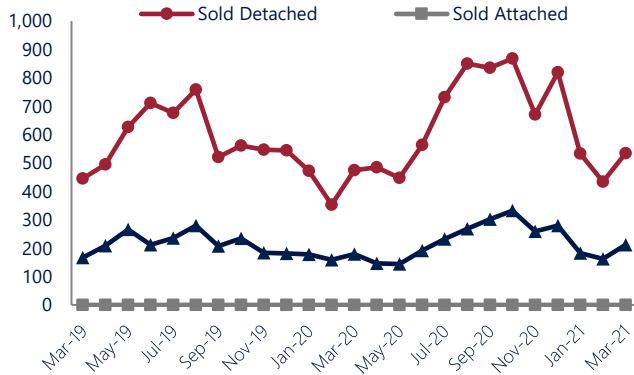
Days On Market

44



Down -23%
Vs. Year Ago

Units Sold*



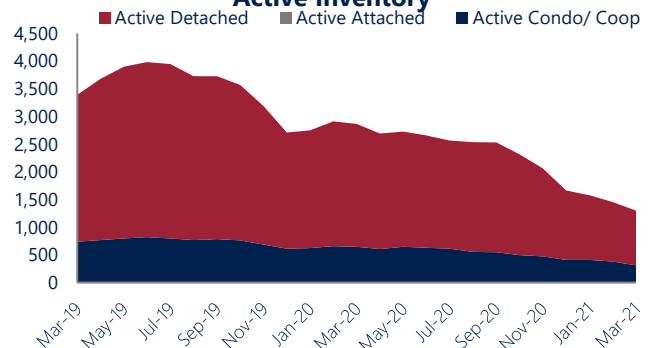
Units Sold

There was an increase in total units sold in March, with 746 sold this month in Monmouth County versus 596 last month, an increase of 25%. This month's total units sold was higher than at this time last year, an increase of 14% versus March 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 1,567 units or 55%. The total number of active inventory this March was 1,297 compared to 2,864 in March 2020. This month's total of 1,297 is lower than the previous month's total supply of available inventory of 1,453, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Monmouth County Homes was \$415,000. This March, the median sale price was \$499,450, an increase of 20% or \$84,450 compared to last year. The current median sold price is 3% higher than in February.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Monmouth County are defined as properties listed in zip code/s .

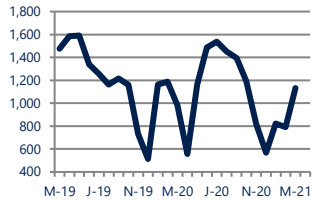
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MOMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MOMLS or Long & Foster Real Estate, Inc.





New Listings

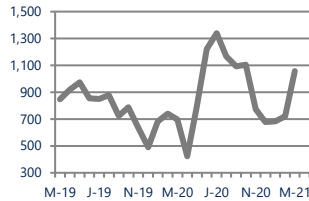
1,131



Up 15%
Vs. Year Ago

Current Contracts

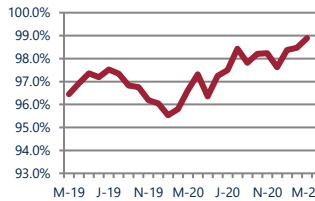
1,057



Up 52%
Vs. Year Ago

Sold Vs. List Price

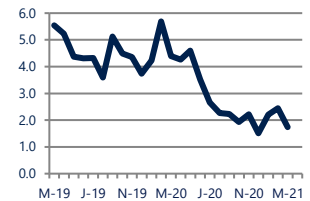
98.9%



Up 2.3%
Vs. Year Ago

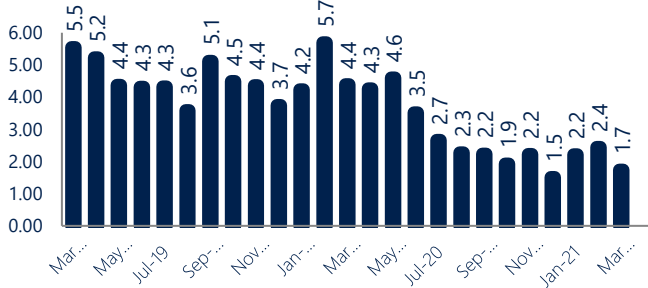
Months of Supply

1.7



Down -60%
Vs. Year Ago

Months Of Supply



Months of Supply

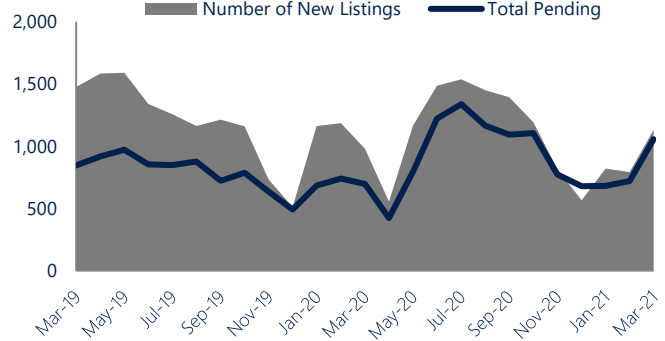
In March, there was 1.7 months of supply available in Monmouth County, compared to 4.4 in March 2020. That is a decrease of 60% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

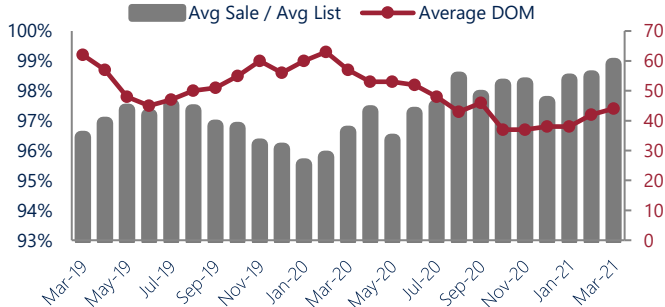
New Listings & Current Contracts

This month there were 1,131 homes newly listed for sale in Monmouth County compared to 981 in March 2020, an increase of 15%. There were 1,057 current contracts pending sale this March compared to 697 a year ago. The number of current contracts is 52% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Monmouth County was 98.9% of the average list price, which is 2.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 44, lower than the average last year, which was 57, a decrease of 23%.



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