

Monmouth/Ocean MLS

October 2010/2011 - Monthly Market Comparison-Single Family Only

MONMOUTH COUNTY ONLY

Categories	Oct-10	Oct-11	Percent Change
Monthly Sales	303	291	-3.96%
Monthly Dollar Volume	\$150,370,365	\$125,211,374	-16.73%
Average List Price	\$532,405	\$462,733	-13.09%
Average Sales Price	\$496,271	\$430,279	-13.30%
Median Sold Price	\$375,000	\$345,000	-8.00%
Average Days on Market	105	111	5.71%
Current Inventory	4395	4576	4.12%
Months Inventory	14.5	15.72	8.41%

OCEAN COUNTY ONLY

Categories	Oct-10	Oct-11	Percent Change
Monthly Sales	263	270	2.66%
Monthly Dollar Volume	\$92,224,223	\$81,805,047	-11.30%
Average List Price	\$374,149	\$323,798	-13.46%
Average Sales Price	\$350,662	\$302,981	-13.60%
Median Sold Price	\$275,000	\$246,000	-10.55%
Average Days on Market	121	135	11.57%
Current Inventory	4201	4215	0.33%
Months Inventory	15.97	15.61	-2.25%