

# RELOCATION GUIDE

WELCOME TO  
*Monmouth County*



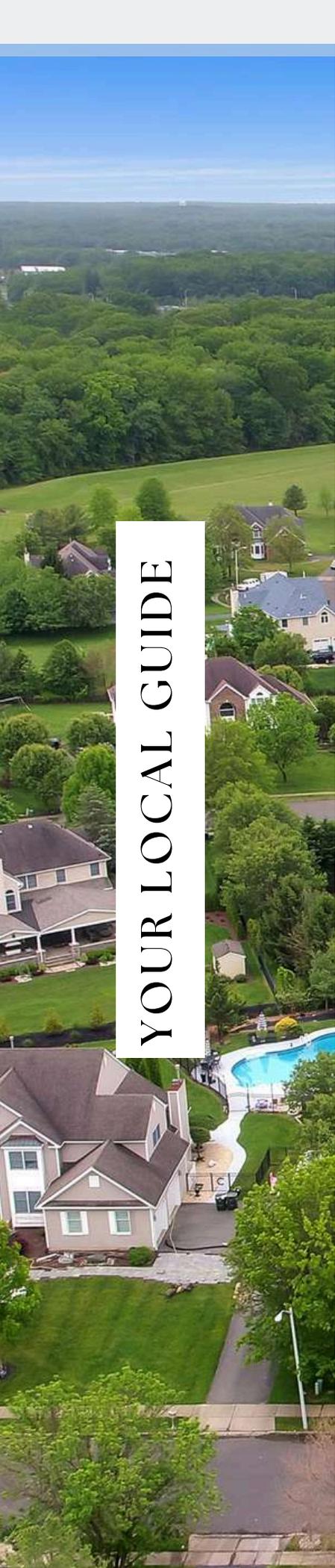
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YOUR LOCAL GUIDE

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# Welcome!

Helping people move is never just about real estate; it's about helping someone start a new chapter of their life in the right place.

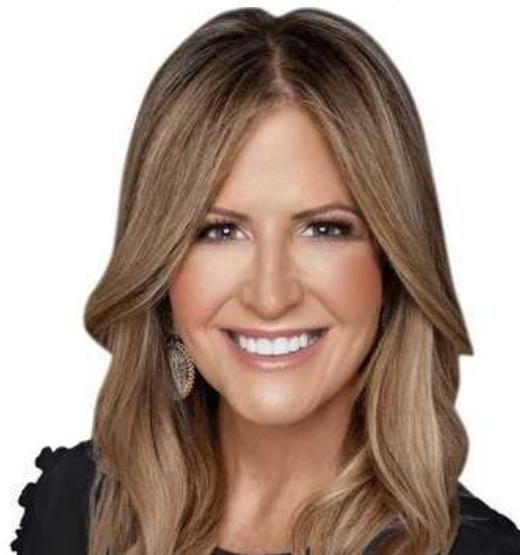
I'm Melissa DeSantis, a Broker Associate and Managing Broker with REAL Broker, and I've spent nearly two decades helping buyers and sellers navigate the Monmouth County real estate market. Over the course of my career, I've helped clients successfully buy and sell more than 450 homes, representing over \$220 million in real estate transactions throughout Monmouth County.

Many of the clients I work with are relocating from the New York area, North Jersey, or out of state and need help understanding not just the housing market, but the lifestyle, neighborhoods, schools, and communities that make this area unique.

Because Monmouth County is made up of many different towns, each with its own personality, my goal is to help buyers find the town and neighborhood that truly fits their lifestyle.

When you work with me, my focus is always the same: providing honest guidance, local expertise, and a clear strategy so you can move forward with confidence.

If you're thinking about moving to Monmouth County, whether it's in a few months or a year from now, I would be happy to help you explore your options and discover which community might be the right fit for your next chapter.



# Why Choose Monmouth County?

## Why Choose to Live in Monmouth County, NJ?

Monmouth County, New Jersey is one of the most desirable places to live on the East Coast, offering a rare combination of coastal lifestyle, strong communities, and easy access to major cities. Located along the Jersey Shore just about an hour from New York City and Philadelphia, Monmouth County gives residents the ability to enjoy a relaxed suburban lifestyle without giving up career opportunities, culture, or convenience.

One of the biggest reasons people choose Monmouth County is the variety of communities and lifestyles available within a relatively small geographic area. Whether you prefer a vibrant beach town, a quiet suburban neighborhood, or a more rural setting with larger properties, there is truly something here for everyone.

Another major draw to Monmouth County is the quality of life. Residents enjoy miles of beaches, parks, and outdoor recreation. The county park system is one of the best in the state, with hundreds of acres of trails, golf courses, nature preserves, and waterfront parks. During the summer months, the Jersey Shore becomes a hub for boating, beach days, restaurants, and local events.

In recent years, the area has also seen significant investment and development, including new luxury homes, updated downtown areas, and major projects such as the planned Netflix studios at Fort Monmouth. These developments are bringing new attention to the region and increasing demand for housing across the county.

Ultimately, people choose Monmouth County because it offers balance — beaches and nature, strong schools and neighborhoods, access to major cities, and a lifestyle that feels both relaxed and connected.

# Local LIVING



*Enjoy every moment of life!*

Experience the charm of Monmouth County with welcoming neighborhoods, convenient amenities, and a vibrant community. Enjoy local parks, shopping, cafes, and beaches. Embrace the culture and make the most of the county's resources for an enjoyable living environment.



## **COST OF LIVING**

Living in Monmouth County offers a range of options to suit different lifestyles. From housing and utilities to groceries and entertainment, understanding the cost of living helps you budget effectively and make the most of your money.



## **CLIMATE**

Monmouth County experiences a classic four-season climate, giving residents a mix of warm summers, colorful falls, crisp winters, and mild springs. Overall, Monmouth County's coastal location helps moderate temperatures, offering a balanced climate that supports outdoor living throughout much of the year.



## **SAFETY**

Monmouth County is widely considered one of the safer counties in New Jersey, with many communities known for their strong sense of neighborhood, well-maintained public spaces, and active local police departments. Monmouth County maintains a reputation as a stable, well-managed area where many families, professionals, and retirees feel comfortable calling home.

# MONMOUTH COUNTY

## Demographics

Explore the diverse population of Monmouth County where a rich mix of cultures and age groups creates a vibrant and dynamic community. Understanding these demographics helps you connect with the local culture and community.



Population  
647,000



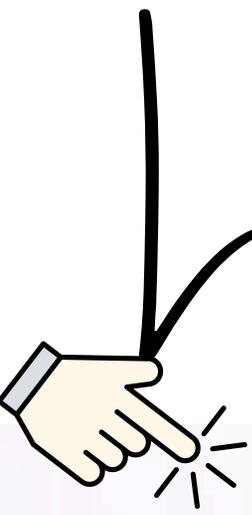
Median Income  
\$184,965



Median Age  
43



# Local Employment

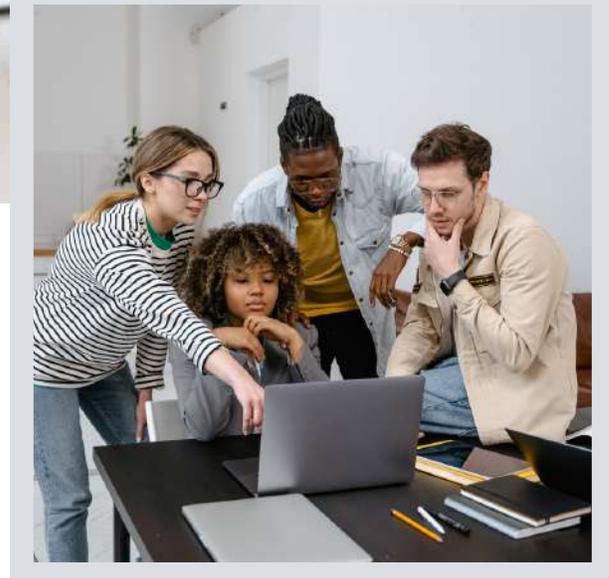


Monmouth County offers a diverse and stable job market supported by several major industries, including healthcare, education, technology, tourism, retail, and finance. The county employs more than 330,000 workers, with healthcare and social services representing the largest employment sector, followed by retail, education, and professional services. Many residents also commute to nearby employment centers such as New York City and North Jersey, which expands career opportunities across finance, media, and corporate sectors. In addition, tourism along the Jersey Shore supports thousands of jobs in hospitality, restaurants, and entertainment, with the industry alone generating tens of thousands of positions in the region. Overall, Monmouth County's mix of local employers, commuting access, and expanding business development creates a strong and diverse employment landscape for residents.



## JOB MARKET TRENDS

In recent years, new development and investment have continued to expand opportunities—especially in healthcare, technology, and professional services. The unemployment rate has generally remained low, around 4–5%, reflecting a healthy labor market. Major projects such as the redevelopment of Fort Monmouth, including the planned Netflix production studio campus, are also expected to bring thousands of new jobs and further strengthen the local economy in the coming years



*Find your dream job  
in your new town!*

# Education

Monmouth County offers a range of top-rated public and private schools to cater to diverse educational needs.

## PUBLIC SCHOOLS:

Freehold Regional High School District, Red Bank Regional High School District, Rumson–Fair Haven Regional High School District, Shore Regional High School District, Monmouth Regional High School District, Upper Freehold Regional School District. These towns operate their own district: Holmdel, Middletown, Wall, Ocean, Neptune, Manaquan, Long Branch, Keyport, Keansburg, Asbury Park, Matawan/Aberdeen, Hazlet, Monmouth County Vocational School District (specialized magnet/career academies).

## PRIVATE SCHOOLS:

Monmouth County offers a wide variety of private school options serving students from preschool through high school. These include independent college-preparatory schools, Catholic and faith-based institutions, and specialized academic programs. Well-known schools in the county include Ranney School, Christian Brothers Academy, Red Bank Catholic, Trinity Hall, The Rumson Country Day School, and Saint John Vianney High School. Many of these schools are recognized for strong academics, competitive athletics, and college preparation, giving families several high-quality private education options throughout the region.

## HIGHER EDUCATION:

Monmouth University  
Brookdale Community College

## SCHOOL ZONING AND DISTRICTS

Understanding school zoning is essential for choosing the right school. Monmouth County has distinct school districts with specific zoning rules. Check the city's education department website or contact the local school district office to find out which schools are in your area.



# Healthcare

## Hospitals and Clinics

Find comprehensive medical care at nearby hospitals, urgent care centers, and clinics. Whether you need routine check-ups, emergency services, or specialized treatments, the following facilities are well-equipped to meet your healthcare needs.

Monmouth Medical Center ☎ (732) 222-5200

Riverview Medical Center ☎ (732) 741-2700

Jersey Shore Medical Center ☎ (732) 775-5500

CentraState Medical Center ☎ (732) 431-2000



## Pharmacies

Easily access your medications and health supplies at local pharmacies. With convenient locations throughout Monmouth County, you can find what you need, from prescription refills to over-the-counter remedies.

Barnabas Health - ☎ (732) 923-6111

Walgreens ☎ (732) 747-3727

Walgreens ☎ (732) 988-2100

CVS ☎ (732) 542-9011



### HEALTH INSURANCE AND COSTS

Hospital costs in Monmouth County can vary. Check with your health insurance for coverage details and potential out-of-pocket expenses. Major hospitals offer billing options and financial assistance, so contact their billing department for specific cost information.

## Specialist Services

For specialized healthcare needs, Monmouth County offers a range of expert providers. From cardiologists and dermatologists to physical therapists and mental health professionals, you can find the right specialist to address your specific health concerns.

Memorial Sloan Kettering Cancer Center ☎ (848) 800-5913

Monmouth Cardiology Assoc. ☎ (732) 542-5454

Shore Heart Group ☎ (732) 460-0900

Atlantic Orthopedic Assoc. ☎ (732) 222-2555

# Transportation

## Public Transit

Monmouth County offers several convenient transportation options for residents commuting locally or traveling to nearby cities like New York. NJ Transit trains serve many towns throughout the county, with stations in communities such as Red Bank, Middletown, Hazlet, Long Branch, and Asbury Park providing direct service to New York Penn Station. NJ Transit buses also operate throughout the region, connecting Monmouth County to destinations across New Jersey and into Manhattan. For commuters seeking a faster and more comfortable ride, the Seastreak Ferry operates from Highlands and Atlantic Highlands, offering direct service to Wall Street and Midtown Manhattan.



## Major Highways

In addition to public transportation, major highways including the Garden State Parkway, Route 18, Route 35, and Route 9 provide convenient driving access throughout the county and to neighboring regions. Together, these options give residents multiple ways to travel for work, school, and recreation.



YOUR LOCAL GUIDE

# Annual Festivals

## 01 SPRING FESTIVAL

**Red Bank Street Fair & Craft Show – Red Bank**  
Held each spring and again in the fall, this popular street festival brings hundreds of vendors, artists, food trucks, and live entertainment to downtown Red Bank. The event attracts thousands of visitors and highlights the town's vibrant downtown atmosphere



## SUMMER FESTIVAL 02

**Belmar Sandcastle Contest – Belmar**  
One of the most iconic summer events along the Jersey Shore, the Belmar Sandcastle Contest draws participants from across the region who create elaborate sand sculptures along the beach. Families, artists, and spectators gather each July for this fun and creative tradition.

## 03 FALL FESTIVAL

**Long Branch Fall Festival on the Ocean – Long Branch**  
Held at Pier Village each October, this festival features craft vendors, food trucks, live music, and activities for families while celebrating the fall season along the oceanfront.



## WINTER HOLIDAY BAZAAR 04

**Asbury Park Holiday Bazaar – Asbury Park**  
This festive holiday market takes place throughout the winter season and features local artisans, unique gifts, food vendors, and seasonal entertainment. The event captures the creative spirit of Asbury Park and draws visitors from across the region.

# SHOPPING

Discover the diverse shopping options in Monmouth County from unique boutiques to lively malls. Find everything you need, from trendy fashion to charming local goods, and enjoy a rewarding shopping experience.

*Enjoy your shopping!*

## FREEHOLD RACEWAY MALL

One of the largest shopping centers in New Jersey, Freehold Raceway Mall features more than 200 stores and restaurants including popular brands like Apple, Zara, Lululemon, Macy's, and Primark. It is considered the largest mall in Central Jersey and one of the biggest in the state, offering a mix of major retailers, dining, and entertainment.

## THE GROVE AT SHREWSBURY

The Grove at Shrewsbury is a popular open-air lifestyle shopping center known for its upscale stores, restaurants, and walkable layout. Located along Route 35, it has long been one of the county's most visited retail destinations and offers a curated mix of fashion, beauty, and specialty shops.

## PIER VILLAGE

Located along the oceanfront, Pier Village combines shopping, restaurants, and entertainment with a beachfront setting. Visitors can browse boutique stores, enjoy waterfront dining, and explore the boardwalk area while taking in views of the Atlantic Ocean.

## THE BLOCK AT BELL WORKS

Inside the iconic Bell Works building, Bell Works features The Block, an indoor pedestrian "main street" lined with retailers, restaurants, coffee shops, and a food hall. The space has become a popular destination for shopping, dining, and community events in Monmouth County.



# Places To Eat

Savor the best of Monmouth County's dining scene with options that cater to every taste. Whether you're craving a quick bite, a cozy brunch, or a fine dining experience, the city boasts a diverse selection of eateries that promise delightful meals and memorable moments.



## MEEMOM'S

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Meemom's is a very popular breakfast and brunch spot known for its creative pancakes, stuffed French toast, and comfort-style brunch dishes.



## THE BUTCHER'S BLOCK

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The Butcher's Block is a well-known steakhouse offering high-quality cuts of meat, seafood, and an extensive wine selection. Located in Long Branch, the restaurant has built a reputation for its classic steakhouse experience and excellent service.



## 618 RESTAURANT

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Located in Freehold, 618 Restaurant is known for its upscale American cuisine and stylish atmosphere. The restaurant offers a menu featuring steaks, seafood, and craft cocktails, making it a favorite for both casual dining and special occasions.



## BIRRAVINO

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Birravino is a well-known Italian restaurant in downtown Red Bank offering a menu of handmade pastas, wood-fired pizzas, fresh seafood, and seasonal dishes. It is a local favorite for both casual dinners and special occasions.

# THINGS TO DO in Monmouth County



## **VISIT BELL WORKS IN HOLMDEL**

Often called the “Metroburbs,” Bell Works is one of the most unique destinations in Monmouth County. Located inside the historic former Bell Labs building, this massive space features restaurants, boutique shops, a food hall, coffee bars, fitness studios, and coworking offices all under one roof.



## **COUNT BASIE CENTER FOR THE ARTS**

Located in downtown Red Bank, the Count Basie Center for the Arts is one of the premier performing arts venues in New Jersey. The theater hosts concerts, comedy shows, Broadway performances, and special events throughout the year, attracting nationally known artists and performers.



## **DEEP CUT GARDENS**

Deep Cut Gardens is one of Monmouth County’s most beautiful and unique attractions. Located in Middletown, this 54-acre public garden features stunning landscaped gardens, colorful flower displays, and walking paths that change with the seasons.



## **EXPLORE DOWNTOWN RED BANK**

Red Bank offers one of the most vibrant downtown areas along the Jersey Shore. Visitors can spend the day browsing boutique shops, enjoying waterfront restaurants, visiting art galleries, or attending live entertainment.

# PARKS in Monmouth County

Monmouth County is known for its exceptional parks and outdoor recreation areas.

## **HOLMDEL PARK – HOLMDEL**

Holmdel Park is one of the most well-known parks in Monmouth County, offering more than 565 acres of open space, walking trails, picnic areas, and scenic ponds. The park is also home to the historic Longstreet Farm, a living history farm that recreates life on a 19th-century farm. With playgrounds, fishing areas, and beautiful landscapes, Holmdel Park is a favorite destination for families and outdoor enthusiasts.

## **HARTSHORNE WOODS PARK – HIGHLANDS / MIDDLETOWN**

Hartshorne Woods Park features over 790 acres of forested land, scenic hiking trails, and breathtaking views of the Navesink River and Sandy Hook Bay. The park includes more than 14 miles of trails that are popular for hiking, mountain biking, and trail running. Visitors can also explore historic military bunkers and enjoy some of the most scenic overlooks in Monmouth County.

## **MANASQUAN RESERVOIR – HOWELL**

The Manasquan Reservoir is one of the county's most popular outdoor recreation areas. The reservoir features a 5-mile paved trail around the water that is ideal for walking, jogging, and biking. Visitors can also enjoy fishing, boating, wildlife observation, and a nature center that offers educational programs for families and children.

## **HENRY HUDSON TRAIL – MULTIPLE TOWNS**

The Henry Hudson Trail is a 24-mile multi-use trail that runs through several Monmouth County communities, including Aberdeen, Middletown, Atlantic Highlands, and Highlands. Built along a former railroad corridor, the trail is popular for walking, running, biking, and scenic nature rides. The path passes through wooded areas, wetlands, and quiet neighborhoods, providing residents with one of the best long-distance recreation trails in the county.



# BEACHES

## in Monmouth County

Monmouth County offers miles of beautiful shoreline along the Atlantic Ocean, with beach towns that each provide their own unique character and atmosphere.

### **LONG BRANCH BEACH**

Long Branch is one of the most well-known beach destinations in Monmouth County. The beach sits next to Pier Village, a lively oceanfront area filled with restaurants, shops, and entertainment. With its wide sandy shoreline, boardwalk, and vibrant atmosphere, Long Branch is a popular spot for both residents and visitors during the summer.

### **ASBURY PARK BEACH**

Asbury Park Beach is famous for its iconic boardwalk, music scene, and arts culture. Visitors can enjoy the beach during the day and explore restaurants, shops, and live entertainment along the boardwalk in the evening. The town is also home to the historic Stone Pony, a legendary music venue that has hosted many famous artists.

### **BELMAR BEACH**

Belmar Beach is known for its long, clean shoreline and lively boardwalk area. The beach is a popular destination for swimming, surfing, and fishing, and the nearby marina and restaurants add to the town's energetic summer atmosphere.

### **SPRING LAKE BEACH**

Spring Lake offers a quieter and more relaxed beach experience compared with some of the larger Jersey Shore towns. The beach is known for its beautiful surroundings, charming downtown, and one of the longest non-commercial boardwalks in New Jersey.

### **SEA BRIGHT BEACH**

Sea Bright is a small coastal community known for its beautiful beaches and waterfront restaurants. Located between the Atlantic Ocean and the Shrewsbury River, the town offers both oceanfront beaches and riverfront views. Its laid-back atmosphere and scenic setting make it a favorite spot for locals.

### **SANDY HOOK BEACHES**

Sandy Hook is part of the Gateway National Recreation Area and offers some of the most scenic beaches in the region. Visitors can enjoy miles of natural shoreline, biking paths, historic lighthouses, and wildlife viewing areas. Sandy Hook also features fishing spots, kayaking areas, and some of the best views of the New York City skyline.



# FAQ's

## What is the average home price in Monmouth County, NJ?

Home prices in Monmouth County vary depending on the town, proximity to the coast, school district, and property size.

**Single-Family Homes:** \$800,000 – \$950,000+

**Condos:** \$350,000 – \$500,000+

**Townhomes / Townhouses:** \$650,000 - \$800,000 +

**55+ Active Adult Communities:** : \$400,000 – \$800,000+

## Are property taxes high in Monmouth County?

Property taxes in Monmouth County are higher than the national average, which is typical throughout New Jersey. However, many buyers relocating from New York or North Jersey find the taxes comparable or even lower, depending on the town. Some communities also offer strong value due to highly rated school systems and larger properties.

## What types of homes are available in Monmouth County?

Monmouth County offers a wide range of housing options, including:

- Single-family homes in suburban neighborhoods
- Luxury estate homes on large properties
- New construction developments
- Beach homes and waterfront properties
- Townhouses and condominiums
- 55+ active adult communities

Because the county includes both coastal and inland areas, buyers can find everything from walkable beach towns to quiet rural settings.



# FAQ's

## Is Monmouth County good for commuters?

Yes. Many residents commute to New York City or other parts of New Jersey. The county offers several commuting options including:

- NJ Transit train service to Manhattan
- Ferry service to New York City
- Bus routes
- Major highways including the Garden State Parkway

This allows many people to work in the city while enjoying a quieter suburban lifestyle.

## What salary do you need to live comfortably in Monmouth County?

The income needed depends on lifestyle and housing choices, but many households earning \$150,000 to \$250,000+ find Monmouth County comfortable for owning a home, covering property taxes, and maintaining a suburban lifestyle. Buyers relocating from major metropolitan areas often find that while property taxes are higher than the national average, the quality of life and housing options provide strong value.

## Why are so many people relocating to Monmouth County?

Many buyers relocate to Monmouth County for the combination of coastal lifestyle, strong schools, larger homes, and proximity to New York City. The area also offers a high quality of life with parks, beaches, and vibrant downtown communities.



# EXPLORING TOWNS *in Monmouth County*



# ABERDEEN/MATAWAN

## Buyer Insight:

A strong option for buyers looking for more affordable housing in Monmouth County while still maintaining convenient access to New York City. Aberdeen and Matawan are especially appealing to commuters thanks to the nearby NJ Transit train station and easy access to the Garden State Parkway.

- **Vibe:** Quiet suburban neighborhoods with a commuter-friendly location.
- **Average Home Price:** \$4750,000–\$650,000+
- **Highlights:** NJ Transit train service to NYC from Matawan Station, quick access to the Garden State Parkway, nearby parks and the Henry Hudson Trail, and a small but charming downtown area in Matawan with local restaurants and shops.
- **Demographics:** Popular with commuters, first-time homebuyers, young families, and professionals seeking suburban living with convenient transportation options.



# ASBURY PARK

## Buyer Insight:

A great option for buyers who want a vibrant coastal lifestyle with walkability, nightlife, and a strong arts culture. Asbury Park appeals to those looking for a lively beach town atmosphere with restaurants, music venues, and oceanfront living.

- **Vibe:** Energetic beach town with a creative, music-driven culture.
- **Average Home Price:** \$650,000–\$1.2M+
- **Highlights:** The iconic Asbury Park Boardwalk, live music venues like The Stone Pony, boutique shopping and restaurants along Cookman Avenue, art galleries, and festivals such as Sea.Hear.Now, and beautiful beaches along the Jersey Shore.
- **Demographics:** Popular with young professionals, creatives, second-home buyers, and those seeking an active coastal lifestyle with a strong community vibe.



# COLTS NECK

## **Buyer Insight:**

Ideal for buyers seeking privacy, luxury, and space while still being within easy reach of the Jersey Shore and New York City. Colts Neck attracts those who want a peaceful, upscale suburban lifestyle with large properties, beautiful countryside, and a strong sense of community.

- **Vibe:** Elegant country estate living; quiet, scenic, and refined.
- **Average Home Price:** \$1.3M–\$2.5M+
- **Highlights:** Large estate properties, equestrian farms, country roads, top-rated restaurants like Huddy's Inn and Colts Neck Inn, access to nearby golf clubs, and proximity to beaches and major highways.
- **Demographics:** Popular with executives, entrepreneurs, luxury buyers, and families seeking privacy and larger homes while remaining close to Monmouth County's top amenities.



# EATONTOWN

## **Buyer Insight:**

A convenient choice for buyers who want easy access to shopping, major highways, and nearby beaches while still enjoying a suburban community. Eatontown appeals to professionals, first-time buyers, and commuters looking for a central location in Monmouth County.

- **Vibe:** Suburban convenience with strong retail and dining hubs.
- **Average Home Price:** \$450,000–\$800,000+
- **Highlights:** The Monmouth Mall redevelopment project, The Grove at Shrewsbury nearby, close proximity to Long Branch beaches, easy access to Route 35, Route 36, and the Garden State Parkway, plus quick drives to Red Bank and Pier Village.
- **Demographics:** Popular with young professionals, commuters, first-time homebuyers, and residents who want convenient access to shopping, restaurants, and coastal towns.



# FAIR HAVEN

## Buyer Insight:

A desirable option for buyers looking for a charming, family-oriented community with excellent schools and a picturesque small-town feel. Fair Haven attracts families who value strong schools, beautiful neighborhoods, and proximity to both the Jersey Shore and New York City commuting options.

- **Vibe:** Classic small-town charm; quiet, upscale, and family-focused.
- **Average Home Price:** \$650,000–\$1.3M+
- **Highlights:** Top-rated Rumson-Fair Haven Regional School District, scenic waterfront views along the Navesink River, nearby parks and marinas, charming local shops and restaurants, and easy access to Red Bank’s downtown dining and entertainment.
- **Demographics:** Popular with families, professionals commuting to NYC, and buyers seeking a tight-knit community with strong schools and beautiful residential neighborhoods.

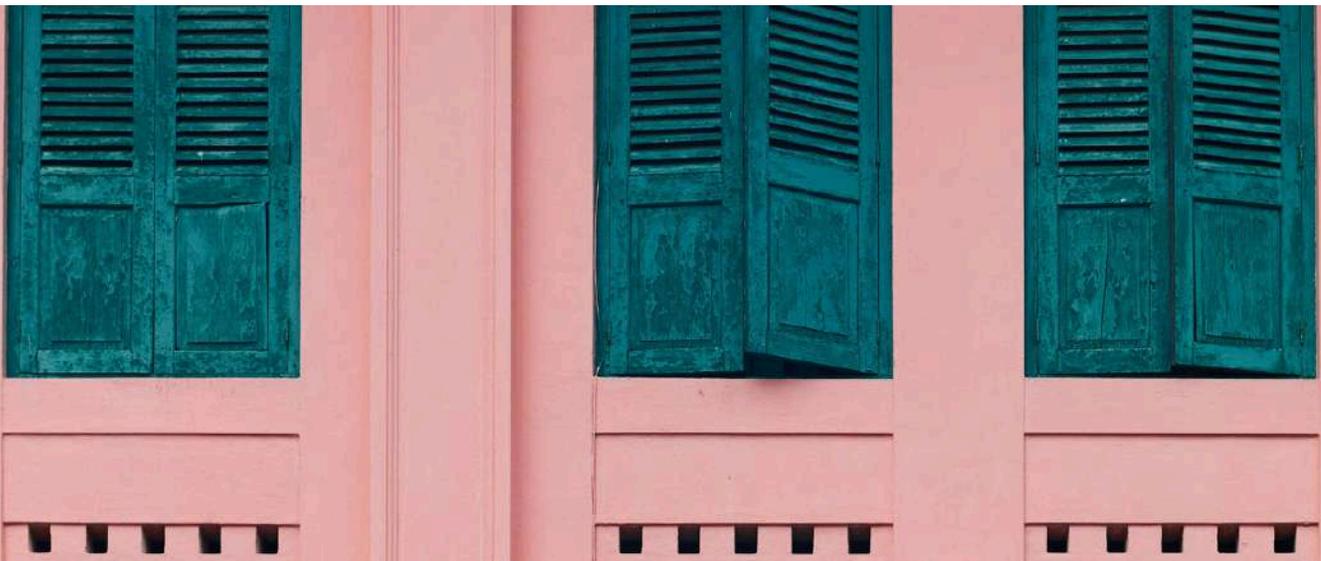


# FREEHOLD BOROUGH

## Buyer Insight:

A great option for buyers who want historic charm, walkability, and a vibrant downtown atmosphere. Freehold Borough appeals to those who enjoy being close to restaurants, shops, and community events while still having easy access to major highways and nearby suburbs.

- **Vibe:** Historic small-town charm with a lively downtown scene.
- **Average Home Price:** \$450,000–\$650,000+
- **Highlights:** A walkable downtown district filled with restaurants, coffee shops, and boutiques, the historic Freehold Raceway, community events and farmers markets, and convenient access to Route 9 and the Garden State Parkway.
- **Demographics:** Popular with young professionals, first-time homebuyers, and residents who enjoy a lively, community-oriented town center.



# FREEHOLD TOWNSHIP

## **Buyer Insight:**

An excellent option for buyers seeking spacious suburban neighborhoods, strong schools, and a convenient central location within Monmouth County. Freehold Township appeals to families who want larger homes, parks, and easy access to shopping and major highways.

- **Vibe:** Established suburban living with family-friendly neighborhoods.
- **Average Home Price:** \$650,000–\$950,000+
- **Highlights:** Freehold Raceway Mall, extensive parks and recreation programs, proximity to Route 9 and the Garden State Parkway, nearby golf courses, and access to the Freehold Regional High School District.
- **Demographics:** Popular with families, commuters, and buyers looking for a suburban lifestyle with convenient access to shopping, schools, and recreation.



# HAZLET

## Buyer Insight:

A great option for buyers looking for a commuter-friendly town with more affordable housing compared to many other parts of Monmouth County. Hazlet attracts residents who want convenient access to transportation, shopping, and nearby beach communities while maintaining a suburban neighborhood feel.

- **Vibe:** Convenient suburban living with strong commuter access.
- **Average Home Price:** \$525,000–\$700,000+
- **Highlights:** NJ Transit train service from nearby Hazlet Station, quick access to the Garden State Parkway, shopping and dining at Hazlet Town Center, nearby parks and the Henry Hudson Trail, and close proximity to the beaches of the Jersey Shore.
- **Demographics:** Popular with commuters, young families, and first-time homebuyers looking for suburban living with easy access to New York City and surrounding Monmouth County towns.



# HOLMDEL

## Buyer Insight:

A top choice for buyers seeking luxury homes, excellent schools, and a prestigious suburban community with convenient access to New York City. Holmdel attracts professionals and families who value space, privacy, and high-quality amenities.

- **Vibe:** Upscale suburban living with scenic landscapes and modern amenities.
- **Average Home Price:** \$900,000–\$2.0M+
- **Highlights:** The iconic Bell Works campus, the historic Holmdel Park and Longstreet Farm, beautiful residential neighborhoods, highly regarded Holmdel Township School District, and easy access to the Garden State Parkway and nearby ferry service to Manhattan.
- **Demographics:** Popular with families, executives, and commuters looking for a quiet, affluent community with strong schools and convenient access to both New York City and the Jersey Shore. towns.



# HOWELL

## Buyer Insight:

A strong option for buyers looking for more affordable homes and larger properties while still being close to the Jersey Shore and major commuter routes. Howell attracts families and first-time homebuyers who want suburban living with access to parks, recreation, and nearby shopping.

- **Vibe:** Spacious suburban living with a relaxed, community-oriented feel.
- **Average Home Price:** \$500,000-\$750,000+
- **Highlights:** Access to the Manasquan Reservoir, one of the most popular recreation areas in the county, nearby parks and golf courses, convenient access to Route 9 and Interstate 195, and close proximity to the beaches of Belmar and Spring Lake.
- **Demographics:** Popular with families, first-time buyers, and commuters seeking more space and value while remaining within reach of the Jersey Shore and surrounding Monmouth County towns.



# LONG BRANCH

## **Buyer Insight:**

A great option for buyers who want oceanfront living combined with a lively coastal lifestyle. Long Branch attracts those looking for beachfront condos, walkable neighborhoods, and easy access to restaurants, shopping, and entertainment along the Jersey Shore.

- **Vibe:** Modern beach city with a vibrant waterfront atmosphere.
- **Average Home Price:** \$650,000–\$1.5M+
- **Highlights:** The oceanfront Pier Village shopping and dining district, beautiful beaches and boardwalk, waterfront restaurants, nearby Monmouth University, and easy access to NJ Transit trains and major highways..
- **Demographics:** Popular with young professionals, second-home buyers, investors, and residents seeking an active beach lifestyle with convenient access to New York City.



# MANALAPAN

## Buyer Insight:

A popular choice for buyers seeking spacious homes, strong schools, and a quiet suburban lifestyle. Manalapan attracts families who want well-maintained neighborhoods, parks, and a community-focused environment while still having convenient access to major highways and nearby towns.

- **Vibe:** Family-oriented suburban living with many developments and spacious neighborhoods.
- **Average Home Price:** \$700,000–\$1.1M+
- **Highlights:** Highly regarded Manalapan-Englishtown Regional School District, beautiful residential communities, proximity to Route 9 and Route 33, nearby golf courses, parks, and easy access to shopping and dining in neighboring towns.
- **Demographics:** Popular with families, professionals, and commuters looking for suburban living with strong schools and a peaceful community atmosphere.



# MANASQUAN

## Buyer Insight:

A great option for buyers seeking a charming coastal town with a strong sense of community and classic Jersey Shore character. Manasquan attracts those who want beach access, a walkable downtown, and a relaxed seaside lifestyle while still being within reach of larger towns and commuter routes.

- **Vibe:** Classic beach town with small-town charm and a laid-back coastal atmosphere.
- **Average Home Price:** \$900,000–\$1.8M+
- **Highlights:** Beautiful Manasquan Beach and boardwalk, a charming downtown with local shops and restaurants, the scenic Manasquan Inlet, and easy access to nearby towns like Spring Lake and Point Pleasant.
- **Demographics:** Popular with families, beach lovers, and second-home buyers looking for a picturesque Jersey Shore community with a welcoming, small-town feel.



# MARLBORO

## **Buyer Insight:**

A top choice for buyers seeking excellent schools, spacious homes, and convenient access to New York City commuting routes. Marlboro attracts families who want upscale suburban living with strong school systems, beautiful neighborhoods, and proximity to shopping and dining.

- **Vibe:** Affluent suburban living with well-planned neighborhoods and family-friendly amenities.
- **Average Home Price:** \$800,000–\$1.3M+
- **Highlights:** Highly regarded Marlboro Township School District, access to the Freehold Regional High School District, proximity to Route 9 commuter transportation, nearby shopping at Freehold Raceway Mall, and numerous parks and recreation facilities.
- **Demographics:** Popular with families, professionals, and NYC commuters seeking larger homes, strong schools, and a suburban lifestyle within Monmouth County.



# MIDDLETOWN

## **Buyer Insight:**

A great option for buyers seeking a convenient commuter location with a mix of suburban neighborhoods, coastal access, and strong community amenities. Middletown attracts residents who want proximity to the Jersey Shore, parks, and ferry or train access to New York City.

- **Vibe:** Established suburban living with coastal influence and commuter convenience.
- **Average Home Price:** \$600,000–\$950,000
- **Highlights:** Seastreak Ferry service to Manhattan from nearby Highlands and Atlantic Highlands, scenic parks like Hartshorne Woods Park, access to the Henry Hudson Trail, nearby beaches, and a variety of shopping and dining options throughout the township.
- **Demographics:** Popular with families, commuters to New York City, and buyers looking for suburban neighborhoods close to both the shore and major transportation routes.



# MILLSTONE

## Buyer Insight:

A great choice for buyers looking for privacy, larger properties, and a peaceful rural setting while still being within driving distance of shopping, beaches, and major commuter routes. Millstone attracts those who value space, nature, and a quieter lifestyle.

- **Vibe:** Rural countryside living with scenic landscapes and estate-style properties.
- **Average Home Price:** \$800,000–\$1.6M+
- **Highlights:** Expansive residential properties, horse farms and equestrian facilities, access to Assunpink Wildlife Management Area, scenic country roads, and proximity to towns like Freehold, Manalapan, and Jackson for shopping and dining.
- **Demographics:** Popular with families, professionals, and buyers seeking larger homes, privacy, and a more tranquil lifestyle within Monmouth County.



# OCEAN TWP.

## **Buyer Insight:**

A great option for buyers looking for a convenient location close to the Jersey Shore with a mix of suburban neighborhoods, shopping, and access to nearby beaches. Ocean Township attracts residents who want proximity to coastal towns like Long Branch and Asbury Park while enjoying a quieter residential setting.

- **Vibe:** Suburban coastal living with easy access to beaches and shopping.
- **Average Home Price:** \$650,000–\$950,000+
- **Highlights:** Close proximity to Long Branch beaches and Pier Village, shopping and dining along Route 35, access to Monmouth Mall redevelopment in nearby Eatontown, nearby parks and golf courses, and convenient access to major highways.
- **Demographics:** Popular with families, professionals, and buyers who want suburban neighborhoods with easy access to the Jersey Shore and surrounding Monmouth County towns.



# OCEANPORT

## **Buyer Insight:**

A great option for buyers looking for a small, coastal community with a quiet residential feel and close proximity to beaches and nearby towns. Oceanport attracts residents who appreciate a peaceful environment while still being just minutes from Long Branch, Red Bank, and the Jersey Shore.

- **Vibe:** Quiet waterfront suburb with small-town charm.
- **Average Home Price:** \$750,000–\$1.3M+
- **Highlights:** Home to the historic Monmouth Park Racetrack, scenic waterfront areas along the Shrewsbury River, close proximity to Pier Village and Long Branch beaches, and easy access to nearby dining, shopping, and major commuter routes.
- **Demographics:** Popular with families, professionals, and buyers seeking a quieter coastal community with convenient access to surrounding Monmouth County towns and the Jersey Shore.



# RED BANK

## Buyer Insight:

A top choice for buyers seeking a lively downtown atmosphere with walkability, dining, shopping, and entertainment. Red Bank attracts residents who want an energetic community with access to culture, nightlife, and convenient commuting options.

- **Vibe:** Vibrant downtown living with a mix of historic charm and modern energy.
- **Average Home Price:** \$700,000–\$1.3M+
- **Highlights:** A bustling downtown district filled with restaurants, boutiques, and art galleries, performances at the Count Basie Center for the Arts, waterfront views along the Navesink River, and NJ Transit train service for commuting to New York City..
- **Demographics:** Popular with young professionals, empty nesters, creatives, and commuters looking for a walkable town with a strong dining and arts scene..



# RUMSON

## **Buyer Insight:**

A premier choice for buyers seeking luxury waterfront homes, top-rated schools, and an exclusive coastal lifestyle. Rumson attracts families and professionals who value privacy, beautiful neighborhoods, and proximity to both the beach and New York City commuting options.

- **Vibe:** Elegant coastal living with historic charm and upscale neighborhoods.
- **Average Home Price:** \$1.5M–\$4M+
- **Highlights:** Scenic waterfront properties along the Navesink and Shrewsbury Rivers, proximity to Sea Bright and Sandy Hook beaches, highly regarded Rumson-Fair Haven Regional School District, private yacht clubs, and beautiful tree-lined residential streets.
- **Demographics:** Popular with affluent families, executives, and luxury buyers seeking a prestigious coastal community with strong schools and easy access to both the Jersey Shore and Manhattan commuting routes.



# SHREWSBURY

## Buyer Insight:

A great option for buyers seeking a convenient location with charming neighborhoods, easy access to shopping, and proximity to some of Monmouth County's most popular towns. Shrewsbury attracts residents who want a quiet suburban setting while being just minutes from Red Bank, beaches, and major commuter routes.

- **Vibe:** Classic suburban charm with convenient access to shopping and dining.
- **Average Home Price:** \$800,000–\$1.3M+
- **Highlights:** The popular Grove at Shrewsbury outdoor shopping center, proximity to downtown Red Bank's restaurants and entertainment, tree-lined residential neighborhoods, and convenient access to Route 35 and the Garden State Parkway.
- **Demographics:** Popular with families, professionals, and buyers looking for a well-located suburban community close to both shopping districts and the Jersey Shore.

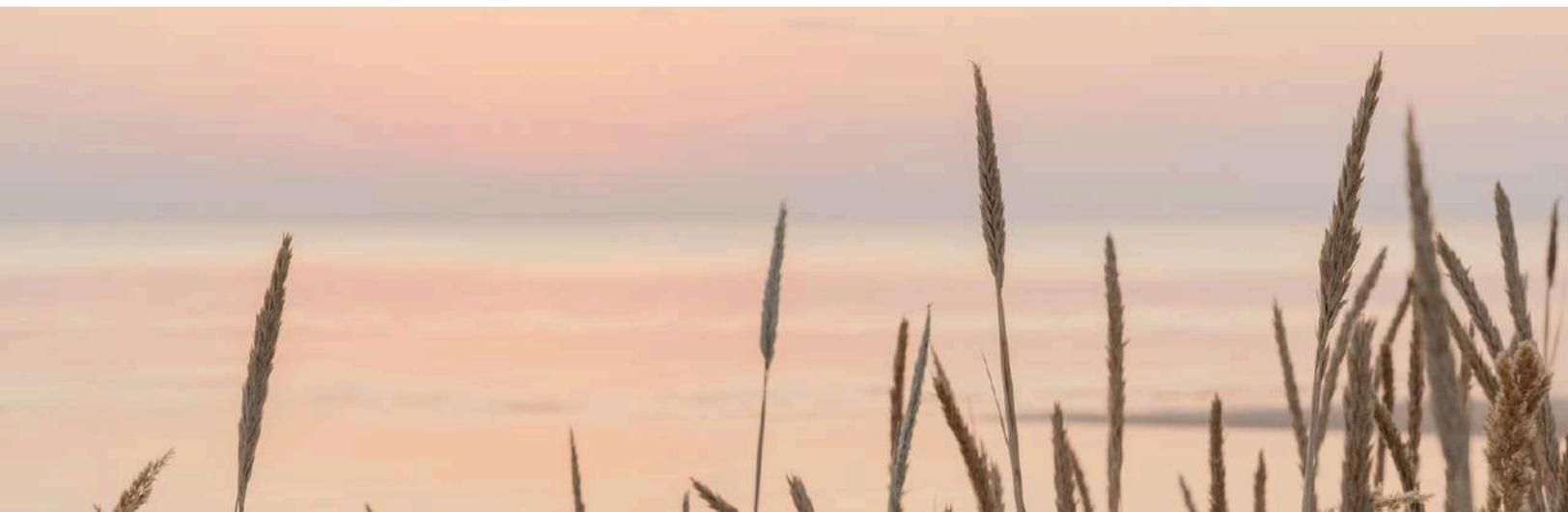


# SPRING LAKE

## **Buyer Insight:**

A top choice for buyers seeking an elegant coastal town with historic charm and a peaceful atmosphere. Spring Lake attracts those who want beautiful homes, a pristine beach, and a quiet seaside lifestyle while still being close to nearby restaurants and neighboring shore towns.

- **Vibe:** Refined seaside charm with a tranquil, upscale atmosphere.
- **Average Home Price:** \$1.8M–\$4M+
- **Highlights:** The scenic Spring Lake Beach and boardwalk, often called the “Irish Riviera,” charming tree-lined streets with historic homes, the picturesque Spring Lake lake and downtown area, boutique shopping, and close proximity to Belmar and Sea Girt.
- **Demographics:** Popular with affluent families, retirees, and second-home buyers looking for a quiet, upscale Jersey Shore community with timeless character.

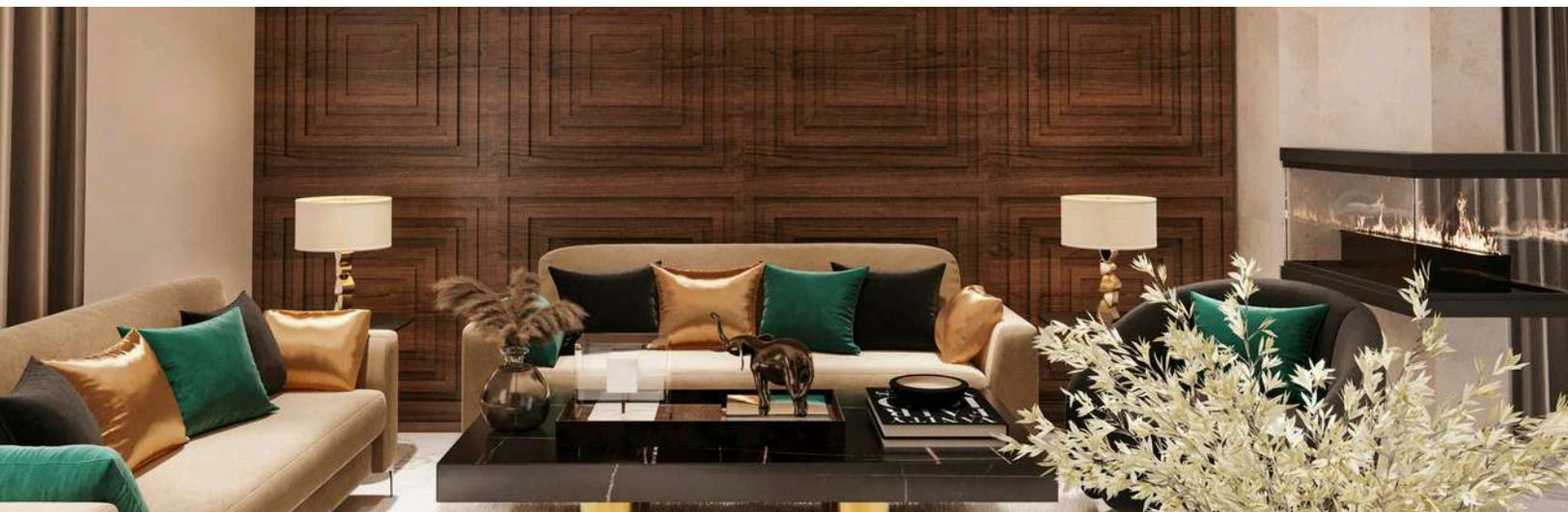


# TINTON FALLS

## Buyer Insight:

A great option for buyers looking for a central Monmouth County location with a mix of single-family homes, townhomes, and adult communities. Tinton Falls attracts residents who want convenient access to major highways, shopping, and nearby beach towns while maintaining a quiet suburban lifestyle.

- **Vibe:** Convenient suburban living with a mix of residential neighborhoods and modern developments.
- **Average Home Price:** \$550,000–\$850,000+
- **Highlights:** Close proximity to the Garden State Parkway, nearby shopping and dining in Eatontown and Red Bank, several golf courses and parks, and a variety of housing options including newer developments and 55+ communities.
- **Demographics:** Popular with families, commuters, and downsizers looking for a centrally located community with easy access to surrounding Monmouth County towns and the Jersey Shore.



# WALL

## Buyer Insight:

A great option for buyers looking for suburban neighborhoods with convenient access to the Jersey Shore and major commuter routes. Wall Township attracts residents who want larger homes, good schools, and proximity to beach towns like Spring Lake, Belmar, and Manasquan.

- **Vibe:** Coastal suburban living with spacious neighborhoods and easy beach access.
- **Average Home Price:** \$700,000–\$1.2M+
- **Highlights:** Close proximity to Spring Lake, Belmar, and Manasquan beaches, convenient access to Route 18, Route 34, and the Garden State Parkway, the Wall Township School District, nearby golf courses, and shopping and dining along major highway corridors.
- **Demographics:** Popular with families, commuters, and buyers looking for suburban living near the Jersey Shore with easy access to surrounding Monmouth County towns.



# Thank You!

Thank you for exploring my local guide. I hope this resource helps you make the most of your time in Monmouth County, whether you're a new resident or a long-time local.

Enjoy everything this vibrant area has to offer, from its rich culture and diverse dining options to its beautiful parks and gorgeous beaches.

If you have any additional questions on moving to the area, finding a mortgage lender, or just want to connect, feel free to reach out to me directly. I would be honored for the opportunity welcome you home here in Monmouth County!



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*Let's stay connected!*