



The Long & Foster Market Minute™

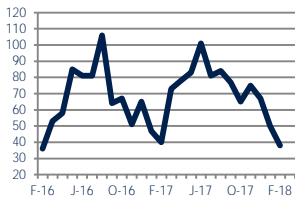
Focus On: Rumson, Monmouth Beach, and Red Bank Housing Market

February 2018

Zip Code(s): 07760, 07750, 07701, 07704 and 07739

Units Sold

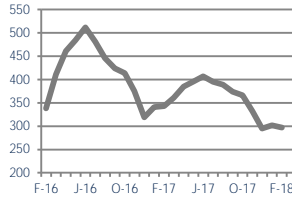
38



Down -5%
Vs. Year Ago

Active Inventory

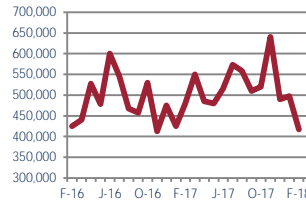
297



Down -13%
Vs. Year Ago

Median Sale Price

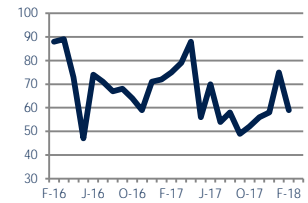
\$417,500



Down -13%
Vs. Year Ago

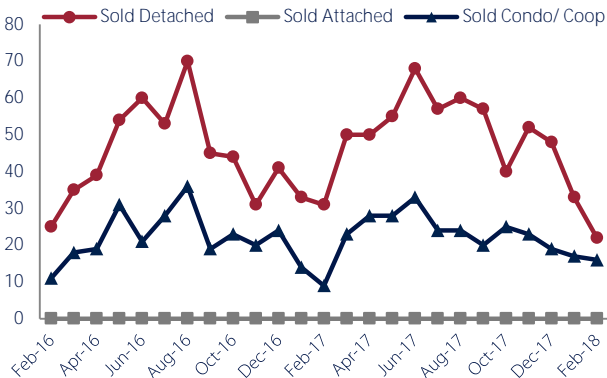
Days On Market

59



Down -21%
Vs. Year Ago

Units Sold*



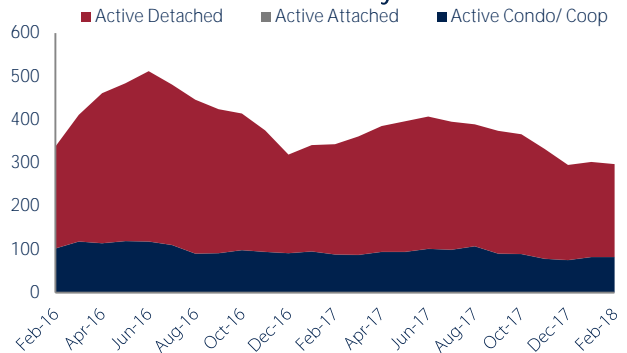
Units Sold

There was a decrease in total units sold in February, with 38 sold this month in Rumson, Monmouth Beach, and Red Bank versus 50 last month, a decrease of 24%. This month's total units sold was lower than at this time last year, a decrease of 5% versus February 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 46 units or 13%. The total number of active inventory this February was 297 compared to 343 in February 2017. This month's total of 297 is lower than the previous month's total supply of available inventory of 302, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Rumson, Monmouth Beach, and Red Bank Homes was \$480,000. This February, the median sale price was \$417,500, a decrease of 13% or \$62,500 compared to last year. The current median sold price is 16% lower than in January.

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

Rumson, Monmouth Beach, and Red Bank are defined as properties listed in zip code/s 07760, 07750, 07701, 07704 and 07739.

*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.



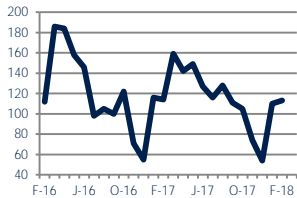
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 07760, 07750, 07701, 07704 and 07739

New Listings

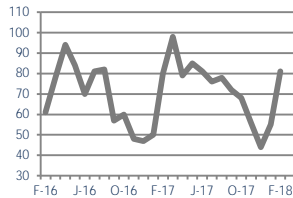
113



Down -1%
Vs. Year Ago

Current Contracts

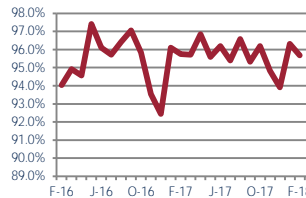
81



Up 1%
Vs. Year Ago

Sold Vs. List Price

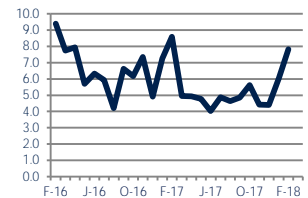
95.7%



No Change
Vs. Year Ago

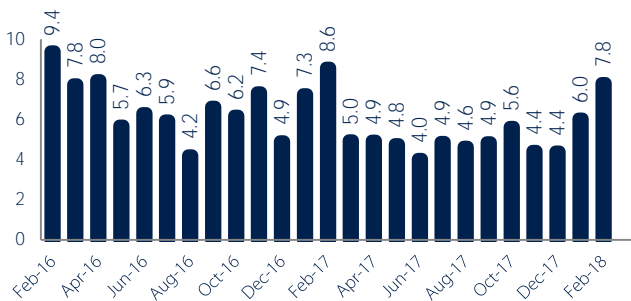
Months of Supply

7.8



Down -9%
Vs. Year Ago

Months Of Supply



Months of Supply

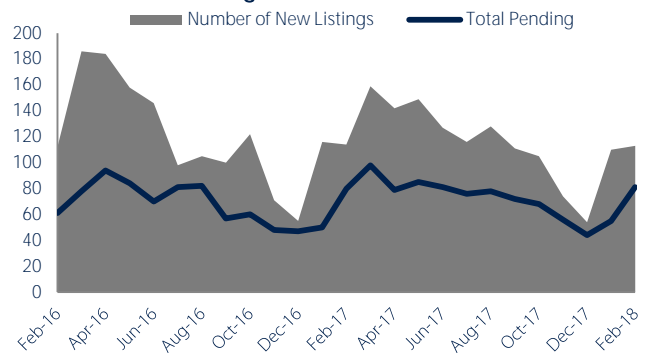
In February, there was 7.8 months of supply available in Rumson, Monmouth Beach, and Red Bank, compared to 8.6 in February 2017. That is a decrease of 9% versus a year ago.

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.

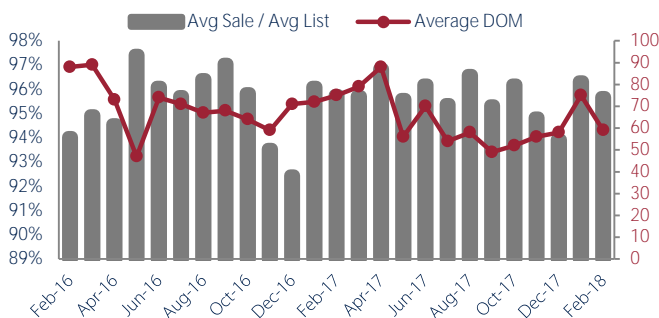
New Listings & Current Contracts

This month there were 113 homes newly listed for sale in Rumson, Monmouth Beach, and Red Bank compared to 114 in February 2017, a decrease of 1%. There were 81 current contracts pending sale this February compared to 80 a year ago. The number of current contracts is 1% higher than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Rumson, Monmouth Beach, and Red Bank was 95.7% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 59, lower than the average last year, which was 75, a decrease of 21%.



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