

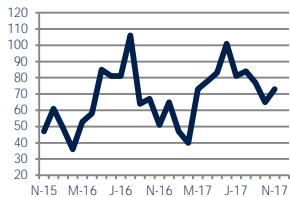
## Focus On: Rumson, Monmouth Beach, and Red Bank Housing Market

November 2017

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

### Units Sold

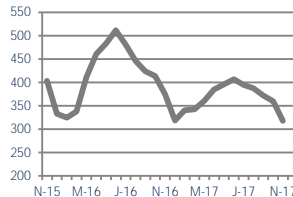
73



Up  
Vs. Year Ago

### Active Inventory

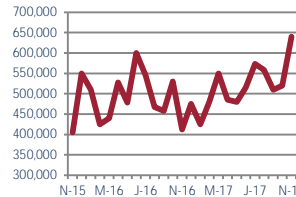
318



Down -15%  
Vs. Year Ago

### Median Sale Price

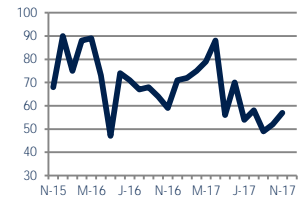
\$640,000



Up  
Vs. Year Ago

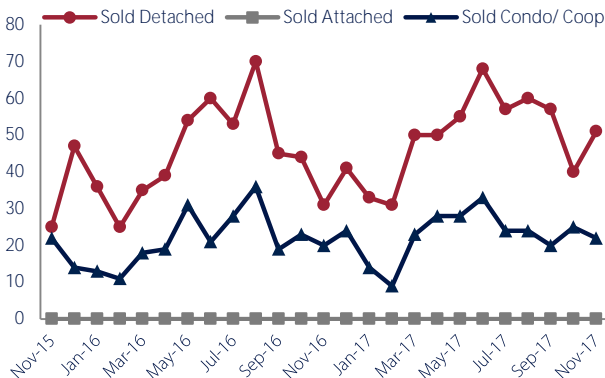
### Days On Market

57



Down -3%  
Vs. Year Ago

### Units Sold\*



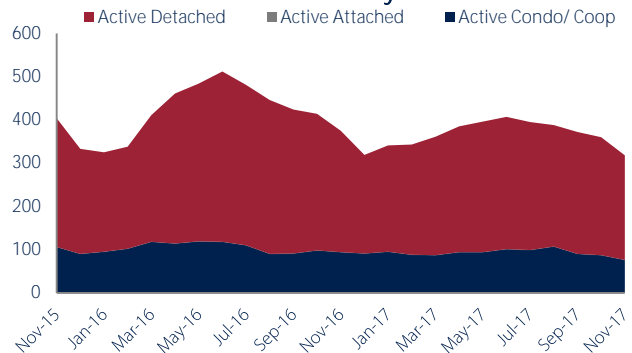
### Units Sold

There was an increase in total units sold in November, with 73 sold this month in Rumson, Monmouth Beach, and Red Bank. This month's total units sold was higher than at this time last year.

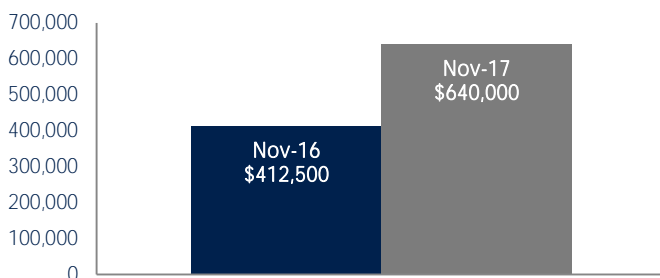
### Active Inventory

Versus last year, the total number of homes available this month is lower by 57 units or 15%. The total number of active inventory this November was 318 compared to 375 in November 2016. This month's total of 318 is lower than the previous month's total supply of available inventory of 360, a decrease of 12%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last November, the median sale price for Rumson, Monmouth Beach, and Red Bank Homes was \$412,500. This November, the median sale price was \$640,000, an increase of \$227,500 compared to last year. The current median sold price is higher than in October.

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

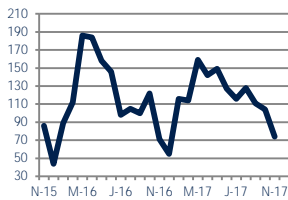
## Focus On: Rumson, Monmouth Beach, and Red Bank Housing Market

November 2017

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### New Listings

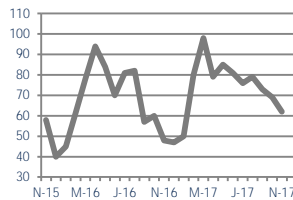
74



Up 4%  
Vs. Year Ago

### Current Contracts

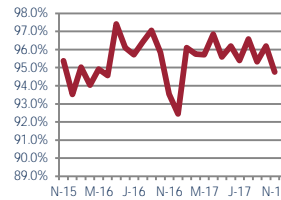
62



Up 29%  
Vs. Year Ago

### Sold Vs. List Price

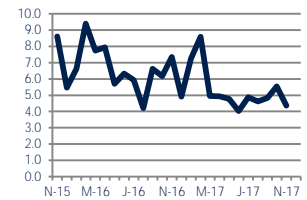
94.8%



Up 1.3%  
Vs. Year Ago

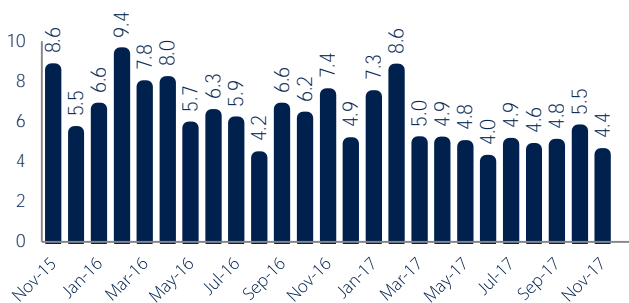
### Months of Supply

4.4



Down -41%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

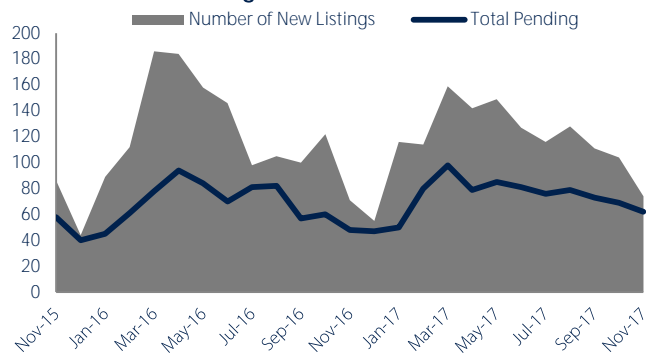
In November, there was 4.4 months of supply available in Rumson, Monmouth Beach, and Red Bank, compared to 7.4 in November 2016. That is a decrease of 41% versus a year ago.

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.

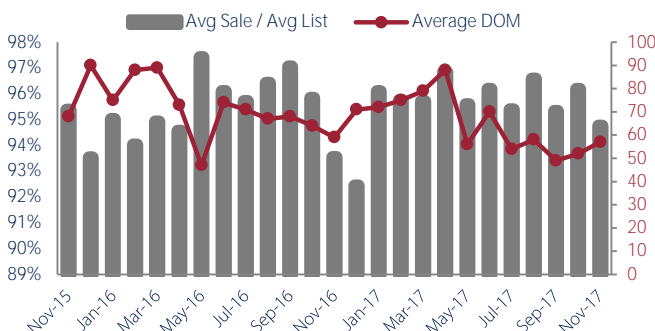
### New Listings & Current Contracts

This month there were 74 homes newly listed for sale in Rumson, Monmouth Beach, and Red Bank compared to 71 in November 2016, an increase of 4%. There were 62 current contracts pending sale this November compared to 48 a year ago. The number of current contracts is 29% higher than last November.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In November, the average sale price in Rumson, Monmouth Beach, and Red Bank was 94.8% of the average list price, which is 1.2% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 57, lower than the average last year, which was 59, a decrease of 3%.