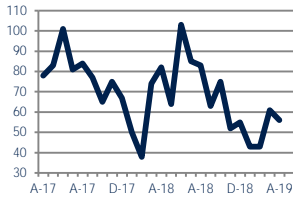


Zip Code(s): 07760, 07750, 07701, 07704 and 07739

Units Sold

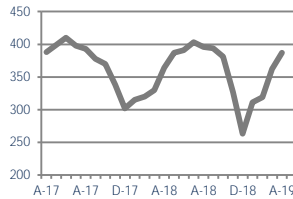
56



Down -32%
Vs. Year Ago

Active Inventory

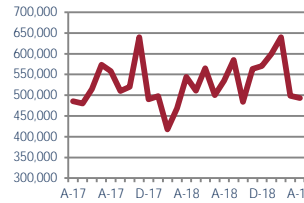
387



Up 6%
Vs. Year Ago

Median Sale Price

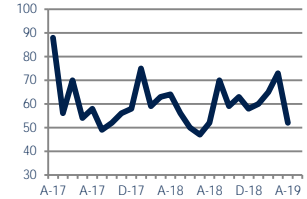
\$493,500



Down -9%
Vs. Year Ago

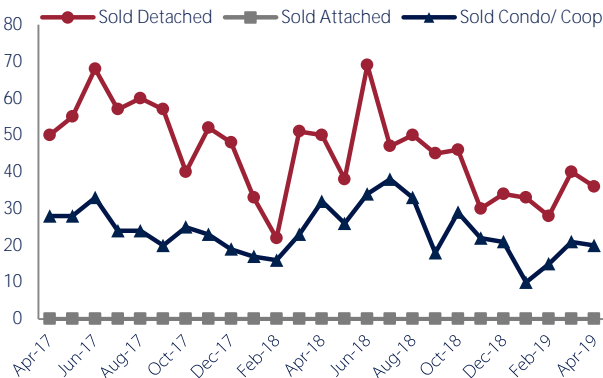
Days On Market

52



Down -19%
Vs. Year Ago

Units Sold*



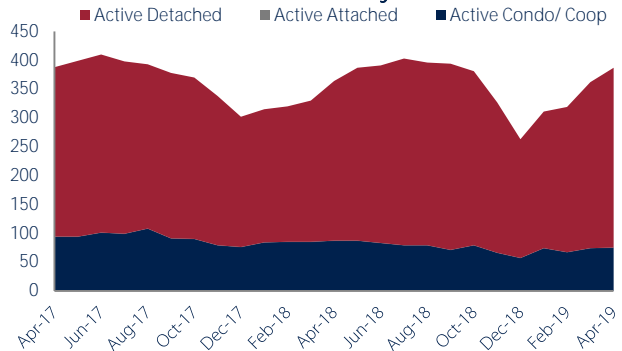
Units Sold

There was a decrease in total units sold in April, with 56 sold this month in Rumson, Monmouth Beach, and Red Bank versus 61 last month, a decrease of 8%. This month's total units sold was lower than at this time last year, a decrease of 32% versus April 2018.

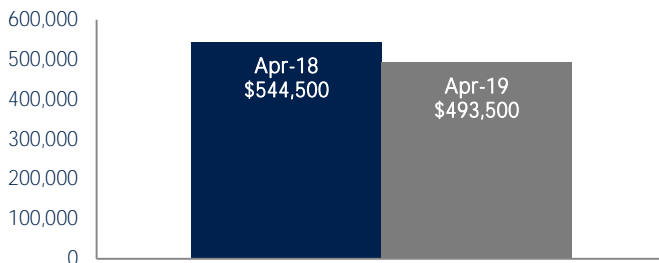
Active Inventory

Versus last year, the total number of homes available this month is higher by 23 units or 6%. The total number of active inventory this April was 387 compared to 364 in April 2018. This month's total of 387 is higher than the previous month's total supply of available inventory of 362, an increase of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Rumson, Monmouth Beach, and Red Bank Homes was \$544,500. This April, the median sale price was \$493,500, a decrease of 9% or \$51,000 compared to last year. The current median sold price is 1% lower than in March.

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.





The Long & Foster Market Minute™

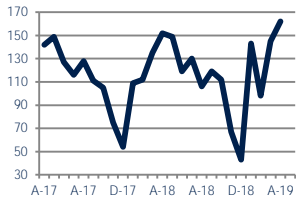
Focus On: Rumson, Monmouth Beach, and Red Bank Housing Market

April 2019

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

New Listings

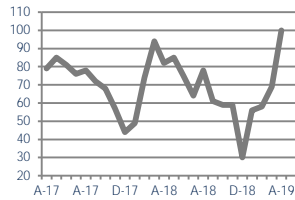
162



Up 7%
Vs. Year Ago

Current Contracts

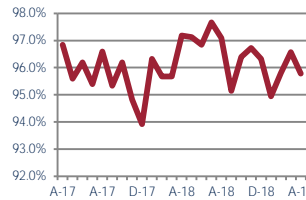
100



Up 22%
Vs. Year Ago

Sold Vs. List Price

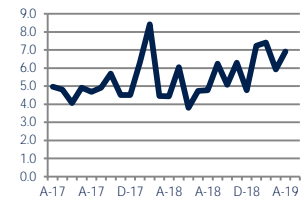
95.8%



Down -1.4%
Vs. Year Ago

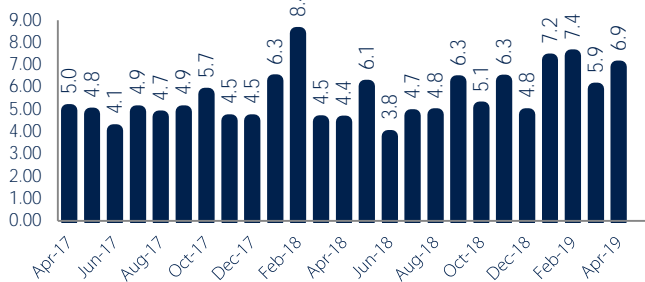
Months of Supply

6.9



Up 56%
Vs. Year Ago

Months Of Supply



Months of Supply

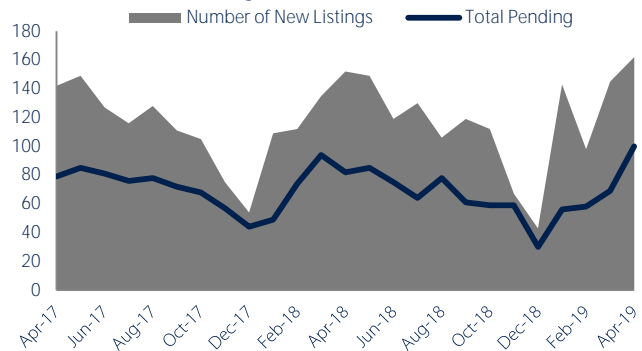
In April, there was 6.9 months of supply available in Rumson, Monmouth Beach, and Red Bank, compared to 4.4 in April 2018. That is an increase of 56% versus a year ago.

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.

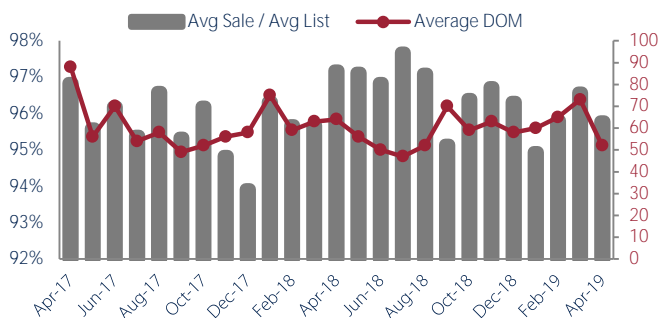
New Listings & Current Contracts

This month there were 162 homes newly listed for sale in Rumson, Monmouth Beach, and Red Bank compared to 152 in April 2018, an increase of 7%. There were 100 current contracts pending sale this April compared to 82 a year ago. The number of current contracts is 22% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Rumson, Monmouth Beach, and Red Bank was 95.8% of the average list price, which is 1.4% lower than at this time last year.

Days On Market

This month, the average number of days on market was 52, lower than the average last year, which was 64, a decrease of 19%.



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.

