



The Long & Foster Market Minute™

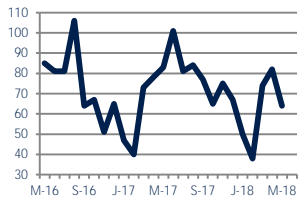
Focus On: Rumson, Monmouth Beach, and Red Bank Housing Market

May 2018

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

Units Sold

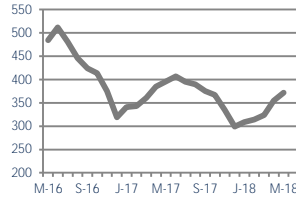
64



Down -23%
Vs. Year Ago

Active Inventory

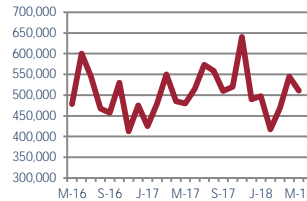
372



Down -6%
Vs. Year Ago

Median Sale Price

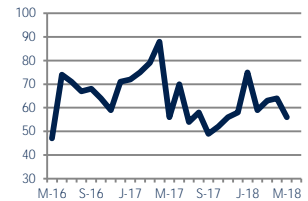
\$511,000



Up 6%
Vs. Year Ago

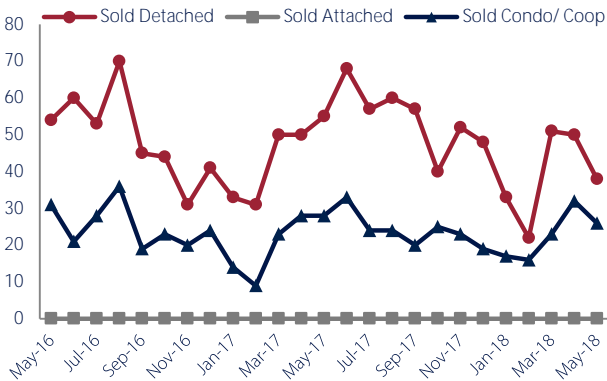
Days On Market

56



No Change
Vs. Year Ago

Units Sold*



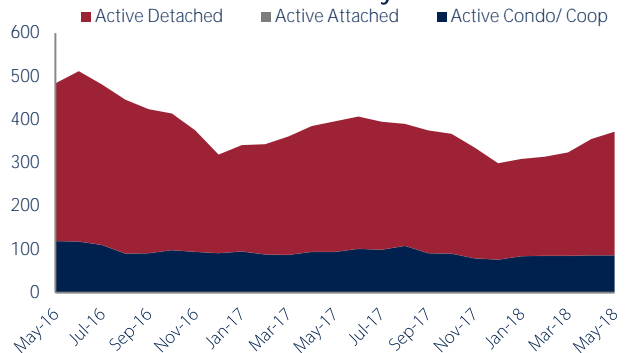
Units Sold

There was a decrease in total units sold in May, with 64 sold this month in Rumson, Monmouth Beach, and Red Bank versus 82 last month, a decrease of 22%. This month's total units sold was lower than at this time last year, a decrease of 23% versus May 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 24 units or 6%. The total number of active inventory this May was 372 compared to 396 in May 2017. This month's total of 372 is higher than the previous month's total supply of available inventory of 355, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Rumson, Monmouth Beach, and Red Bank Homes was \$480,000. This May, the median sale price was \$511,000, an increase of 6% or \$31,000 compared to last year. The current median sold price is 6% lower than in April.

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

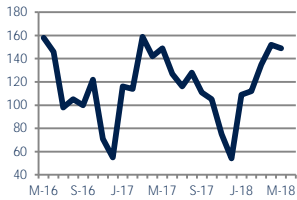




Zip Code(s): 07760, 07750, 07701, 07704 and 07739

New Listings

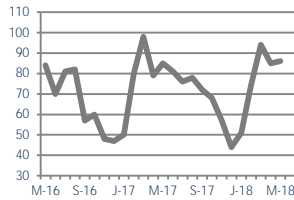
149



No Change
Vs. Year Ago

Current Contracts

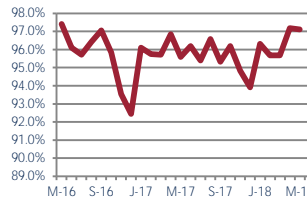
86



Up 1%
Vs. Year Ago

Sold Vs. List Price

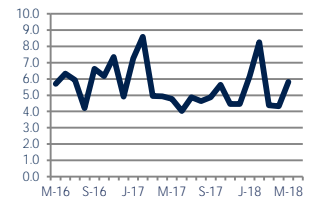
97.1%



Up 1.6%
Vs. Year Ago

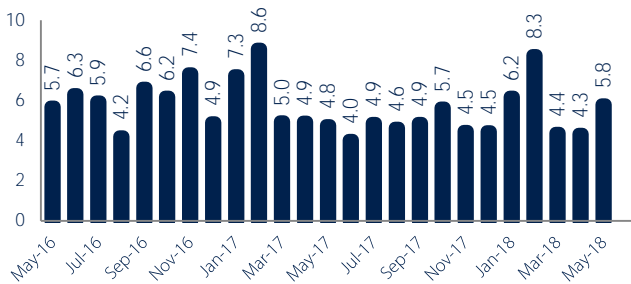
Months of Supply

5.8



Up 22%
Vs. Year Ago

Months Of Supply



Months of Supply

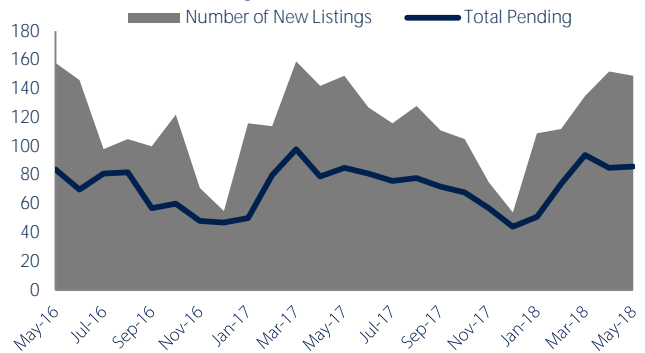
In May, there was 5.8 months of supply available in Rumson, Monmouth Beach, and Red Bank, compared to 4.8 in May 2017. That is an increase of 22% versus a year ago.

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.

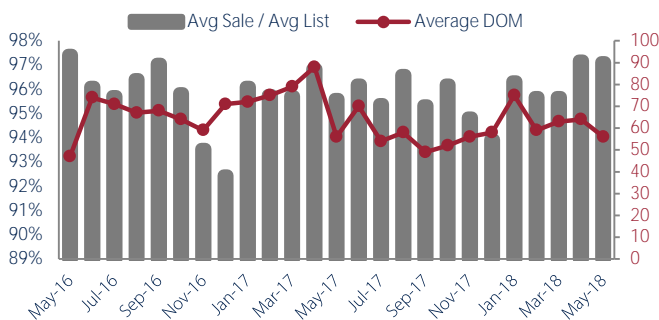
New Listings & Current Contracts

This month there were 149 homes newly listed for sale in Rumson, Monmouth Beach, and Red Bank, which is similar to the amount in May 2017. There were 86 current contracts pending sale this May compared to 85 a year ago. The number of current contracts is 1% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Rumson, Monmouth Beach, and Red Bank was 97.1% of the average list price, which is 1.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 56, which is similar compared to a year ago.



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