

THE LONG & FOSTER MARKET MINUTE™

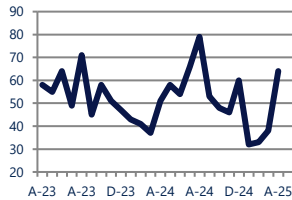
FOCUS ON: **RUMSON, MONMOUTH BEACH, AND RED BANK HOUSING MARKET**

APRIL 2025

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

Units Sold

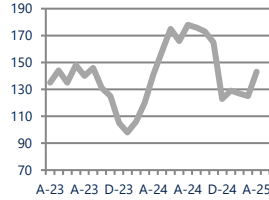
64



Up 25%
Vs. Year Ago

Active Inventory

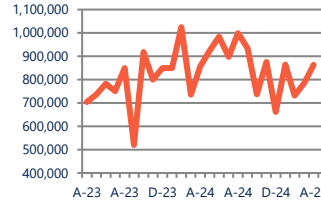
143



Up 1%
Vs. Year Ago

Median Sale Price

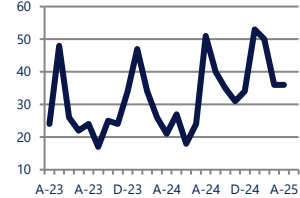
\$862,500



Up 1%
Vs. Year Ago

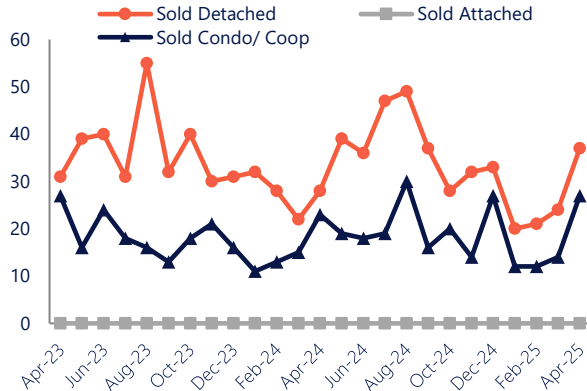
Days On Market

36



Up 71%
Vs. Year Ago

Units Sold*



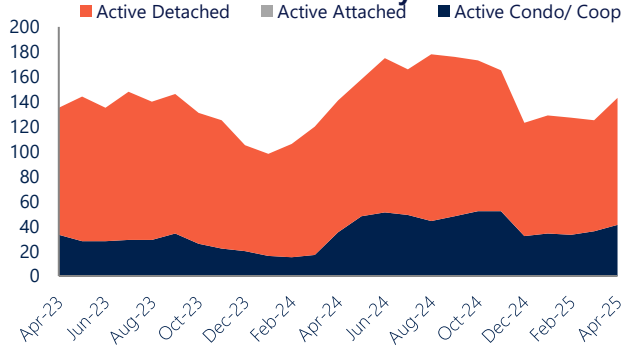
Units Sold

There was an increase in total units sold in April, with 64 sold this month in Rumson, Monmouth Beach, and Red Bank. This month's total units sold was higher than at this time last year.

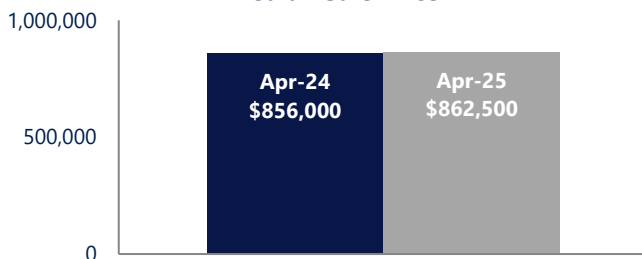
Active Inventory

Versus last year, the total number of homes available this month is higher by 2 units or 1%. The total number of active inventory this April was 143 compared to 141 in April 2024. This month's total of 143 is higher than the previous month's total supply of available inventory of 125, an increase of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Rumson, Monmouth Beach, and Red Bank Homes was \$856,000. This April, the median sale price was \$862,500, an increase of 1% or \$6,500 compared to last year. The current median sold price is 10% higher 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.

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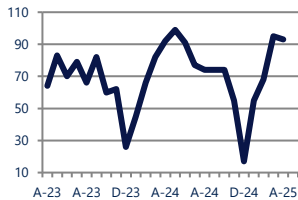
FOCUS ON: **RUMSON, MONMOUTH BEACH, AND RED BANK HOUSING MARKET**

APRIL 2025

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

New Listings

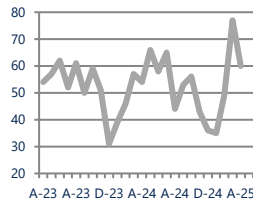
93



Up 1%
Vs. Year Ago

Current Contracts

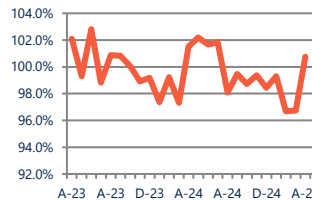
60



Up 11%
Vs. Year Ago

Sold Vs. List Price

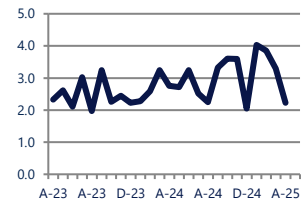
100.8%



Down -0.7%
Vs. Year Ago

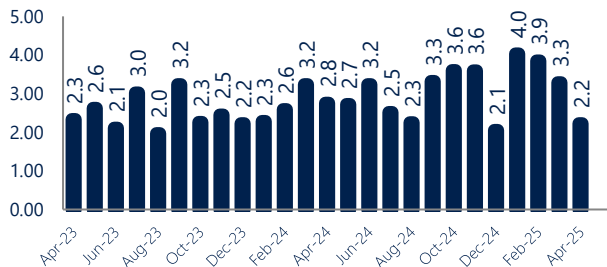
Months of Supply

2.2



Down -19%
Vs. Year Ago

Months Of Supply



Months of Supply

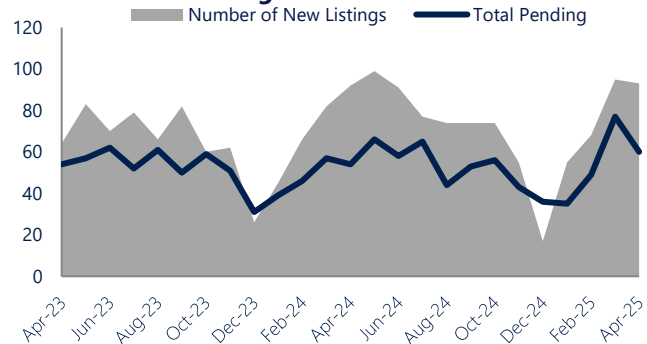
In April, there was 2.2 months of supply available in Rumson, Monmouth Beach, and Red Bank, compared to 2.8 in April 2024. That is a decrease of 19% versus a year ago.

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.

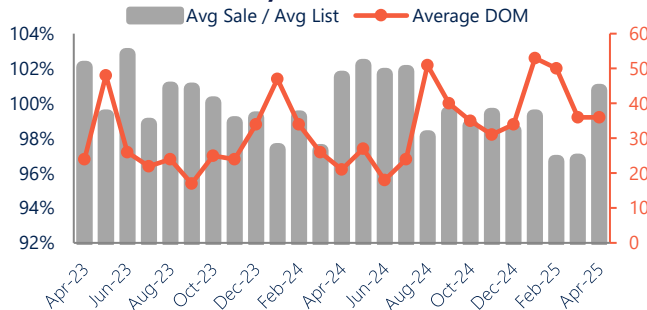
New Listings & Current Contracts

This month there were 93 homes newly listed for sale in Rumson, Monmouth Beach, and Red Bank compared to 92 in April 2024, an increase of 1%. There were 60 current contracts pending sale this April compared to 54 a year ago. The number of current contracts is 11% 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 100.8% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 36, higher than the average last year, which was 21, an increase of 71%.

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