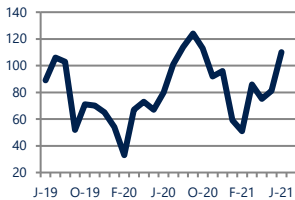




Zip Code(s): 07760, 07750, 07701, 07704 and 07739

Units Sold

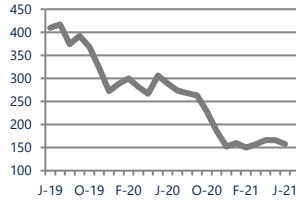
110



Up
Vs. Year Ago

Active Inventory

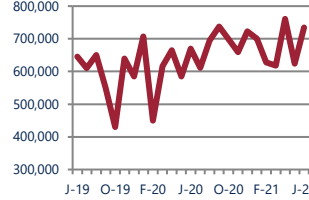
158



Down -45%
Vs. Year Ago

Median Sale Price

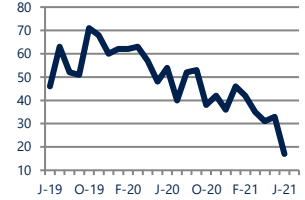
\$735,000



Up 10%
Vs. Year Ago

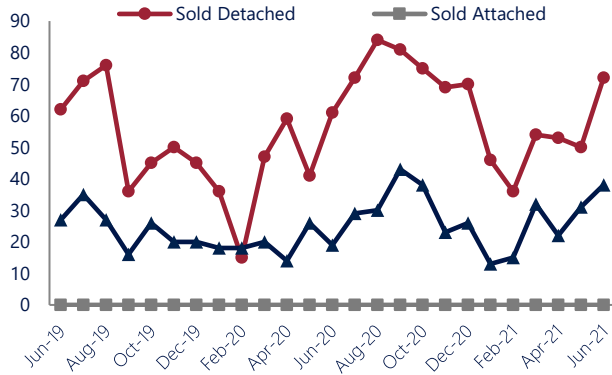
Days On Market

17



Down -69%
Vs. Year Ago

Units Sold*



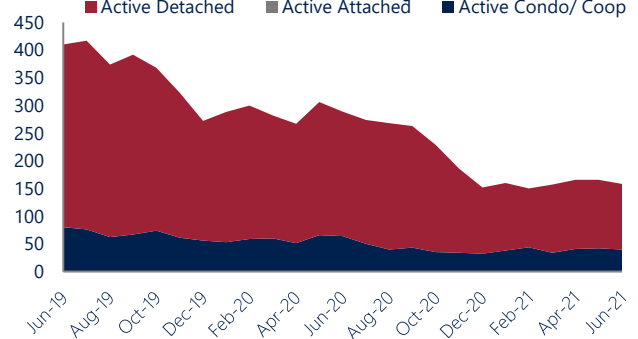
Units Sold

There was an increase in total units sold in June, with 110 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 131 units or 45%. The total number of active inventory this June was 158 compared to 289 in June 2020. This month's total of 158 is lower than the previous month's total supply of available inventory of 166, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Rumson, Monmouth Beach, and Red Bank Homes was \$670,000. This June, the median sale price was \$735,000, an increase of 10% or \$65,000 compared to last year. The current median sold price is 18% higher than in May.

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.

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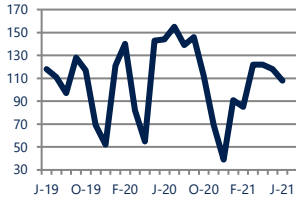




Zip Code(s): 07760, 07750, 07701, 07704 and 07739

New Listings

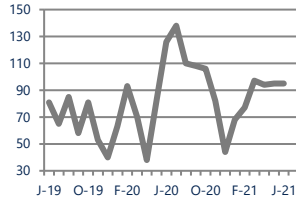
108



Down -25%
Vs. Year Ago

Current Contracts

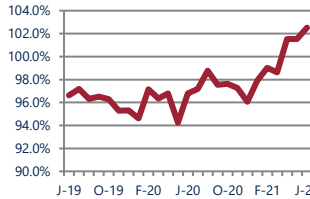
95



Down -25%
Vs. Year Ago

Sold Vs. List Price

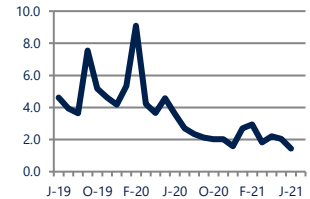
102.5%



Up
Vs. Year Ago

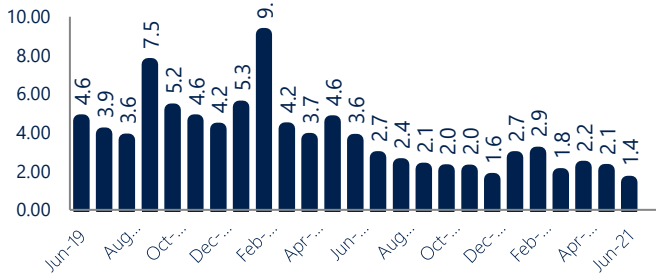
Months of Supply

1.4



Down -60%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

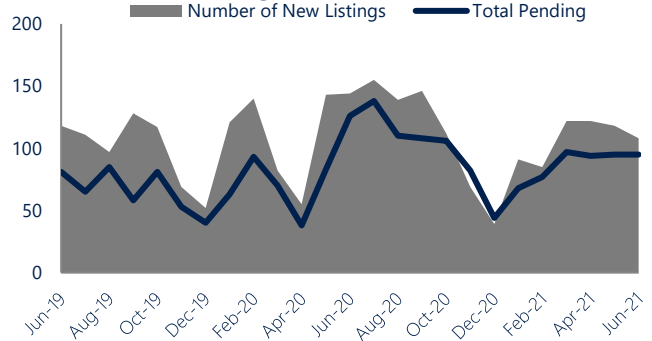
This month there were 108 homes newly listed for sale in Rumson, Monmouth Beach, and Red Bank compared to 144 in June 2020, a decrease of 25%. There were 95 current contracts pending sale this June compared to 126 a year ago. The number of current contracts remained stable as compared to last June.

Months of Supply

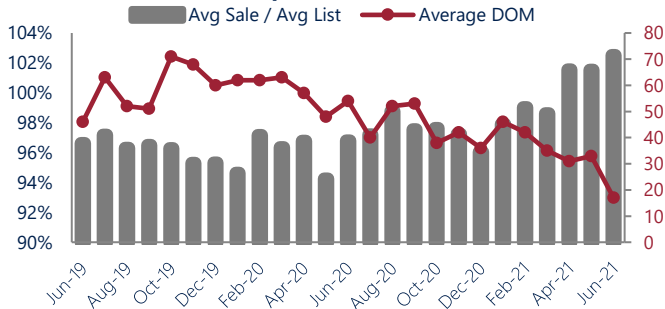
In June, there was 1.4 months of supply available in Rumson, Monmouth Beach, and Red Bank, compared to 3.6 in June 2020. That is a decrease of 60% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Rumson, Monmouth Beach, and Red Bank was 102.5% of the average list price, which is higher than at this time last year.

Days On Market

This month, the average number of days on market was 17, lower than the average last year, which was 54, a decrease of 69%.



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