

Rumson 07760

ZIP code · NJ · New Jersey > Monmouth County > Rumson

BALANCED MARKET

\$1.9M

MEDIAN SALE PRICE

-22.6%

1-YR CHANGE

171

SALES (12 MO)

\$2M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



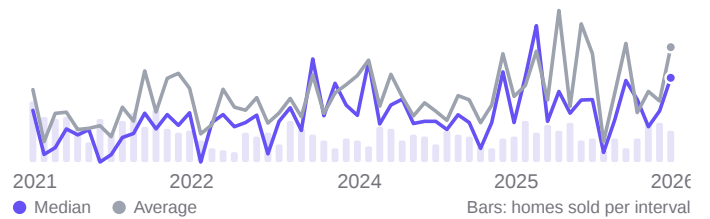
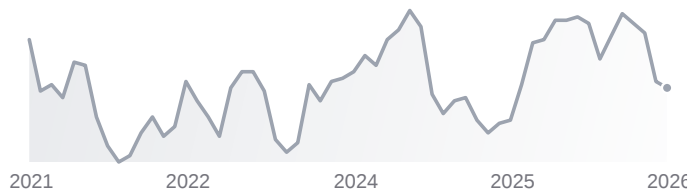
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$2.4M · Average \$3M

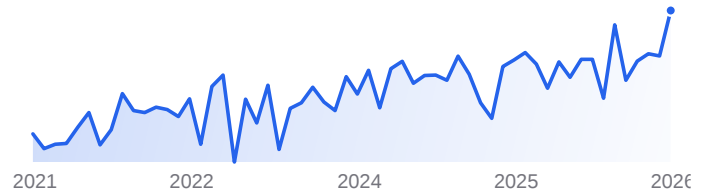
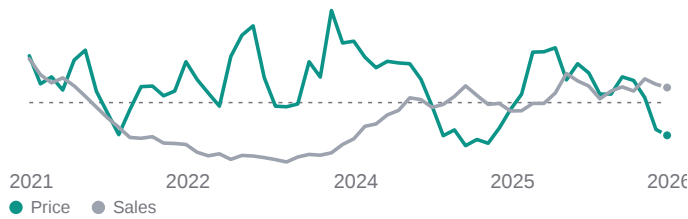


Growth (year over year)

Price -22.6% · Sales +10.3%

Price per square foot

\$890/ft²

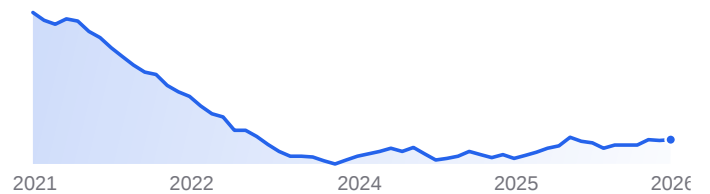
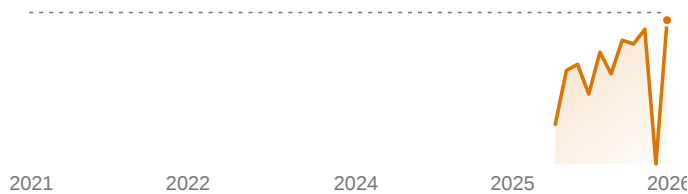


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

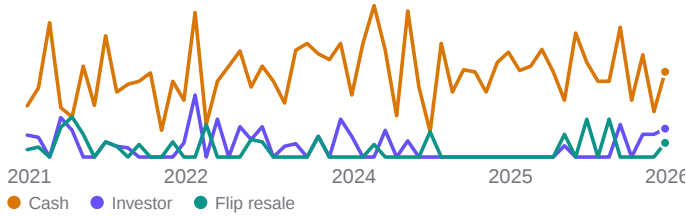
4.3%



BUYERS & OUTCOMES

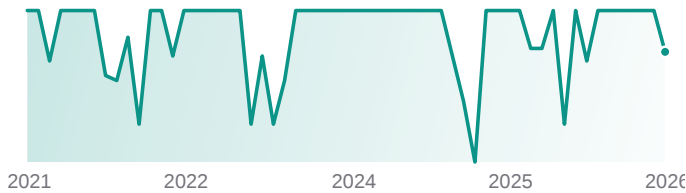
Buyer mix

Cash 38% · Investor 13% · Flip resale 6.3%



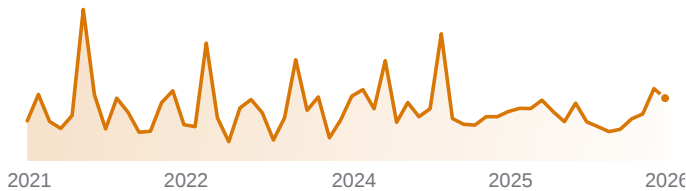
Sellers who sold at a gain

91%

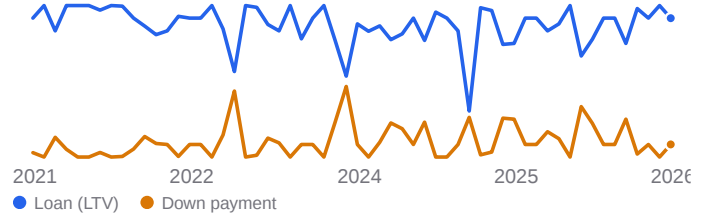


Median annualized return at resale

+9.7%

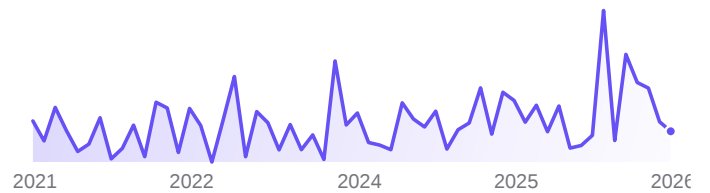


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	3,961
Median value (AVM)	\$2M
Median size	2,560 ft²
Median bedrooms	4
Median year built	1972
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	0.9%
Owner occupied	72%
Company owned	16%
Median loan-to-value	32%
Typical ownership tenure	13.0 yrs

COMMUNITY

Population	9,274
Density	841 / mi²
Median household income	\$220K
Average household income	\$338K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	87
Homes occupied	88%
Bachelor's or higher	45%
Poverty rate	4.2%
Unemployment	1.4%
Average temp	53°F
Annual precip	47 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.