

City: Brielle



Barbara Scaffidi
Sales Associate
(732) 233-8248 (Cell) (732) 449-2777 (Office)
www.JerseyShoreSpecialist.com
Barbara.Scaffidi@cbmoves.com



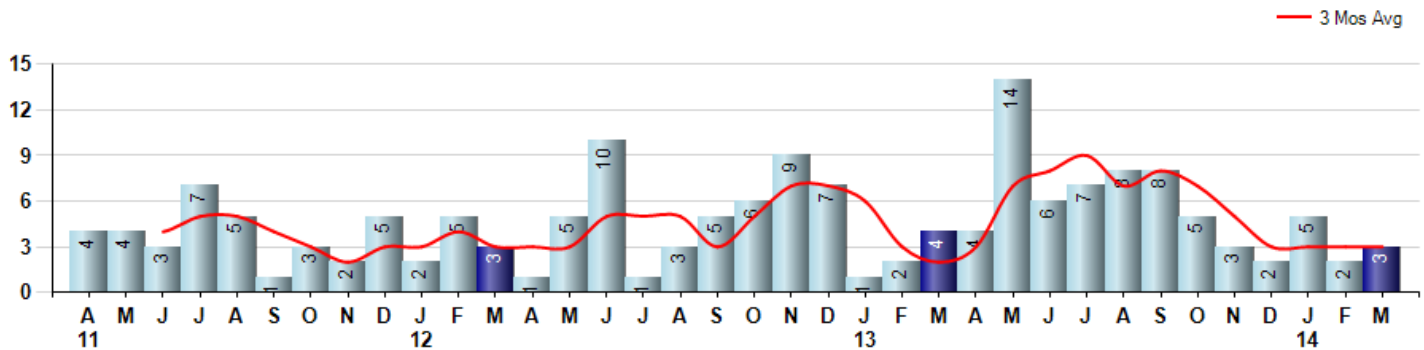
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$659,000	0%		-8%				
Average List Price of all Current Listings	\$921,319	1%		-19%				
March Median Sales Price	\$710,000	-2%	16%	69%	17%	\$614,500	9%	1%
March Average Sales Price	\$708,000	-2%	18%	63%	7%	\$616,200	23%	-7%
Total Properties Currently for Sale (Inventory)	42	-5%		2%				
March Number of Properties Sold	3	50%		-25%			43%	
March Average Days on Market (Solds)	294	465%	106%	227%	147%	147	-19%	24%
March Month's Supply of Inventory	14.0	-36%	-5%	37%	6%	14.7	-45%	11%
March Sale Price vs List Price Ratio	96.5%	-1.2%	1%	0%	2.7%	96.0%	0.2%	2.1%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

Property Sales

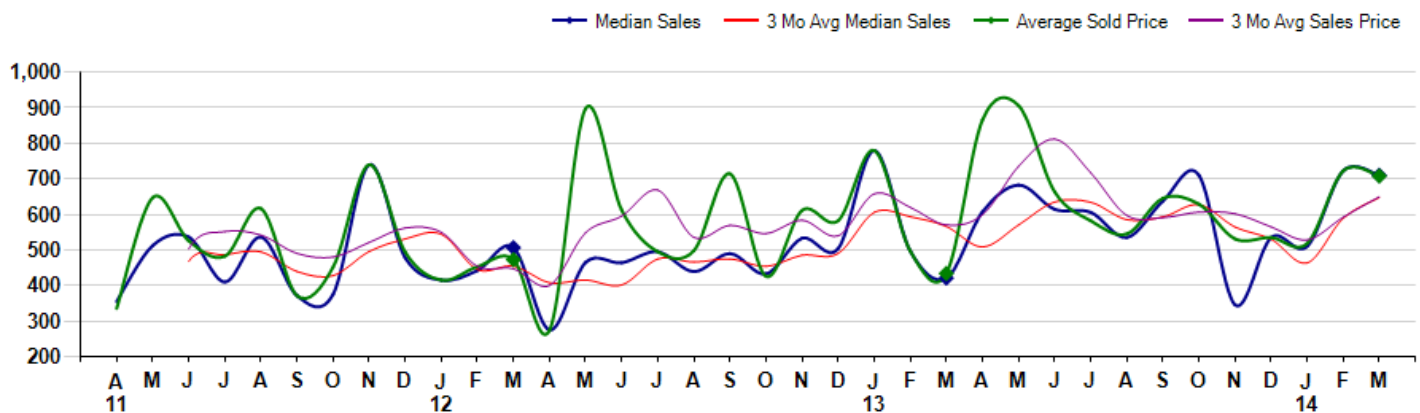
March Property sales were 3, down -25.0% from 4 in March of 2013 and 50.0% higher than the 2 sales last month. March 2014 sales were at their lowest level compared to March of 2013 and 2012. March YTD sales of 10 are running 42.9% ahead of last year's year-to-date sales of 7.



Prices

The Median Sales Price in March was \$710,000, up 68.6% from \$421,000 in March of 2013 and down -1.7% from \$722,500 last month. The Average Sales Price in March was \$708,000, up 63.2% from \$433,875 in March of 2013 and down -2.0% from \$722,500 last month. March 2014 ASP was at highest level compared to March of 2013 and 2012.

Median means Middle (the same # of properties sold above and below Median) (000's)



City: Brielle



Barbara Scaffidi
Sales Associate
(732) 233-8248 (Cell) (732) 449-2777 (Office)
www.JerseyShoreSpecialist.com
Barbara.Scaffidi@cbmoves.com



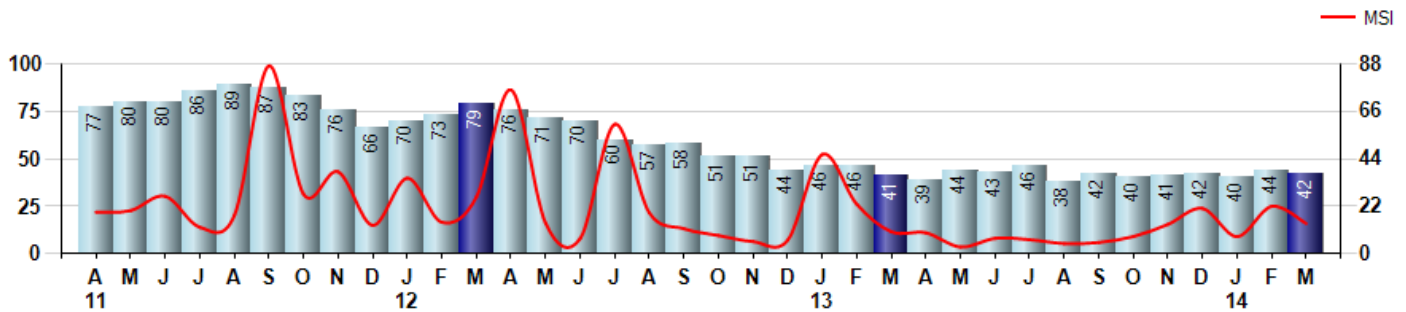
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Inventory & MSI

The Total Inventory of Properties available for sale as of March was 42, down -4.5% from 44 last month and up 2.4% from 41 in March of last year. March 2014 Inventory was at a mid range compared to March of 2013 and 2012.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The March 2014 MSI of 14.0 months was at a mid range compared with March of 2013 and 2012.

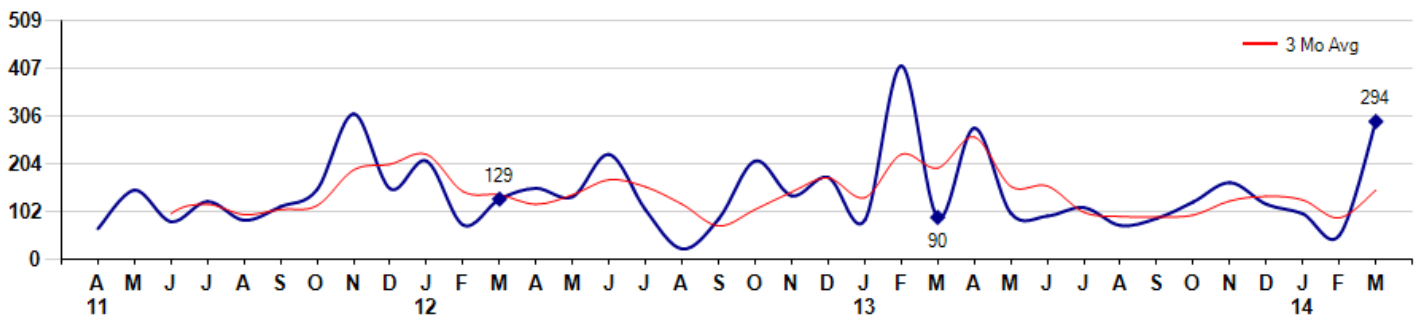
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



Market Time

The average Days On Market(DOM) shows how many days the average Property is on the Market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for March was 294, up 465.4% from 52 days last month and up 226.7% from 90 days in March of last year. The March 2014 DOM was at its highest level compared with March of 2013 and 2012.

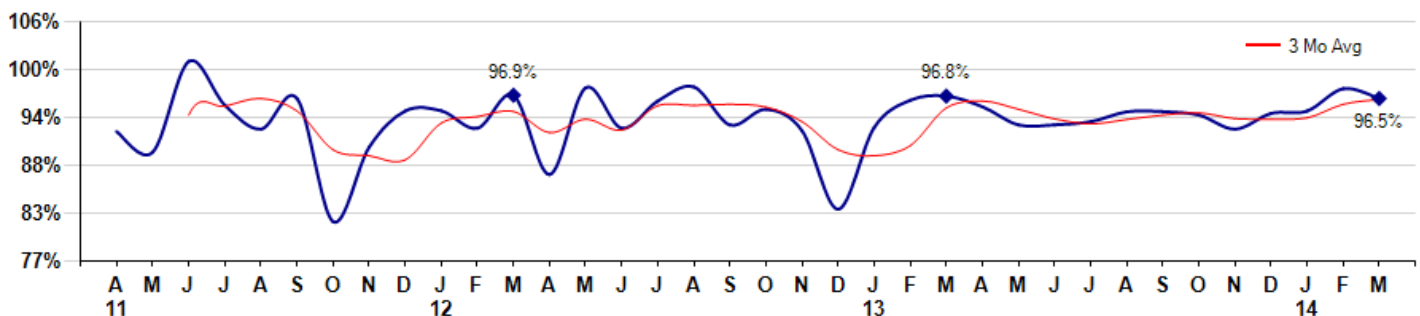
Average Days on Market(Listing to Contract) for properties sold during the month



Selling Price vs Listing Price

The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The March 2014 Selling Price vs List Price of 96.5% was down from 97.7% last month and down from 96.8% in March of last year.

Avg Selling Price divided by Avg Listing Price for sold properties during the month



City: Brielle



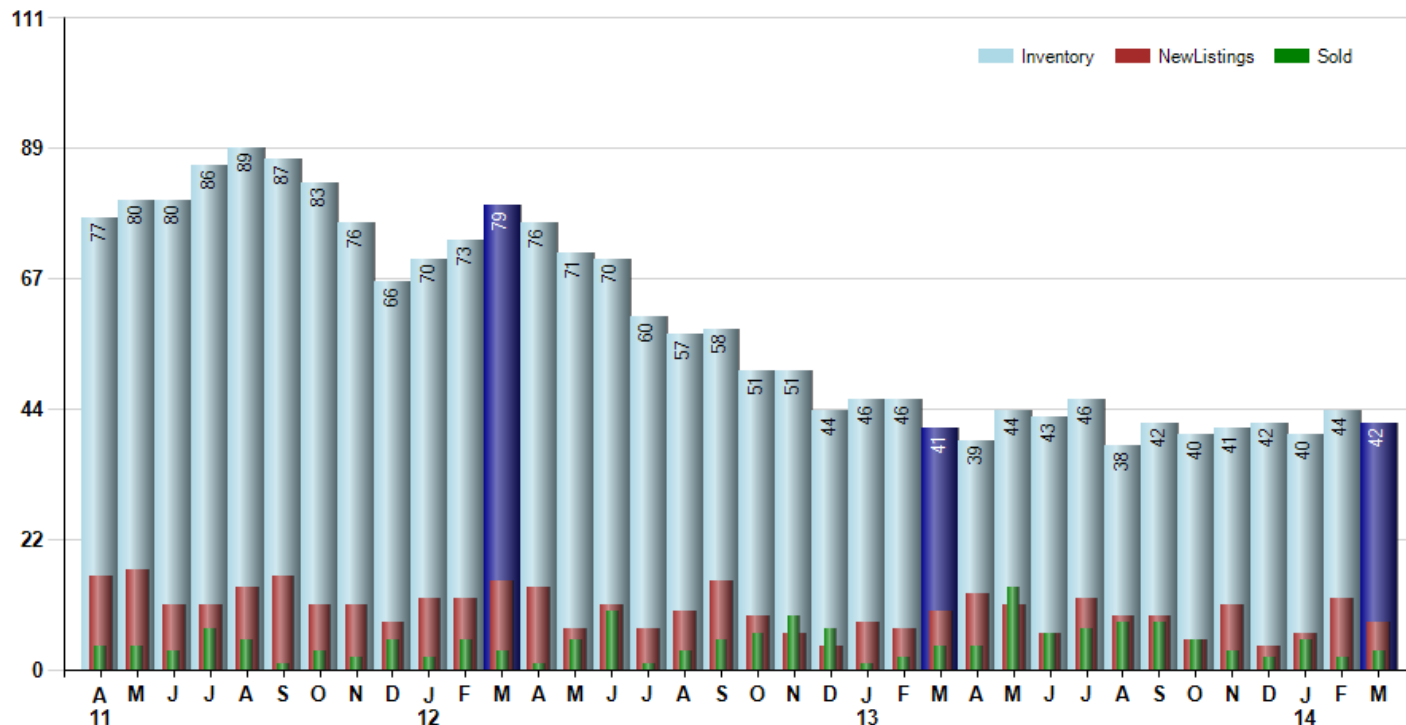
Barbara Scaffidi
 Sales Associate
 (732) 233-8248 (Cell) (732) 449-2777 (Office)
 www.JerseyShoreSpecialist.com
 Barbara.Scaffidi@cbmoves.com



Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in March 2014 was 8, down -33.3% from 12 last month and down -20.0% from 10 in March of last year.



© 2014 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Residential Brokerage fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Coldwell Banker Residential Brokerage is operated by a subsidiary of NRT LLC. Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC.

Based on information from Monmouth/Ocean Multiple Listing Service for the period 4/1/2011 through 3/31/2014. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.



MARKET ACTION REPORT

March 2014

City: *Brielle*



Barbara Scaffidi
Sales Associate
(732) 233-8248 (Cell) (732) 449-2777 (Office)
www.JerseyShoreSpecialist.com
Barbara.Scaffidi@cbmoves.com



Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

	A 11	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14	F	M
Homes Sold	4	4	3	7	5	1	3	2	5	2	5	3	1	5	10	1	3	5	6	9	7	1	2	4	4	14	6	7	8	8	5	3	2	5	2	3
3 Mo. Roll Avg			4	5	5	4	3	2	3	3	4	3	3	3	5	5	5	3	5	7	7	6	3	2	3	7	8	9	7	8	7	5	3	3	3	3

	(000's) A 11	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14	F	M
Median Sale Price	355	512	536	410	537	372	375	740	478	415	442	507	275	465	464	495	439	490	433	533	504	780	497	421	608	683	614	606	535	638	710	345	535	510	723	710
3 Mo. Roll Avg			468	486	494	439	428	496	531	544	445	455	408	416	401	475	466	475	454	485	490	606	594	566	508	570	635	634	585	593	628	564	530	463	589	648

	A 11	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14	F	M
Inventory	77	80	80	86	89	87	83	76	66	70	73	79	76	71	70	60	57	58	51	51	44	46	46	41	39	44	43	46	38	42	40	41	42	40	44	42
MSI	19	20	27	12	18	87	28	38	13	35	15	26	76	14	7	60	19	12	9	6	6	46	23	10	10	3	7	7	5	5	8	14	21	8	22	14

	A 11	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14	F	M
Days On Market	66	148	81	124	84	113	149	310	151	210	74	129	152	134	224	106	23	87	210	136	175	84	412	90	280	99	93	111	73	88	123	164	118	98	52	294
3 Mo. Roll Avg			98	118	96	107	115	191	203	224	145	138	118	138	170	155	118	72	107	144	174	132	224	195	261	156	157	101	92	91	95	125	135	127	89	148

	A 11	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14	F	M	
Price per Sq Ft	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3 Mo. Roll Avg			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

	A 11	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14	F	M
Sale to List Price	0.925	0.900	1.010	0.957	0.928	0.965	0.816	0.906	0.950	0.950	0.929	0.969	0.873	0.978	0.929	0.962	0.979	0.933	0.952	0.926	0.831	0.930	0.963	0.968	0.955	0.933	0.933	0.937	0.949	0.949	0.945	0.928	0.947	0.950	0.977	0.965
3 Mo. Roll Avg			0.945	0.956	0.965	0.950	0.903	0.896	0.891	0.935	0.943	0.949	0.924	0.940	0.927	0.956	0.957	0.958	0.955	0.937	0.903	0.896	0.908	0.954	0.962	0.952	0.940	0.934	0.940	0.945	0.948	0.941	0.940	0.942	0.958	0.964

	A 11	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14	F	M
New Listings	16	17	11	11	14	16	11	11	8	12	12	15	14	7	11	7	10	15	9	6	4	8	7	10	13	11	6	12	9	9	5	11	4	6	12	8
Inventory	77	80	80	86	89	87	83	76	66	70	73	79	76	71	70	60	57	58	51	51	44	46	46	41	39	44	43	46	38	42	40	41	42	40	44	42
Sales	4	4	3	7	5	1	3	2	5	2	5	3	1	5	10	1	3	5	6	9	7	1	2	4	4	14	6	7	8	8	5	3	2	5	2	3

	(000's) A 11	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14	F	M
Avg Sale Price	335	647	526	483	617	372	452	740	494	415	453	473	275	898	612	495	498	714	426	611	582	780	497	434	866	906	664	582	545	645	629	531	535	519	723	708
3 Mo. Roll Avg			503	552	542	490	480	521	562	550	454	447	400	548	595	668	535	569	546	584	540	658	620	570	599	735	812	717	597	591	606	602	565	528	592	650

© 2014 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Residential Brokerage fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Coldwell Banker Residential Brokerage is operated by a subsidiary of NRT LLC. Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC.

Based on information from Monmouth/Ocean Multiple Listing Service for the period 4/1/2011 through 3/31/2014. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.

