

City: *Bradley Beach*



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



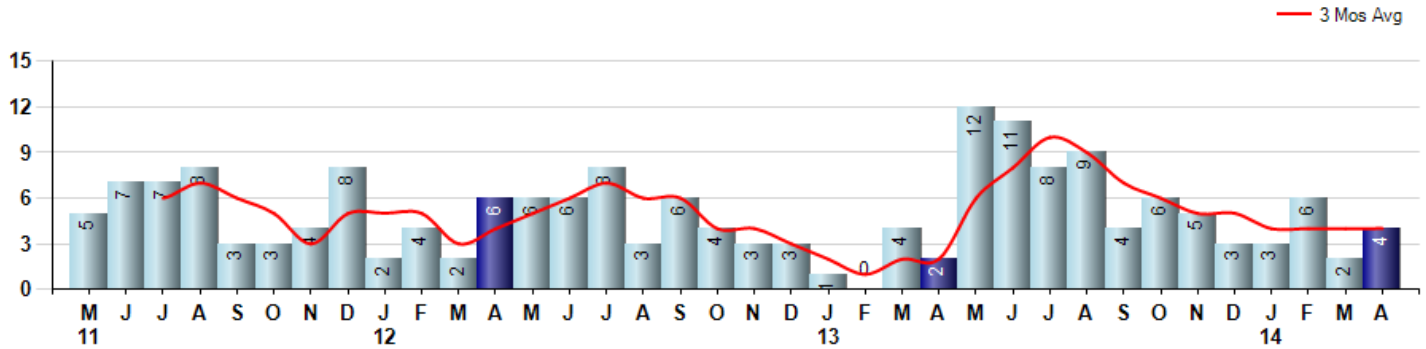
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$450,000	0%		-21%				
Average List Price of all Current Listings	\$532,775	-3%		-9%				
April Median Sales Price	\$464,000	10%	6%	49%	12%	\$436,900	15%	5%
April Average Sales Price	\$517,500	23%	5%	66%	10%	\$490,960	13%	5%
Total Properties Currently for Sale (Inventory)	75	7%		32%				
April Number of Properties Sold	4	100%		100%			114%	
April Average Days on Market (Solds)	23	-32%	-55%	-75%	-69%	51	-7%	-32%
April Month's Supply of Inventory	18.8	-46%	-12%	-34%	58%	19.9	-8%	68%
April Sale Price vs List Price Ratio	97.0%	0.9%	1%	8%	2.6%	96.5%	6.4%	2.0%

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

Property Sales

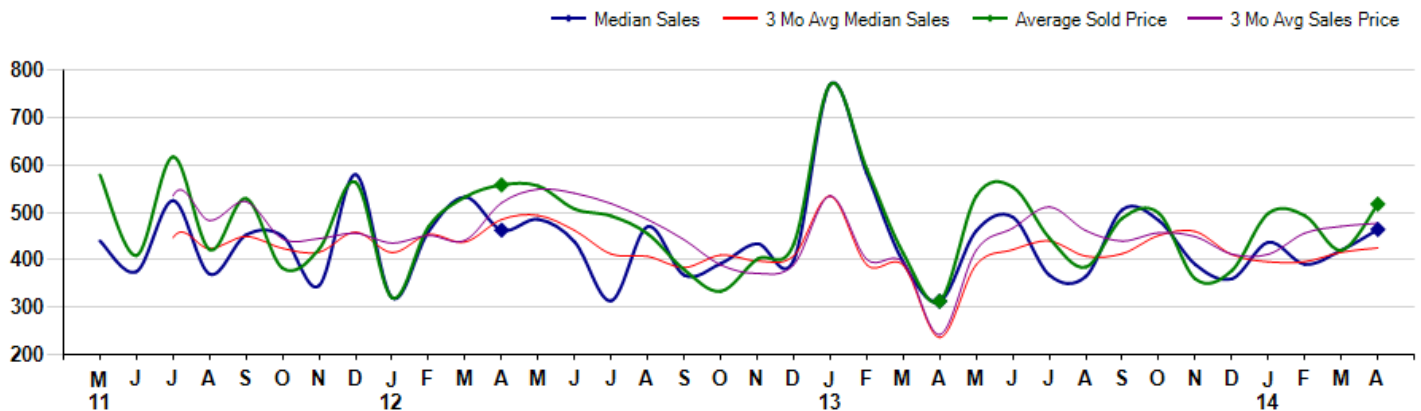
April Property sales were 4, up 100.0% from 2 in April of 2013 and 100.0% higher than the 2 sales last month. April 2014 sales were at a mid level compared to April of 2013 and 2012. April YTD sales of 15 are running 114.3% ahead of last year's year-to-date sales of 7.



Prices

The Median Sales Price in April was \$464,000, up 48.5% from \$312,500 in April of 2013 and up 10.4% from \$420,250 last month. The Average Sales Price in April was \$517,500, up 65.6% from \$312,500 in April of 2013 and up 23.1% from \$420,250 last month. April 2014 ASP was at a mid range compared to April of 2013 and 2012.

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



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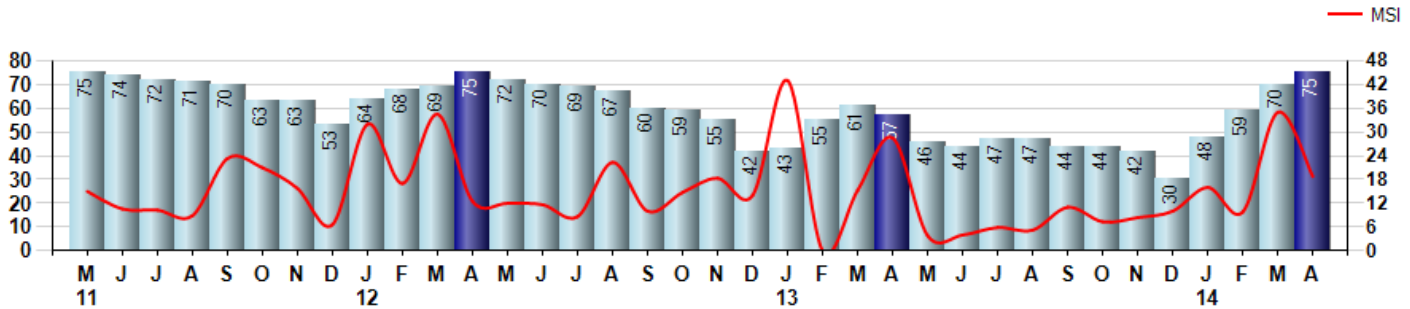
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Inventory & MSI

The Total Inventory of Properties available for sale as of April was 75, up 7.1% from 70 last month and up 31.6% from 57 in April of last year. April 2014 Inventory was at a mid range compared to April of 2013 and 2012.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The April 2014 MSI of 18.8 months was at a mid range compared with April of 2013 and 2012.

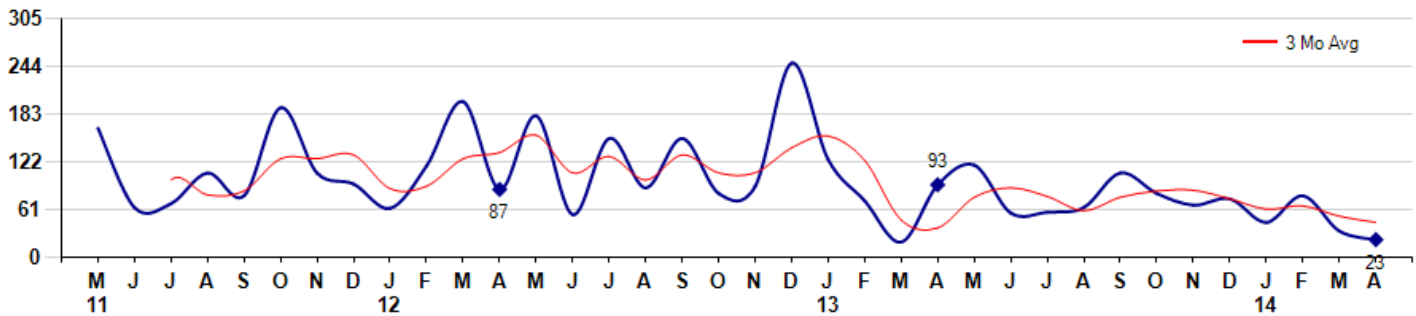
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 April was 23, down -32.4% from 34 days last month and down -75.3% from 93 days in April of last year. The April 2014 DOM was at its lowest level compared with April of 2013 and 2012.

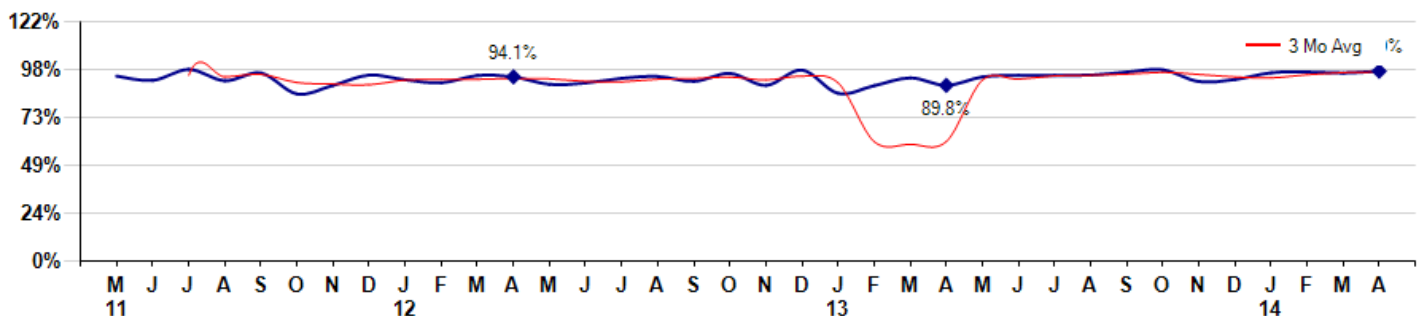
Average Days on Market(Listing to Contract) for properties sold during the month



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 April 2014 Selling Price vs List Price of 97.0% was up from 96.1% last month and up from 89.8% in April of last year.

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



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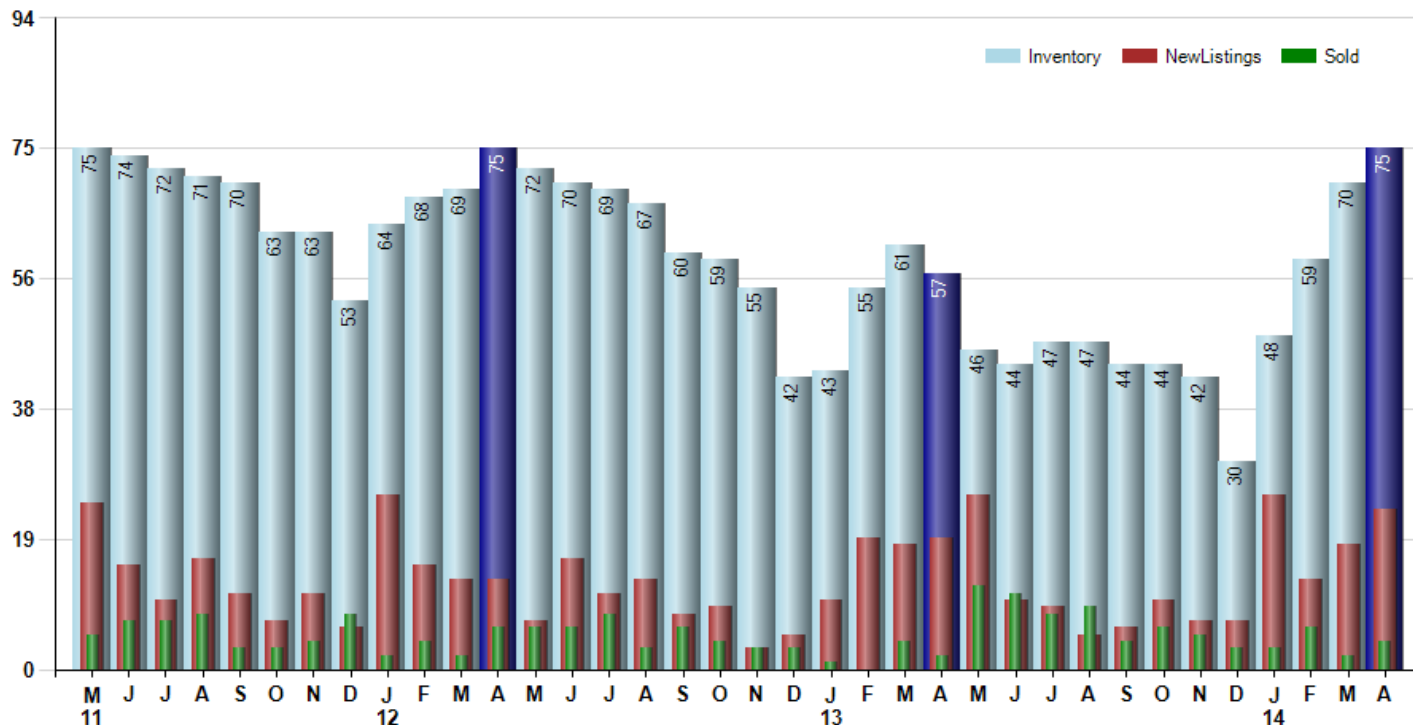
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Inventory / New Listings / Sales

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 April 2014 was 23, up 27.8% from 18 last month and up 21.1% from 19 in April of last year.



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MARKET ACTION REPORT

April 2014

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	M 11	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	A
Homes Sold	5	7	7	8	3	3	4	8	2	4	2	6	6	6	8	3	6	4	3	3	1	0	4	2	12	11	8	9	4	6	5	3	3	6	2	4
3 Mo. Roll Avg			6	7	6	5	3	5	5	5	3	4	5	6	7	6	6	4	4	3	2	1	2	2	6	8	10	9	7	6	5	5	4	4	4	4

	(000's) M 11	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	A
Median Sale Price	440	375	525	370	453	450	345	580	320	460	533	463	486	438	314	470	368	392	434	399	770	0	395	313	461	490	368	365	506	483	390	360	437	391	420	464
3 Mo. Roll Avg			447	423	449	424	416	458	415	453	438	485	494	462	412	407	384	410	398	408	534	390	388	236	390	421	440	408	413	451	460	411	396	396	416	425

	M 11	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	A
Inventory	75	74	72	71	70	63	63	53	64	68	69	75	72	70	69	67	60	59	55	42	43	55	61	57	46	44	47	47	44	44	42	30	48	59	70	75
MSI	15	11	10	9	23	21	16	7	32	17	35	13	12	12	9	22	10	15	18	14	43	0	15	29	4	4	6	5	11	7	8	10	16	10	35	19

	M 11	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	A
Days On Market	165	64	69	108	79	191	108	94	63	117	199	87	181	55	152	89	152	82	91	248	125	0	20	93	118	57	58	64	108	82	67	75	45	79	34	23
3 Mo. Roll Avg			99	80	85	126	126	131	88	91	126	134	156	108	129	99	131	108	108	140	155	124	48	38	77	89	78	60	77	85	86	75	62	66	53	45

	M 11	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	A
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
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

	M 11	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	A
Sale to List Price	0.945	0.923	0.979	0.921	0.961	0.854	0.898	0.950	0.926	0.911	0.948	0.941	0.903	0.910	0.934	0.943	0.918	0.959	0.898	0.976	0.857	0.000	0.936	0.898	0.941	0.949	0.948	0.950	0.966	0.977	0.917	0.928	0.962	0.966	0.961	0.970
3 Mo. Roll Avg			0.949	0.941	0.954	0.912	0.904	0.901	0.925	0.929	0.928	0.933	0.931	0.918	0.916	0.929	0.932	0.940	0.925	0.944	0.910	0.611	0.598	0.611	0.925	0.929	0.946	0.949	0.955	0.964	0.953	0.941	0.936	0.952	0.963	0.966

	M 11	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	A
New Listings	24	15	10	16	11	7	11	6	25	15	13	13	7	16	11	13	8	9	3	5	10	19	18	19	25	10	9	5	6	10	7	7	25	13	18	23
Inventory	75	74	72	71	70	63	63	53	64	68	69	75	72	70	69	67	60	59	55	42	43	55	61	57	46	44	47	47	44	44	42	30	48	59	70	75
Sales	5	7	7	8	3	3	4	8	2	4	2	6	6	6	8	3	6	4	3	3	1	0	4	2	12	11	8	9	4	6	5	3	3	6	2	4

	(000's) M 11	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	A
Avg Sale Price	579	409	617	422	529	382	422	564	320	470	533	558	556	507	493	455	379	334	401	433	770	0	414	313	534	554	446	385	488	498	360	378	498	493	420	518
3 Mo. Roll Avg			535	483	523	444	445	456	435	451	441	520	549	540	519	485	442	389	371	389	535	401	395	242	420	467	511	461	440	457	449	412	412	456	471	477

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