

City: Monmouth Beach



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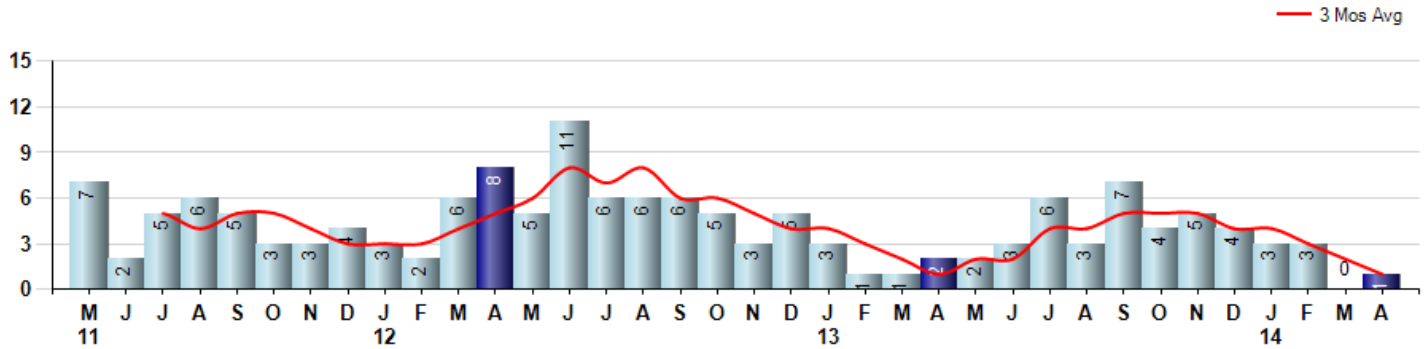
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$1,199,000	20%		5%				
Average List Price of all Current Listings	\$1,334,963	5%		7%				
April Median Sales Price	\$967,500	0%	0%	72%	53%	\$967,500	71%	53%
April Average Sales Price	\$967,500	0%	-4%	72%	24%	\$1,007,143	35%	29%
Total Properties Currently for Sale (Inventory)	52	8%		11%				
April Number of Properties Sold	1	0%		-50%			0%	
April Average Days on Market (Solds)	20	0%	-69%	-36%	-83%	64	-43%	-47%
April Month's Supply of Inventory	52.0	0%	134%	121%	158%	20.5	-37%	2%
April Sale Price vs List Price Ratio	96.9%	1%	-1%	6.8%	95.7%	1.8%	5.5%	

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

Property Sales

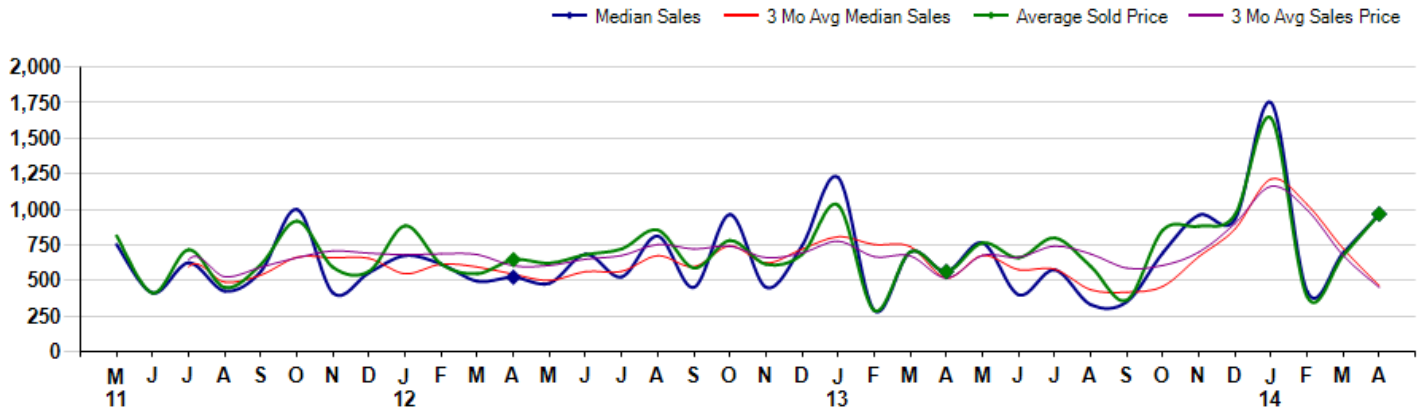
April Property sales were 1, down -50.0% from 2 in April of 2013 and equal to 0.0% 0 sales last month. April 2014 sales were at their lowest level compared to April of 2013 and 2012. April YTD sales of 7 are running equal to last year's year-to-date sales of 7.



Prices

The Median Sales Price in April was \$967,500, up 72.0% from \$562,500 in April of 2013 and equal to \$0 last month. The Average Sales Price in April was \$967,500, up 72.0% from \$562,500 in April of 2013 and equal to \$0 last month. April 2014 ASP was at highest level 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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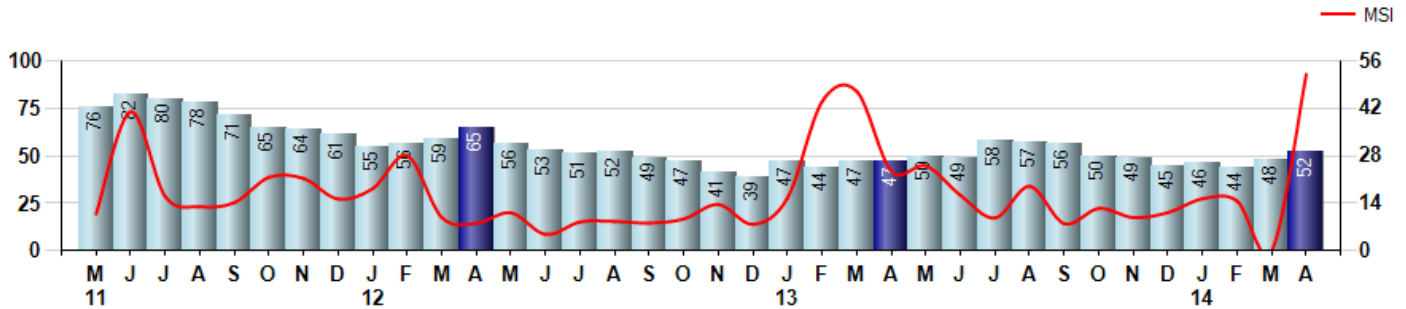
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Inventory & MSI

The Total Inventory of Properties available for sale as of April was 52, up 8.3% from 48 last month and up 10.6% from 47 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 52.0 months was at its highest level compared with April of 2013 and 2012.

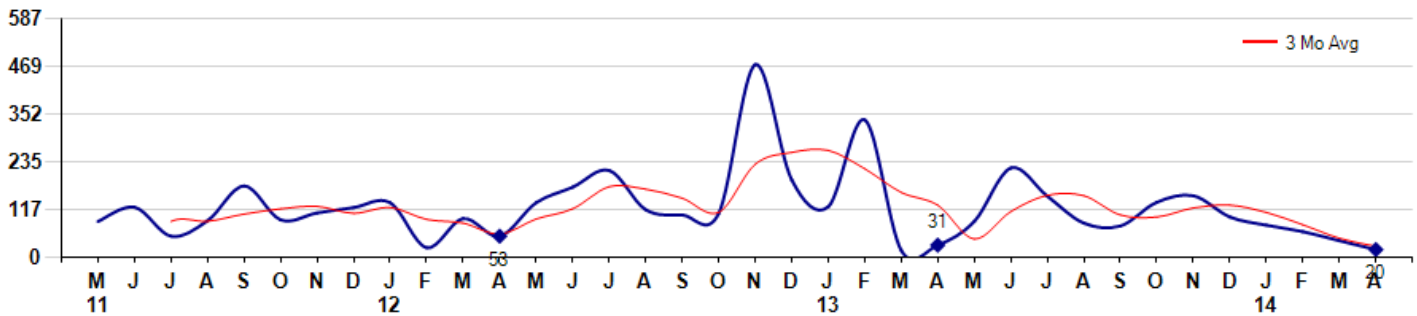
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 20, equal to 0 days last month and down -35.5% from 31 days in April of last year. The April 2014 DOM was at its lowest level compared with April of 2013 and 2012.

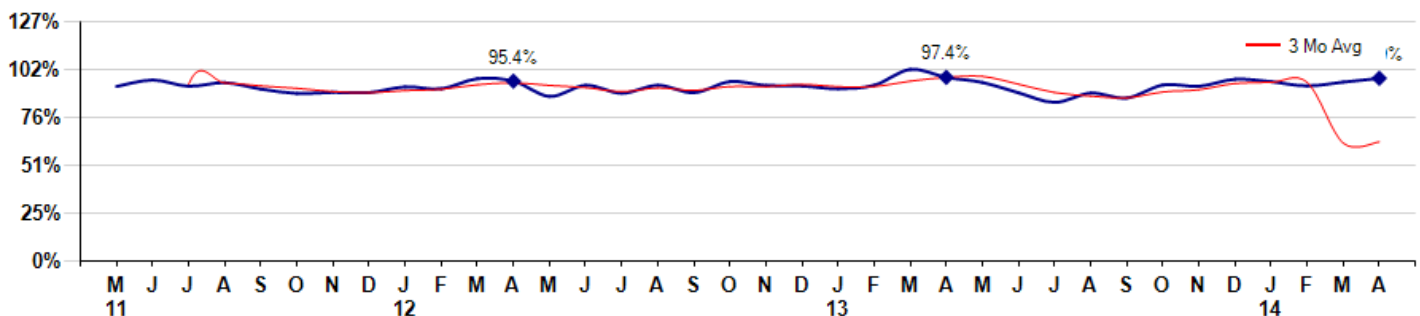
Average Days on Market(Listing to Contract) for properties sold during the month



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 96.9% was equal to 0.0% last month and down from 97.4% in April of last year.

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



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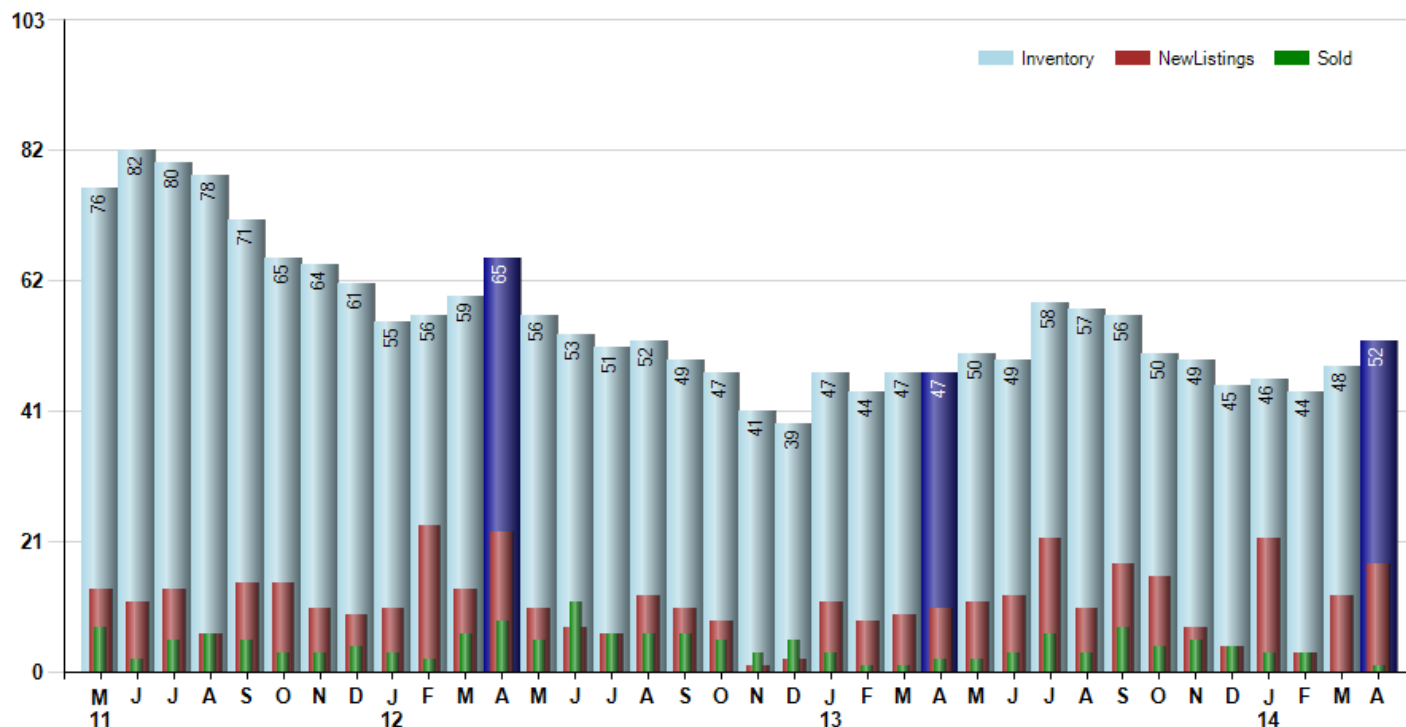
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Inventory / New Listings / Sales

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 17, up 41.7% from 12 last month and up 70.0% from 10 in April of last year.



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	7	2	5	6	5	3	3	4	3	2	6	8	5	11	6	6	6	5	3	5	3	1	1	2	2	3	6	3	7	4	5	4	3	3	0	1
3 Mo. Roll Avg			5	4	5	5	4	3	3	3	4	5	6	8	7	8	6	6	5	4	4	3	2	1	2	2	4	4	5	5	5	4	4	3	2	1

	(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	753	413	625	426	565	1,000	413	555	675	614	495	523	481	685	526	813	451	965	452	745	1,225	289	701	563	764	400	575	330	350	695	960	932	1,750	423	0	968
3 Mo. Roll Avg			597	488	539	663	659	656	548	615	595	544	500	563	564	674	596	743	623	721	807	753	738	518	676	576	580	435	418	458	668	862	1,214	1,035	724	463

	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	76	82	80	78	71	65	64	61	55	56	59	65	56	53	51	52	49	47	41	39	47	44	47	47	50	49	58	57	56	50	49	45	46	44	48	52
MSI	11	41	16	13	14	22	21	15	18	28	10	8	11	5	9	9	8	9	14	8	16	44	47	24	25	16	10	19	8	13	10	11	15	15	0	52

	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	89	124	53	91	176	93	110	123	135	25	96	53	135	173	214	118	105	109	473	191	125	338	18	31	89	220	151	85	78	136	152	100	80	64	0	20
3 Mo. Roll Avg			89	89	107	120	126	109	123	94	85	58	95	120	174	168	146	111	229	258	263	218	160	129	46	113	153	152	105	100	122	129	111	81	48	28

	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	0.926	0.960	0.927	0.946	0.912	0.889	0.895	0.894	0.924	0.914	0.967	0.954	0.873	0.932	0.890	0.932	0.893	0.951	0.931	0.928	0.914	0.932	1.016	0.974	0.947	0.892	0.842	0.891	0.865	0.934	0.927	0.964	0.951	0.929	0.000	0.969
3 Mo. Roll Avg			0.938	0.944	0.928	0.916	0.899	0.893	0.904	0.911	0.935	0.945	0.931	0.920	0.898	0.918	0.905	0.925	0.925	0.937	0.924	0.925	0.954	0.974	0.979	0.938	0.894	0.875	0.866	0.897	0.909	0.942	0.947	0.948	0.627	0.633

	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	13	11	13	6	14	14	10	9	10	23	13	22	10	7	6	12	10	8	1	2	11	8	9	10	11	12	21	10	17	15	7	4	21	3	12	17
Inventory	76	82	80	78	71	65	64	61	55	56	59	65	56	53	51	52	49	47	41	39	47	44	47	47	50	49	58	57	56	50	49	45	46	44	48	52
Sales	7	2	5	6	5	3	3	4	3	2	6	8	5	11	6	6	6	5	3	5	3	1	1	2	2	3	6	3	7	4	5	4	3	3	0	1

	(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	815	413	716	451	613	918	593	565	885	614	548	647	622	682	722	855	588	782	614	684	1,030	289	701	563	764	660	800	600	362	855	882	964	1,642	386	0	968
3 Mo. Roll Avg			648	527	593	661	708	692	681	688	682	603	606	650	675	753	721	741	661	693	776	668	673	518	676	662	741	687	587	606	700	900	1,163	997	676	451

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