

City: Point Pleasant Beach



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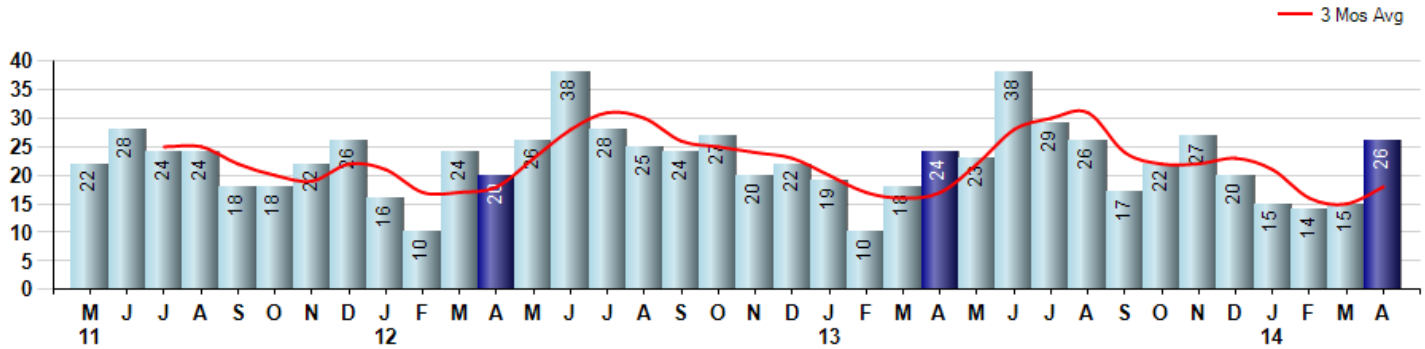
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Market Profile & Trends Overview	Month	Trending Versus*:				Trending Versus*:		
		LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$475,000	6%		11%				
Average List Price of all Current Listings	\$629,966	3%		11%				
April Median Sales Price	\$329,500	8%	-4%	-5%	0%	\$344,000	4%	4%
April Average Sales Price	\$469,081	35%	13%	28%	22%	\$416,738	7%	9%
Total Properties Currently for Sale (Inventory)	223	6%		-1%				
April Number of Properties Sold	26	73%		8%			-1%	
April Average Days on Market (Solds)	104	-3%	0%	39%	7%	104	8%	7%
April Month's Supply of Inventory	8.6	-39%	-31%	-9%	-18%	12.5	0%	19%
April Sale Price vs List Price Ratio	95.2%	0.8%	4%	1%	2.2%	91.7%	-2.1%	-1.6%

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

Property Sales

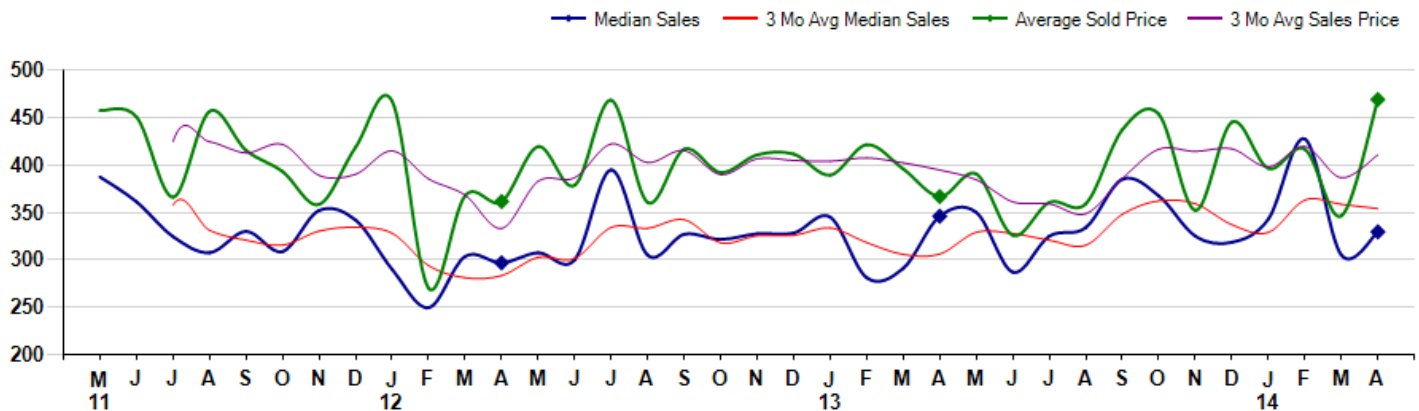
April Property sales were 26, up 8.3% from 24 in April of 2013 and 73.3% higher than the 15 sales last month. April 2014 sales were at their highest level compared to April of 2013 and 2012. April YTD sales of 70 are running -1.4% behind last year's year-to-date sales of 71.



Prices

The Median Sales Price in April was \$329,500, down -4.8% from \$346,000 in April of 2013 and up 8.0% from \$305,000 last month. The Average Sales Price in April was \$469,081, up 27.9% from \$366,724 in April of 2013 and up 35.4% from \$346,353 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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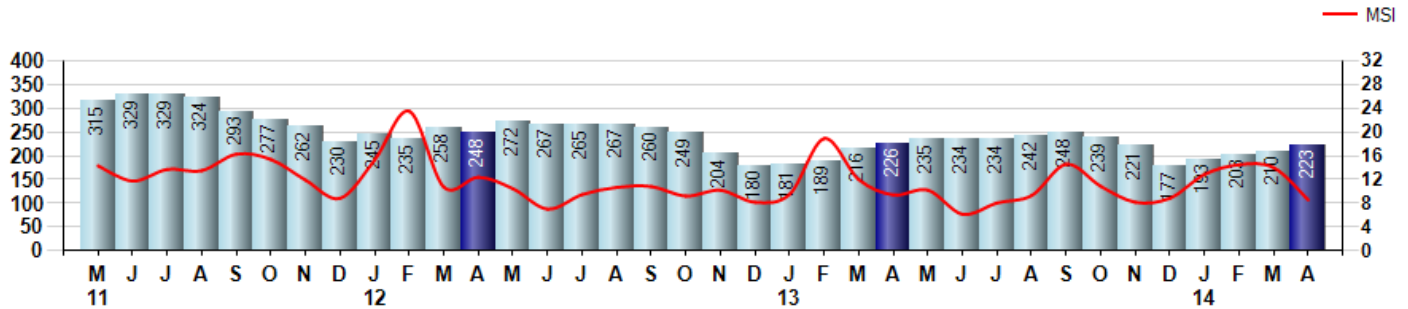
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Inventory & MSI

The Total Inventory of Properties available for sale as of April was 223, up 6.2% from 210 last month and down -1.3% from 226 in April of last year. April 2014 Inventory was at the lowest level 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 8.6 months was at its lowest level compared with April of 2013 and 2012.

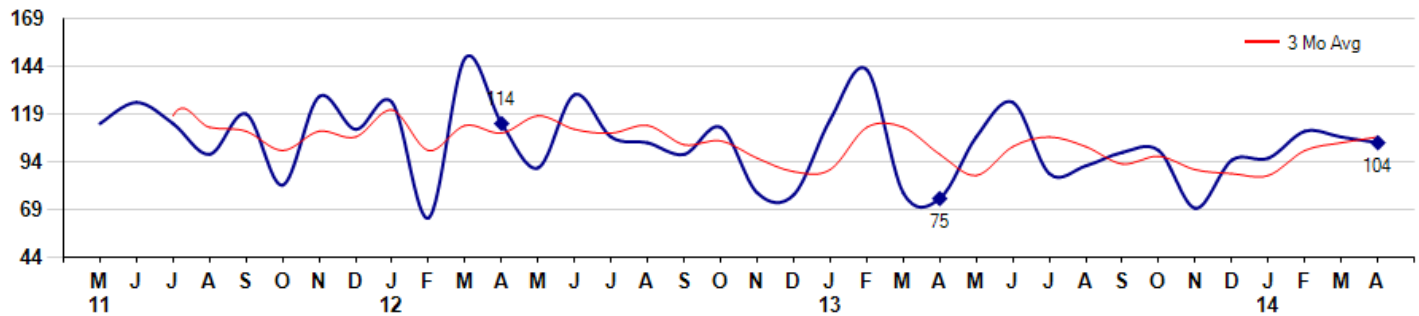
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 104, down -2.8% from 107 days last month and up 38.7% from 75 days in April of last year. The April 2014 DOM was at a mid range compared with April of 2013 and 2012.

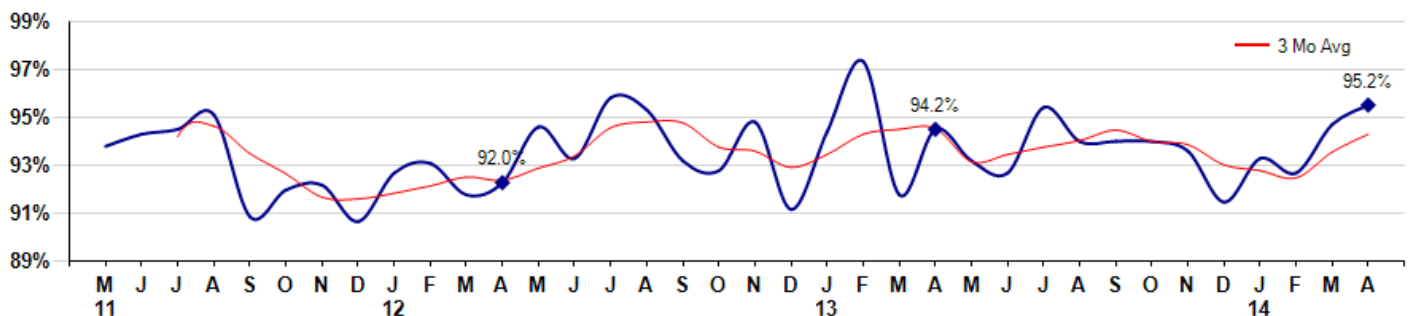
Average Days on Market(Listing to Contract) for properties sold during the month



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 95.2% was up from 94.4% last month and up from 94.2% in April of last year.

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



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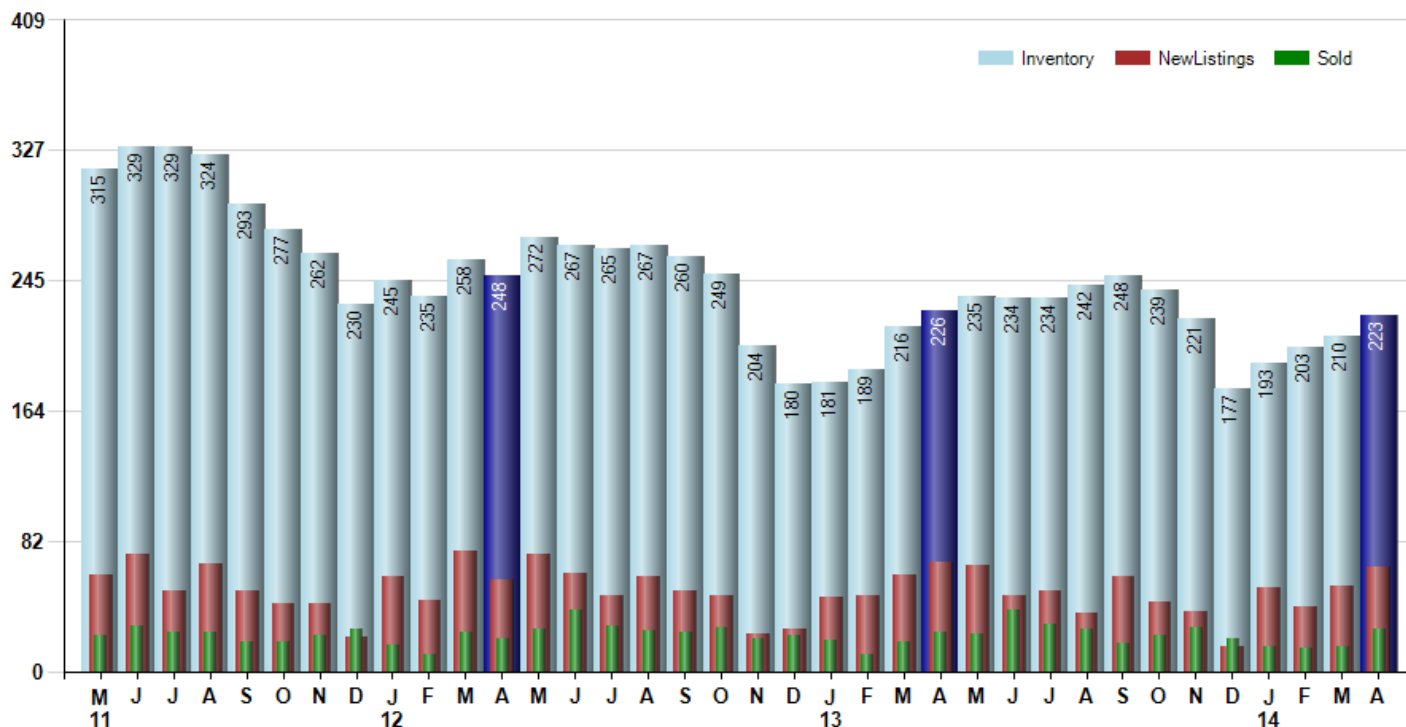
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Inventory / New Listings / Sales

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 65, up 22.6% from 53 last month and down -4.4% from 68 in April of last year.



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Based on information from Monmouth/Ocean Multiple Listing Service for the period 5/1/2011 through 4/30/2014. 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

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	22	28	24	24	18	18	22	26	16	10	24	20	26	38	28	25	24	27	20	22	19	10	18	24	23	38	29	26	17	22	27	20	15	14	15	26
3 Mo. Roll Avg			25	25	22	20	19	22	21	17	17	18	23	28	31	30	26	25	24	23	20	17	16	17	22	28	30	31	24	22	22	23	21	16	15	18

	(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	387	361	325	308	330	309	352	342	290	250	304	297	308	300	395	305	327	322	328	328	345	281	291	346	350	287	325	334	385	368	325	319	343	428	305	330
3 Mo. Roll Avg			358	331	321	315	330	334	328	294	281	283	303	301	334	333	342	318	325	326	334	318	306	306	329	328	321	315	348	362	359	337	329	363	359	354

	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	315	329	329	324	293	277	262	230	245	235	258	248	272	267	265	267	260	249	204	180	181	189	216	226	235	234	234	242	248	239	221	177	193	203	210	223
MSI	14	12	14	14	16	15	12	9	15	24	11	12	10	7	9	11	11	9	10	8	10	19	12	9	10	6	8	9	15	11	8	9	13	15	14	9

	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	114	125	114	98	119	82	128	111	125	65	148	114	91	129	107	104	98	112	78	77	116	142	78	75	107	125	88	92	99	100	70	95	96	110	107	104
3 Mo. Roll Avg			118	112	110	100	110	107	121	100	113	109	118	111	109	113	103	105	96	89	90	112	112	98	87	102	107	102	93	97	90	88	87	100	104	107

	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	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

	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	0.935	0.940	0.942	0.948	0.906	0.917	0.919	0.904	0.924	0.928	0.915	0.920	0.943	0.930	0.955	0.950	0.929	0.925	0.945	0.909	0.941	0.970	0.915	0.942	0.929	0.924	0.951	0.937	0.937	0.937	0.933	0.912	0.930	0.924	0.944	0.952
3 Mo. Roll Avg			0.939	0.943	0.932	0.924	0.914	0.913	0.916	0.919	0.922	0.921	0.926	0.931	0.943	0.945	0.945	0.935	0.933	0.926	0.932	0.940	0.942	0.942	0.929	0.932	0.935	0.937	0.942	0.937	0.936	0.927	0.925	0.922	0.933	0.940

	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	60	73	50	67	50	42	42	21	59	44	75	57	73	61	47	59	50	47	23	26	46	47	60	68	66	47	50	36	59	43	37	15	52	40	53	65
Inventory	315	329	329	324	293	277	262	230	245	235	258	248	272	267	265	267	260	249	204	180	181	189	216	226	235	234	234	242	248	239	221	177	193	203	210	223
Sales	22	28	24	24	18	18	22	26	16	10	24	20	26	38	28	25	24	27	20	22	19	10	18	24	23	38	29	26	17	22	27	20	15	14	15	26

	(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	457	451	366	457	416	393	358	419	467	270	368	362	420	379	469	361	417	392	411	412	389	422	396	367	391	326	361	359	437	454	352	445	396	417	346	469
3 Mo. Roll Avg			425	425	413	422	389	390	415	385	368	333	383	387	422	403	415	390	407	405	404	407	402	395	384	361	359	349	386	417	414	417	398	419	386	411

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