

City: Avon By The Sea



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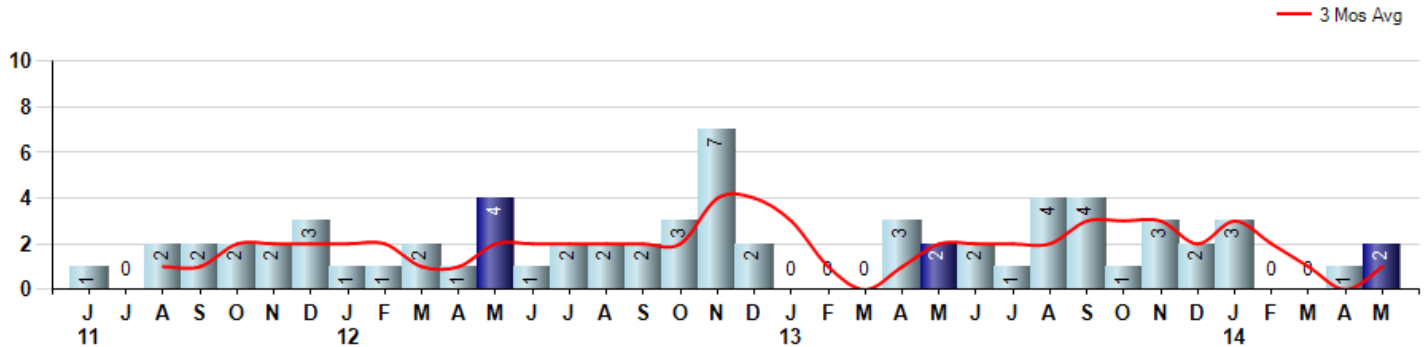
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$1,337,000	7%		5%				
Average List Price of all Current Listings	\$1,414,589	3%		16%				
May Median Sales Price	\$897,500	30%	30%	12%	-6%	\$718,750	-24%	-24%
May Average Sales Price	\$897,500	30%	8%	12%	-15%	\$808,750	-17%	-23%
Total Properties Currently for Sale (Inventory)	20	0%		-23%				
May Number of Properties Sold	2	100%		0%			20%	
May Average Days on Market (Solds)	86	-61%	-34%	-26%	-17%	115	-14%	11%
May Month's Supply of Inventory	10.0	-50%	0%	-23%	22%	7.3	85%	-11%
May Sale Price vs List Price Ratio	94.8%	-3.9%	-1%	8%	0.9%	95.7%	1.7%	1.8%

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

Property Sales

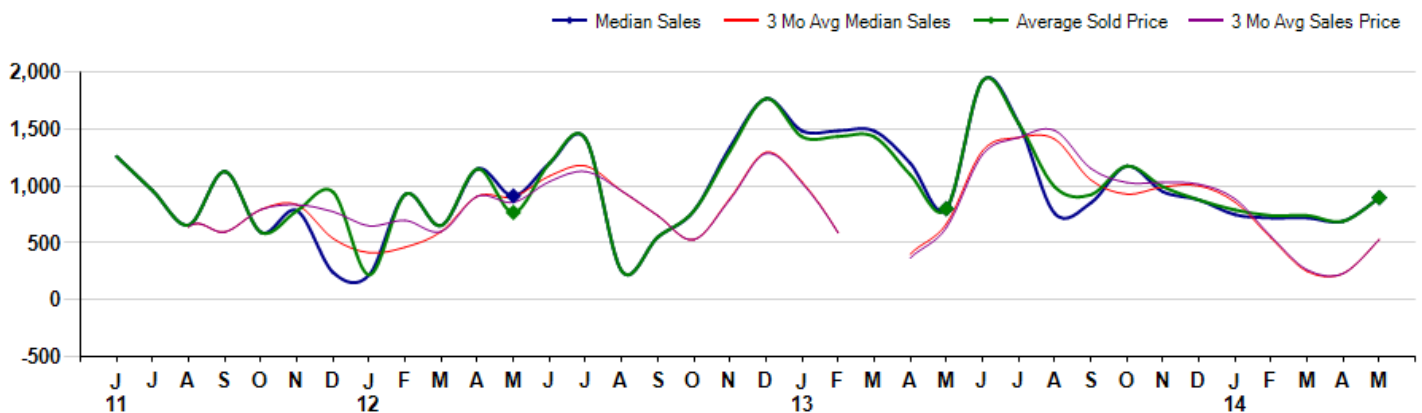
May Property sales were 2, equal to 2 in May of 2013 and 100.0% higher than the 1 sales last month. May 2014 sales were at their lowest level compared to May of 2013 and 2012. May YTD sales of 6 are running 20.0% ahead of last year's year-to-date sales of 5.



Prices

The Median Sales Price in May was \$897,500, up 12.2% from \$800,000 in May of 2013 and up 30.1% from \$690,000 last month. The Average Sales Price in May was \$897,500, up 12.2% from \$800,000 in May of 2013 and up 30.1% from \$690,000 last month. May 2014 ASP was at highest level compared to May of 2013 and 2012.

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



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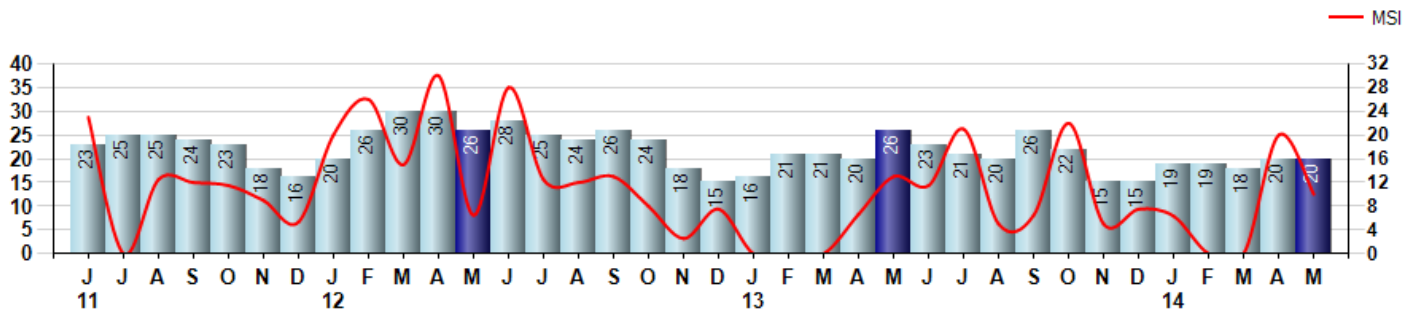
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Inventory & MSI

The Total Inventory of Properties available for sale as of May was 20, equal to 20 last month and down -23.1% from 26 in May of last year. May 2014 Inventory was at the lowest level compared to May of 2013 and 2012.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The May 2014 MSI of 10.0 months was at a mid range compared with May of 2013 and 2012.

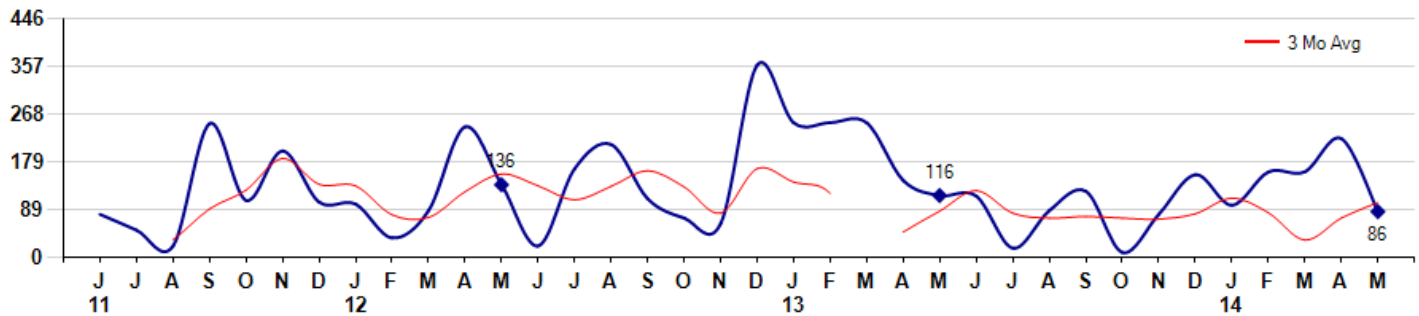
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 May was 86, down -61.3% from 222 days last month and down -25.9% from 116 days in May of last year. The May 2014 DOM was at its lowest level compared with May of 2013 and 2012.

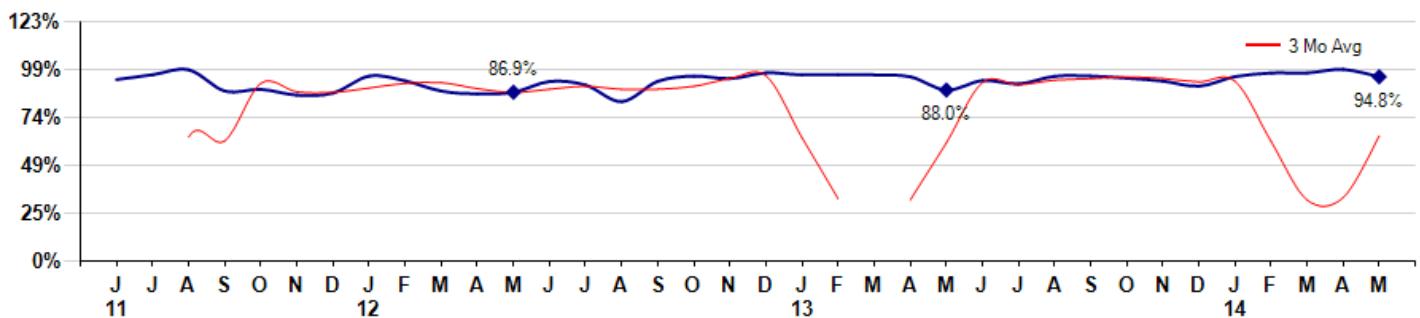
Average Days on Market(Listing to Contract) for properties sold during the month



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 May 2014 Selling Price vs List Price of 94.8% was down from 98.6% last month and up from 88.0% in May of last year.

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



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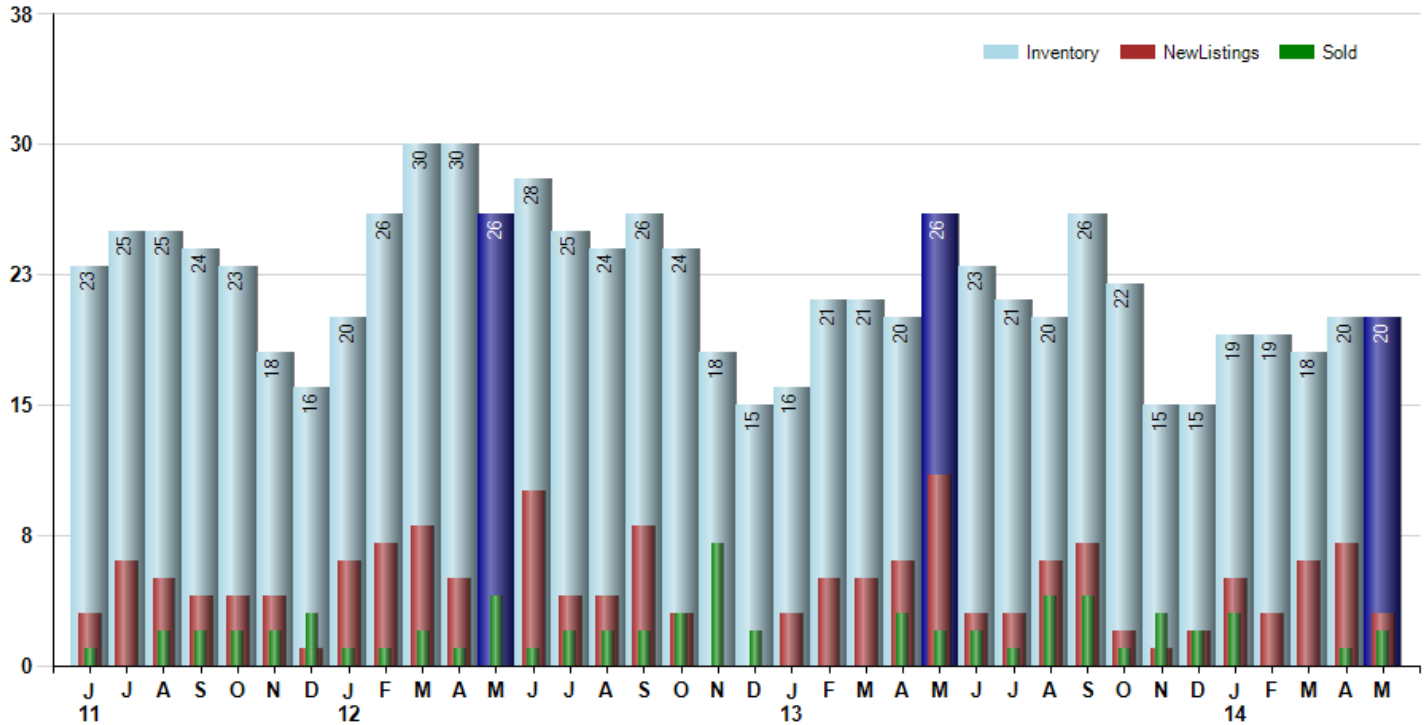
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Inventory / New Listings / Sales

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 May 2014 was 3, down -57.1% from 7 last month and down -72.7% from 11 in May of last year.



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Based on information from Monmouth/Ocean Multiple Listing Service for the period 6/1/2011 through 5/31/2014. 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

May 2014

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	J 11	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	M
Homes Sold	1	0	2	2	2	2	3	1	1	2	1	4	1	2	2	2	3	7	2	0	0	0	3	2	2	1	4	4	1	3	2	3	0	0	1	2
3 Mo. Roll Avg			1	1	2	2	2	2	2	1	1	2	2	2	2	2	4	4	3	1	0	1	2	2	2	2	3	3	3	2	3	2	1	0	1	

(000's)	J 11	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	M
Median Sale Price	1,260	0	657	1,128	593	783	240	218	926	653	1,150	912	1,200	1,415	253	550	780	1,340	1,768	0	0	0	1,200	800	1,925	1,550	760	850	1,175	950	878	748	0	0	690	898
3 Mo. Roll Avg			639	595	792	834	538	414	461	599	910	905	1,087	1,176	956	739	528	890	1,296	1,036	589	0	400	667	1,308	1,425	1,412	1,053	928	992	1,001	858	542	249	230	529

	J 11	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	M
Inventory	23	25	25	24	23	18	16	20	26	30	30	26	28	25	24	26	24	18	15	16	21	21	20	26	23	21	20	26	22	15	15	19	19	18	20	20
MSI	23	0	13	12	12	9	5	20	26	15	30	7	28	13	12	13	8	3	8	0	0	0	7	13	12	21	5	7	22	5	8	6	0	0	20	10

	J 11	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	M
Days On Market	81	0	22	250	107	199	104	100	37	88	244	136	22	166	211	110	74	64	359	0	0	0	144	116	115	18	88	124	10	81	155	98	0	0	222	86
3 Mo. Roll Avg			34	91	126	185	137	134	80	75	123	156	134	108	133	162	132	83	166	141	120	0	48	87	125	83	74	77	74	72	82	111	84	33	74	103

	J 11	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	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
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

	J 11	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	M
Sale to List Price	0.934	0.000	0.984	0.875	0.884	0.854	0.865	0.952	0.927	0.875	0.860	0.869	0.924	0.906	0.821	0.925	0.952	0.939	0.968	0.000	0.000	0.000	0.948	0.880	0.929	0.912	0.951	0.951	0.941	0.926	0.900	0.949	0.000	0.000	0.986	0.948
3 Mo. Roll Avg			0.639	0.620	0.914	0.871	0.868	0.890	0.915	0.918	0.887	0.868	0.884	0.900	0.884	0.884	0.899	0.939	0.953	0.636	0.323	0.000	0.316	0.609	0.919	0.907	0.931	0.938	0.948	0.939	0.922	0.925	0.616	0.316	0.329	0.645

	J 11	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	M
New Listings	3	6	5	4	4	4	1	6	7	8	5	0	10	4	4	8	3	0	0	3	5	5	6	11	3	3	6	7	2	1	2	5	3	6	7	3
Inventory	23	25	25	24	23	18	16	20	26	30	30	26	28	25	24	26	24	18	15	16	21	21	20	26	23	21	20	26	22	15	15	19	19	18	20	20
Sales	1	0	2	2	2	2	3	1	1	2	1	4	1	2	2	2	3	7	2	0	0	0	3	2	2	1	4	4	1	3	2	3	0	0	1	2

(000's)	J 11	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	M
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3 Mo. Roll Avg			639	595	792	834	774	649	697	599	910	856	1,039	1,127	956	739	528	880	1,286	1,026	589	0	366	633	1,274	1,425	1,489	1,155	1,030	1,030	1,015	887	556	263	230	529

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