

## City: Belmar



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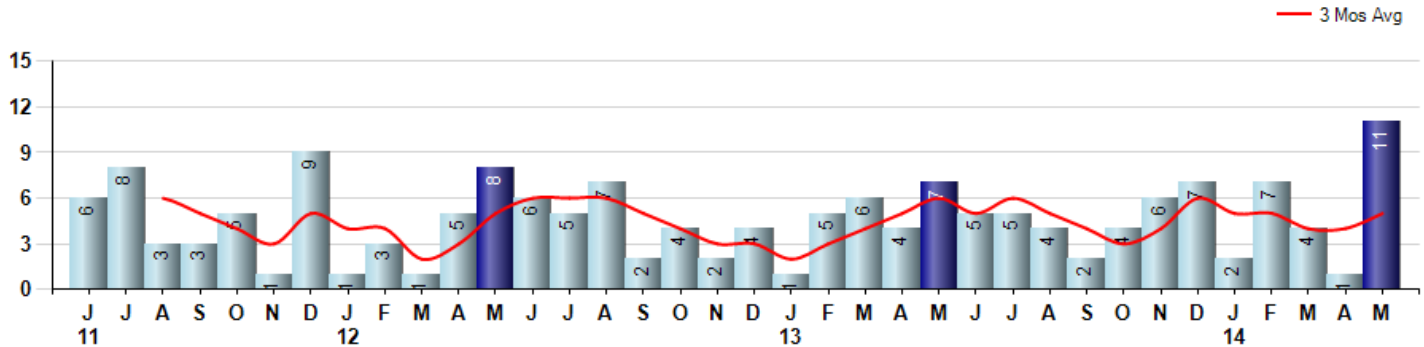
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$659,000	-2%		14%				
Average List Price of all Current Listings	\$925,185	-5%		16%				
May Median Sales Price	\$598,000	10%	4%	60%	14%	\$575,000	53%	10%
May Average Sales Price	\$575,909	6%	-7%	10%	-4%	\$606,105	23%	1%
Total Properties Currently for Sale (Inventory)	91	12%		14%				
May Number of Properties Sold	11	1000%		57%			9%	
May Average Days on Market (Solds)	166	141%	54%	25%	55%	119	20%	11%
May Month's Supply of Inventory	8.3	-90%	-77%	-28%	-64%	31.1	22%	36%
May Sale Price vs List Price Ratio	87.4%	-8.6%	-7%	-9%	-4.6%	93.8%	0.2%	2.5%

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

### Property Sales

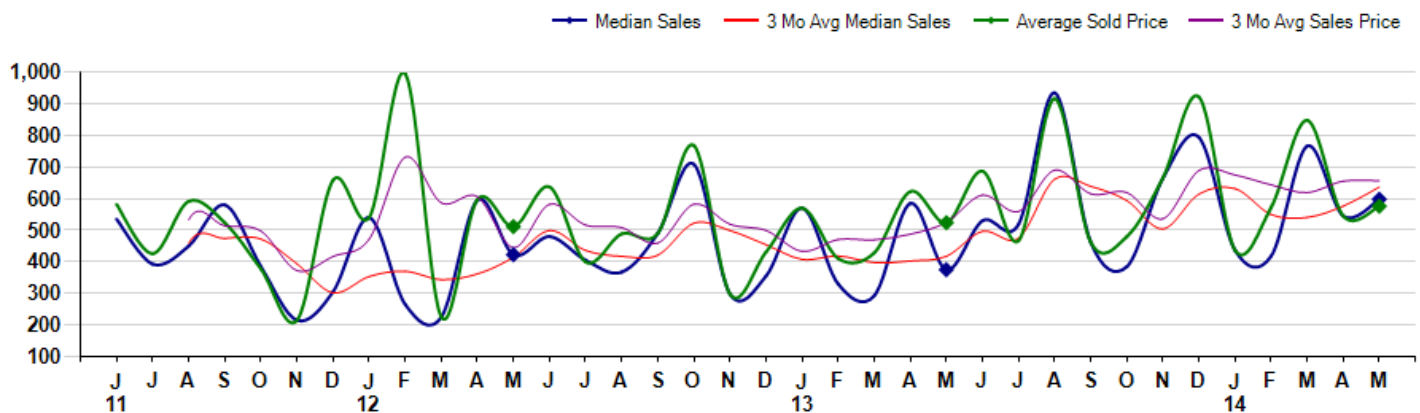
May Property sales were 11, up 57.1% from 7 in May of 2013 and 1000.0% higher than the 1 sales last month. May 2014 sales were at their highest level compared to May of 2013 and 2012. May YTD sales of 25 are running 8.7% ahead of last year's year-to-date sales of 23.



### Prices

The Median Sales Price in May was \$598,000, up 59.5% from \$375,000 in May of 2013 and up 9.7% from \$545,000 last month. The Average Sales Price in May was \$575,909, up 10.0% from \$523,786 in May of 2013 and up 5.7% from \$545,000 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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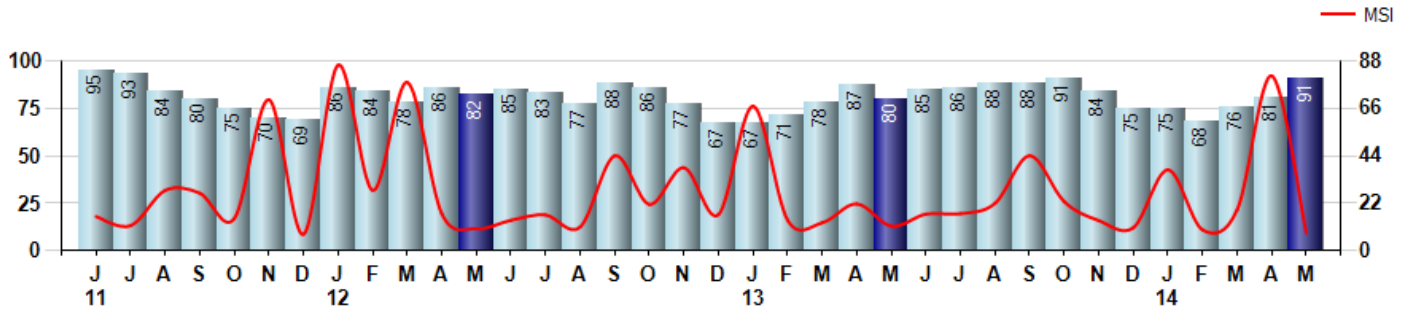
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### Inventory & MSI

The Total Inventory of Properties available for sale as of May was 91, up 12.3% from 81 last month and up 13.8% from 80 in May of last year. May 2014 Inventory was at highest 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 8.3 months was at its lowest level compared with May of 2013 and 2012.

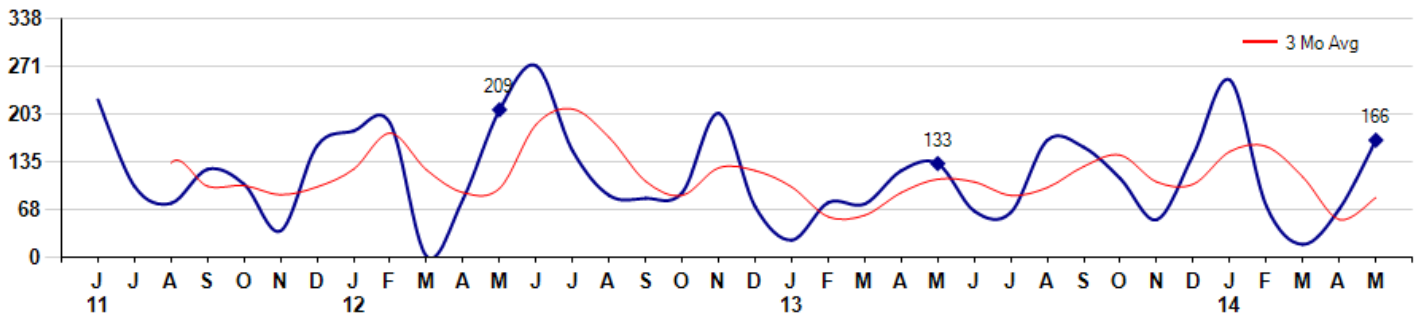
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



### 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 166, up 140.6% from 69 days last month and up 24.8% from 133 days in May of last year. The May 2014 DOM was at a mid range compared with May of 2013 and 2012.

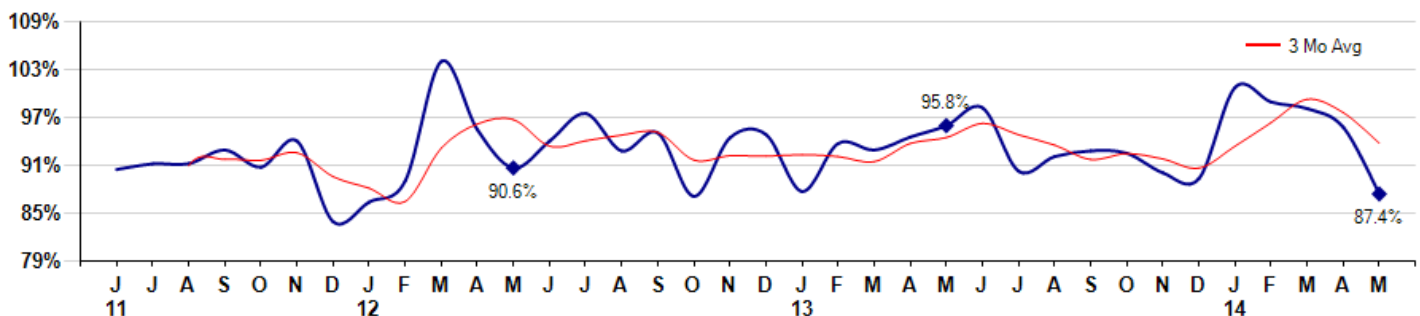
Average Days on Market(Listing to Contract) for properties sold during the month



### 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 87.4% was down from 95.6% last month and down from 95.8% in May of last year.

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



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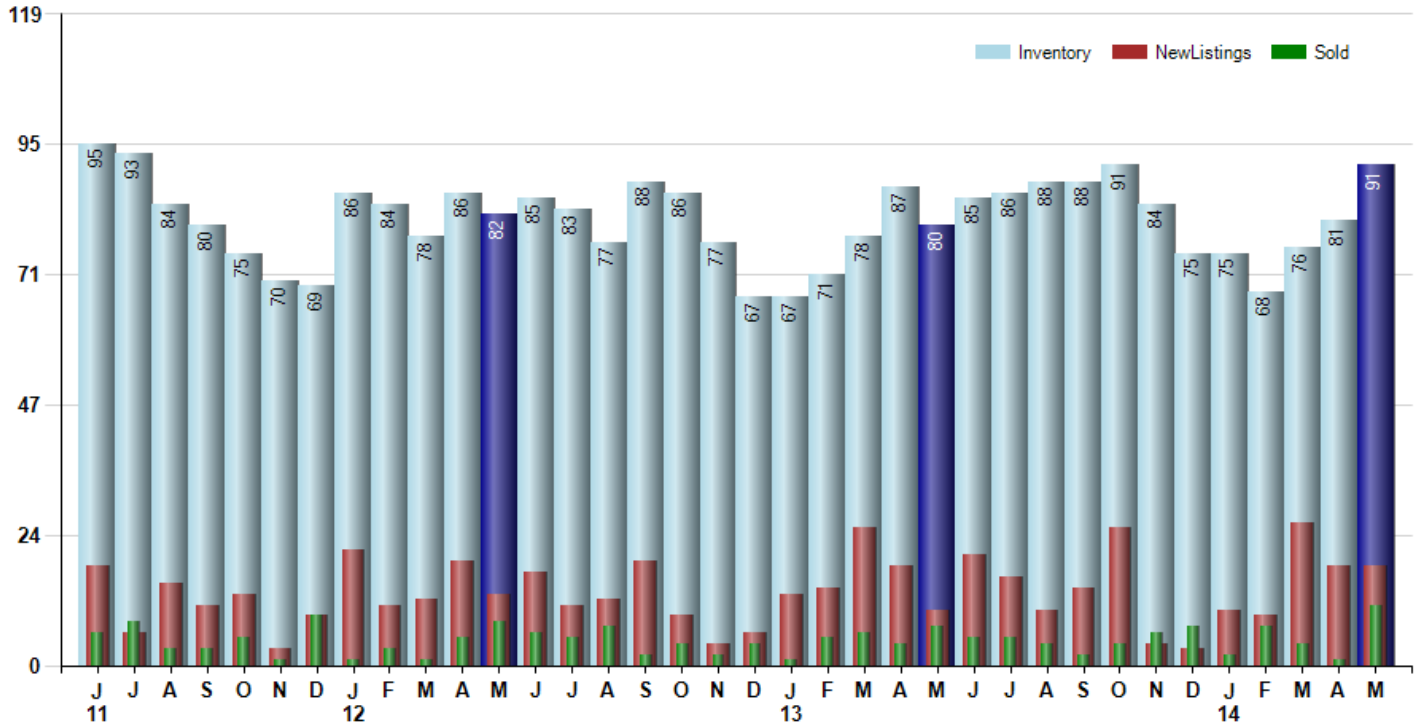
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### Inventory / New Listings / Sales

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 18, equal to 18 last month and up 80.0% from 10 in May of last year.



# 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	6	8	3	3	5	1	9	1	3	1	5	8	6	5	7	2	4	2	4	1	5	6	4	7	5	5	4	2	4	6	7	2	7	4	1	11
3 Mo. Roll Avg			6	5	4	3	5	4	4	2	3	5	6	6	6	5	4	3	3	2	3	4	5	6	5	6	5	4	3	4	6	5	5	4	4	5

(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	535	393	450	580	385	215	305	540	265	225	595	423	480	405	368	490	709	298	355	570	330	293	585	375	530	519	935	463	384	664	794	437	418	766	545	598
3 Mo. Roll Avg			459	474	472	393	302	353	370	343	362	414	499	436	418	421	522	499	454	408	418	398	403	418	497	475	661	639	594	504	614	632	550	540	576	636

	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	95	93	84	80	75	70	69	86	84	78	86	82	85	83	77	88	86	77	67	67	71	78	87	80	85	86	88	88	91	84	75	75	68	76	81	91
MSI	16	12	28	27	15	70	8	86	28	78	17	10	14	17	11	44	22	39	17	67	14	13	22	11	17	17	22	44	23	14	11	38	10	19	81	8

	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	223	101	77	125	104	38	158	179	190	2	83	209	271	151	88	84	92	204	72	25	78	76	123	133	66	64	166	156	112	54	146	251	73	19	69	166
3 Mo. Roll Avg			134	101	102	89	100	125	176	124	92	98	188	210	170	108	88	127	123	100	58	60	92	111	107	88	99	129	145	107	104	150	157	114	54	85

	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	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

	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	0.904	0.911	0.911	0.928	0.907	0.939	0.840	0.864	0.890	1.037	0.953	0.906	0.939	0.973	0.927	0.949	0.871	0.943	0.947	0.877	0.936	0.928	0.944	0.958	0.980	0.902	0.920	0.927	0.924	0.900	0.893	1.005	0.987	0.979	0.956	0.874
3 Mo. Roll Avg			0.909	0.917	0.915	0.925	0.895	0.881	0.865	0.930	0.960	0.965	0.933	0.939	0.946	0.950	0.916	0.921	0.920	0.922	0.920	0.914	0.936	0.943	0.961	0.947	0.934	0.916	0.924	0.917	0.906	0.933	0.962	0.990	0.974	0.936

	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	18	6	15	11	13	3	9	21	11	12	19	13	17	11	12	19	9	4	6	13	14	25	18	10	20	16	10	14	25	4	3	10	9	26	18	18
Inventory	95	93	84	80	75	70	69	86	84	78	86	82	85	83	77	88	86	77	67	67	71	78	87	80	85	86	88	88	91	84	75	75	68	76	81	91
Sales	6	8	3	3	5	1	9	1	3	1	5	8	6	5	7	2	4	2	4	1	5	6	4	7	5	5	4	2	4	6	7	2	7	4	1	11

(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
Avg Sale Price	582	426	592	523	377	215	659	540	995	225	597	512	637	400	488	490	769	298	431	570	410	428	623	524	687	467	916	463	480	666	922	437	572	848	545	576
3 Mo. Roll Avg			533	514	497	372	417	471	731	587	606	445	582	516	508	459	582	519	499	433	470	470	487	525	611	559	690	615	619	536	689	675	644	619	655	656

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