

City: *Bradley Beach*



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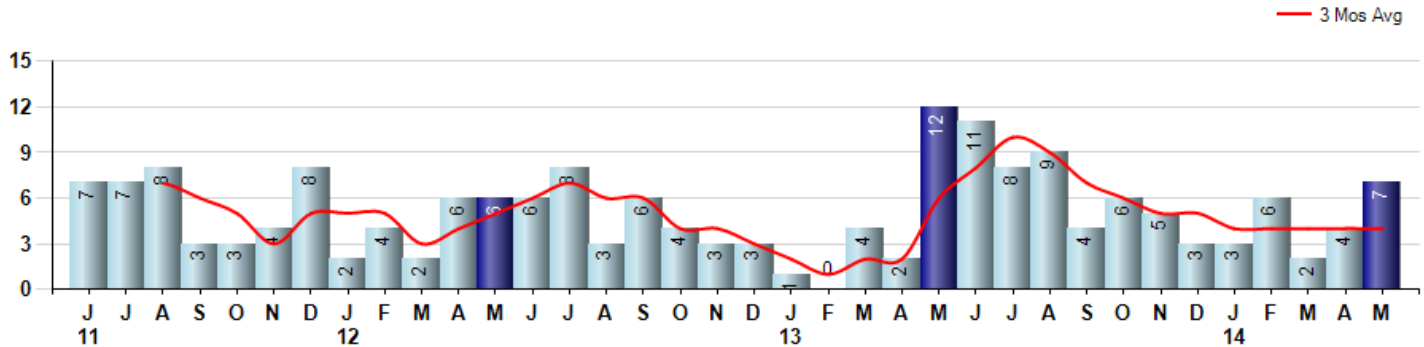
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$459,500	2%		-15%				
Average List Price of all Current Listings	\$547,482	3%		-5%				
May Median Sales Price	\$300,000	-35%	-18%	-35%	-28%	\$375,000	-9%	-10%
May Average Sales Price	\$382,500	-26%	-15%	-28%	-19%	\$456,450	-8%	-3%
Total Properties Currently for Sale (Inventory)	68	-8%		48%				
May Number of Properties Sold	7	75%		-42%			16%	
May Average Days on Market (Solds)	41	78%	-15%	-65%	-45%	48	-50%	-36%
May Month's Supply of Inventory	9.7	-48%	-54%	153%	-18%	17.7	-2%	49%
May Sale Price vs List Price Ratio	91.4%	-5.8%	-4%	-3%	-3.4%	95.3%	2.5%	0.8%

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

Property Sales

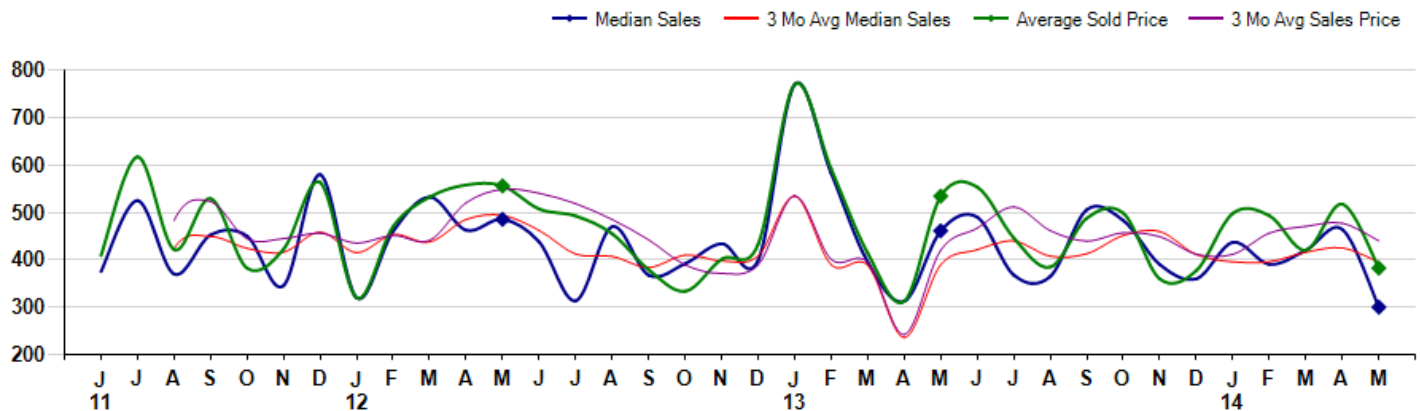
May Property sales were 7, down -41.7% from 12 in May of 2013 and 75.0% higher than the 4 sales last month. May 2014 sales were at a mid level compared to May of 2013 and 2012. May YTD sales of 22 are running 15.8% ahead of last year's year-to-date sales of 19.



Prices

The Median Sales Price in May was \$300,000, down -34.9% from \$461,000 in May of 2013 and down -35.3% from \$464,000 last month. The Average Sales Price in May was \$382,500, down -28.4% from \$534,313 in May of 2013 and down -26.1% from \$517,500 last month. May 2014 ASP was at the lowest 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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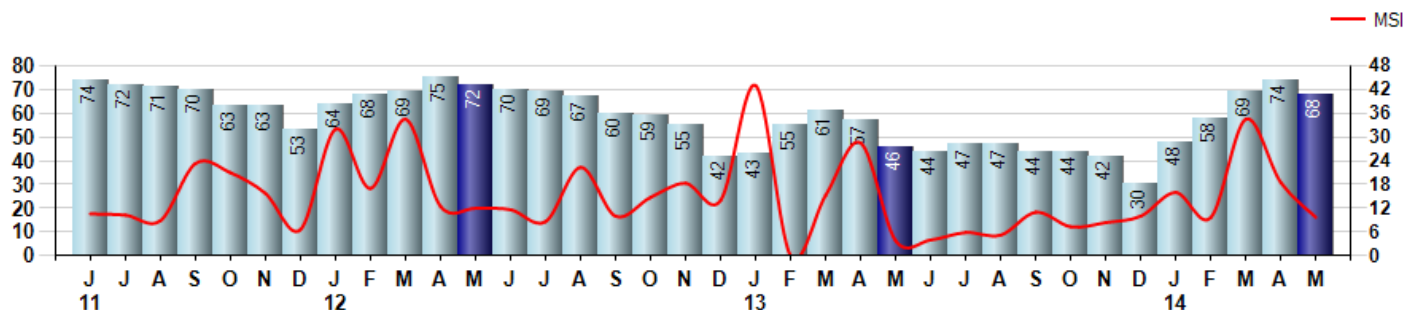
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Inventory & MSI

The Total Inventory of Properties available for sale as of May was 68, down -8.1% from 74 last month and up 47.8% from 46 in May of last year. May 2014 Inventory was at a mid range 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 9.7 months was at a mid range compared with May of 2013 and 2012.

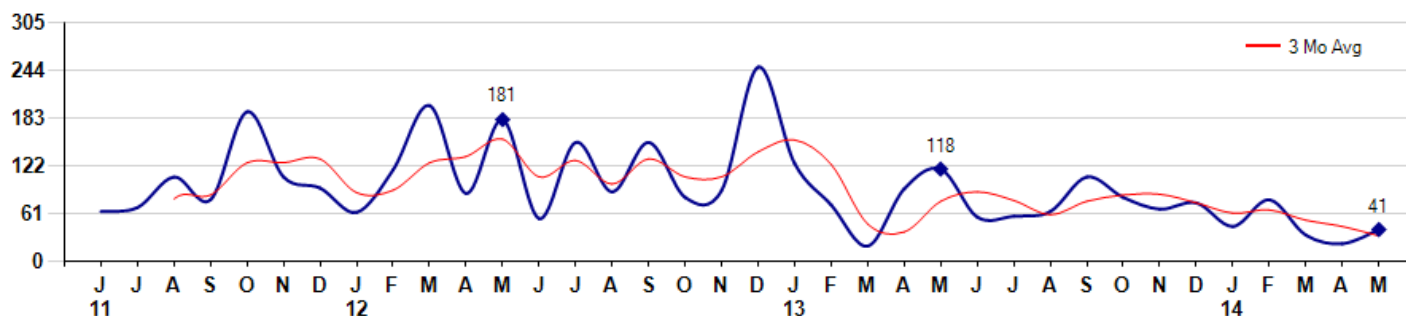
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 41, up 78.3% from 23 days last month and down -65.3% from 118 days in May of last year. The May 2014 DOM was at its lowest level compared with May of 2013 and 2012.

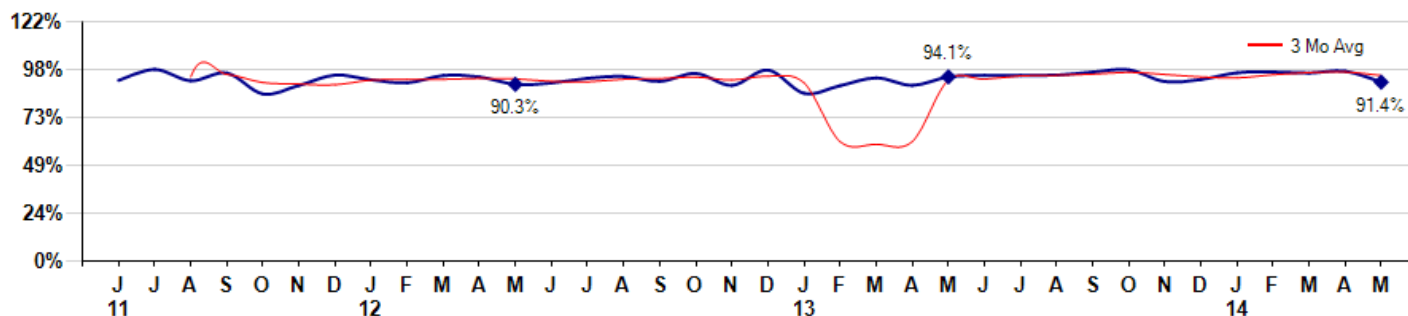
Average Days on Market(Listing to Contract) for properties sold during the month



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 91.4% was down from 97.0% last month and down from 94.1% in May of last year.

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



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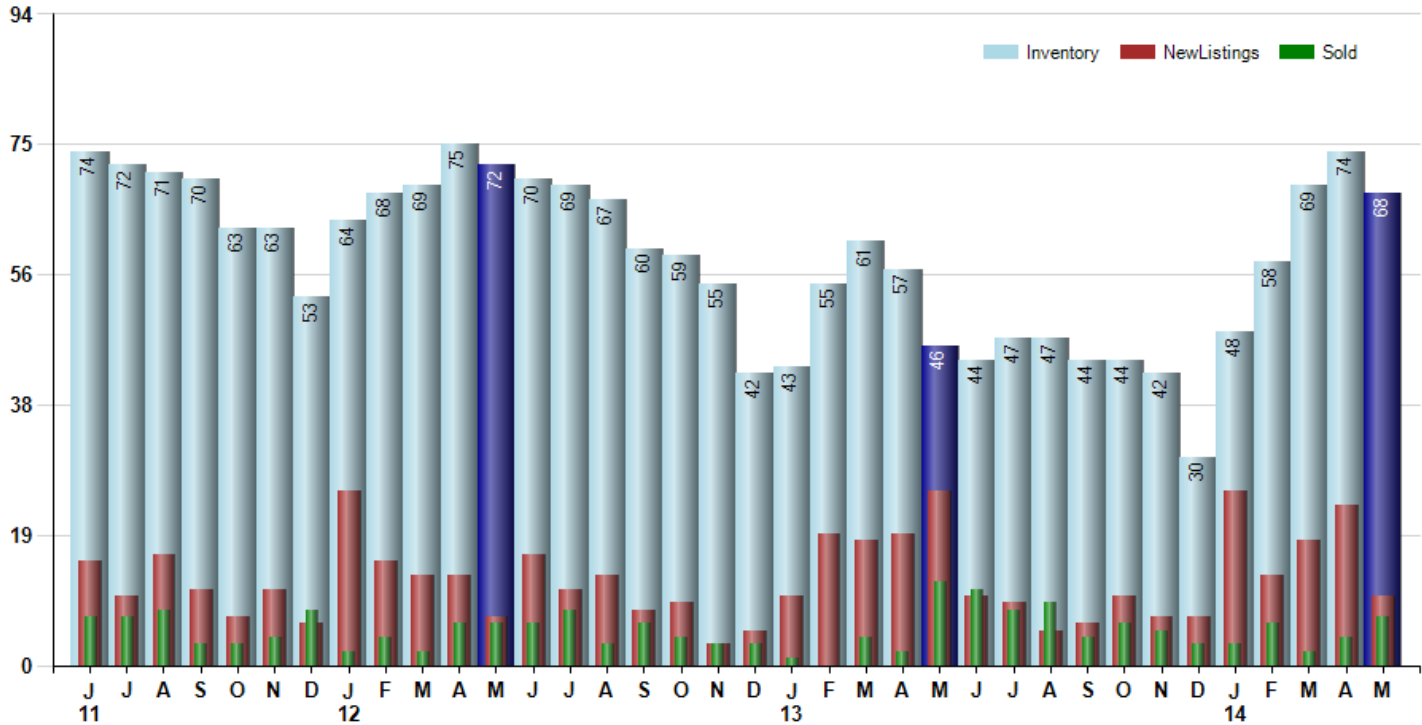
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Inventory / New Listings / Sales

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 10, down -56.5% from 23 last month and down -60.0% from 25 in May of last year.



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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	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	7
3 Mo. Roll Avg			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	4

	(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	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	300
3 Mo. Roll Avg			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	395

	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	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	58	69	74	68
MSI	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	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	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	41
3 Mo. Roll Avg			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	33

	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	0.923	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	0.914
3 Mo. Roll Avg			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	0.948

	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	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	10
Inventory	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	58	69	74	68
Sales	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	7

	(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	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	383
3 Mo. Roll Avg			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	440

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