

## City: Long Branch



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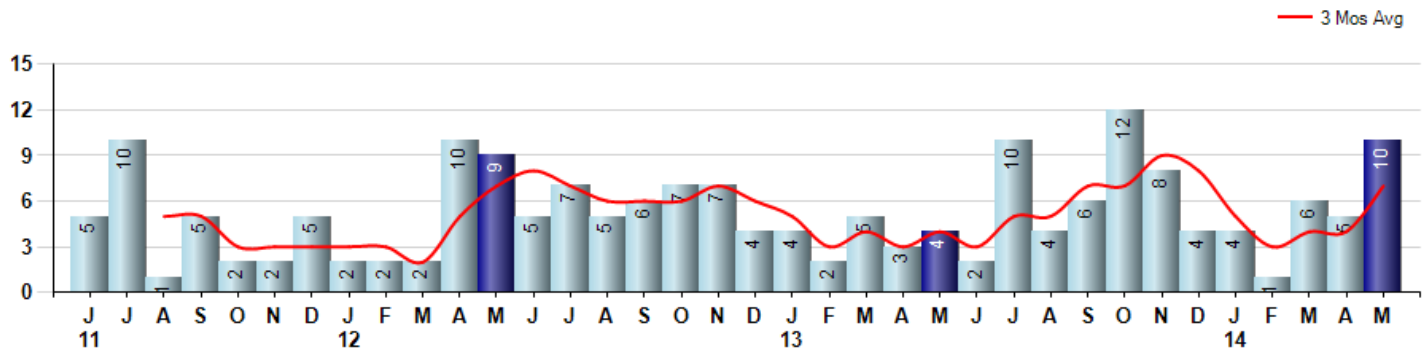
Price Range: \$0 to \$999,999,000 | Properties: Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$499,450	0%		1%				
Average List Price of all Current Listings	\$586,361	0%		-2%				
May Median Sales Price	\$468,500	-9%	31%	25%	43%	\$358,500	11%	10%
May Average Sales Price	\$488,600	-4%	9%	42%	35%	\$436,642	25%	21%
Total Properties Currently for Sale (Inventory)	94	-12%		-7%				
May Number of Properties Sold	10	100%		150%			44%	
May Average Days on Market (Solds)	93	-24%	-20%	166%	-11%	104	6%	-1%
May Month's Supply of Inventory	9.4	-56%	-41%	-63%	-57%	30.6	20%	42%
May Sale Price vs List Price Ratio	96.3%	5.2%	3%	1%	5.5%	94.2%	6.2%	3.1%

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

### Property Sales

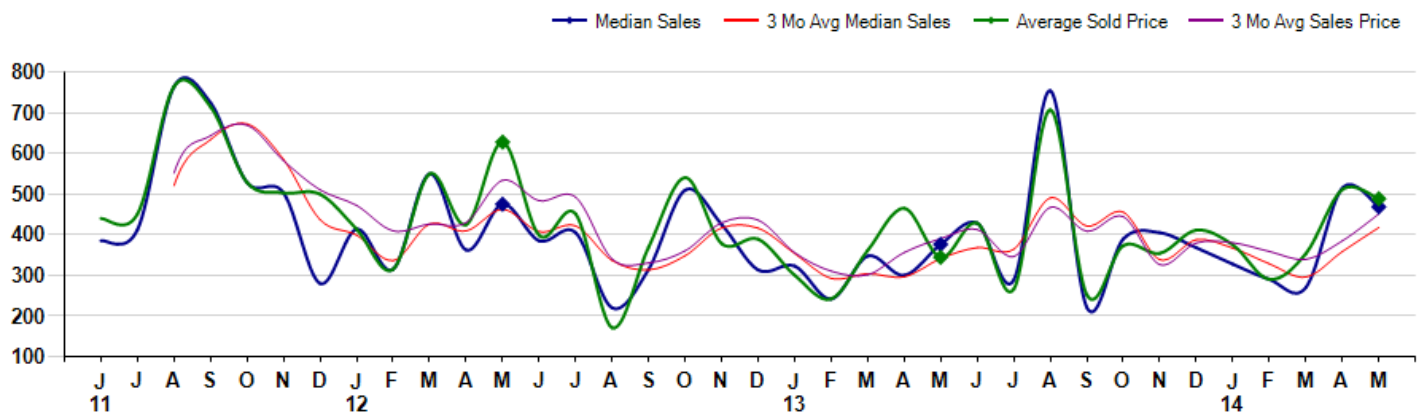
May Property sales were 10, up 150.0% from 4 in May of 2013 and 100.0% higher than the 5 sales last month. May 2014 sales were at their highest level compared to May of 2013 and 2012. May YTD sales of 26 are running 44.4% ahead of last year's year-to-date sales of 18.



### Prices

The Median Sales Price in May was \$468,500, up 24.5% from \$376,250 in May of 2013 and down -9.0% from \$515,000 last month. The Average Sales Price in May was \$488,600, up 41.9% from \$344,400 in May of 2013 and down -4.4% from \$511,180 last month. May 2014 ASP was at a mid range 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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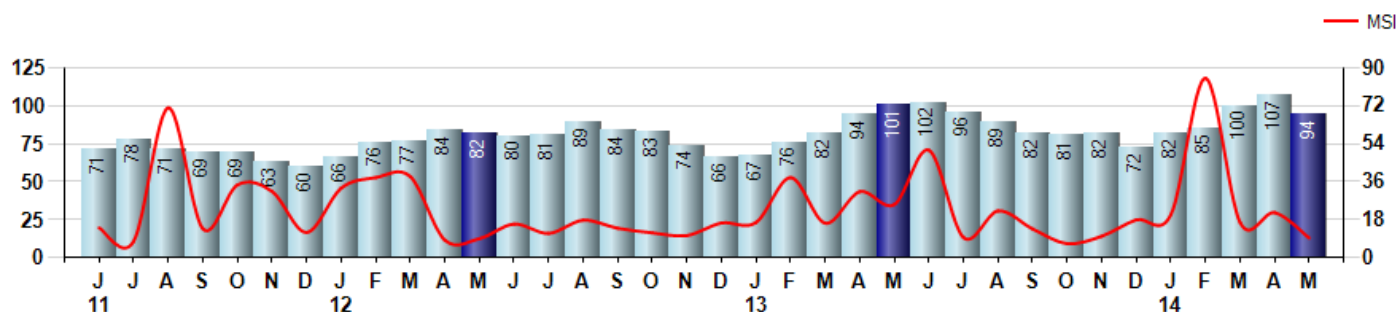
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### Inventory & MSI

The Total Inventory of Properties available for sale as of May was 94, down -12.1% from 107 last month and down -6.9% from 101 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 9.4 months was at a mid range compared with May of 2013 and 2012.

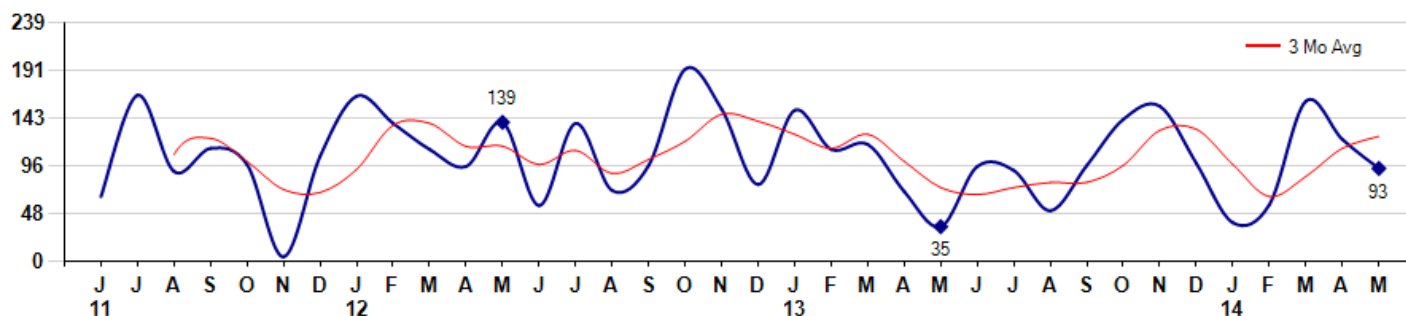
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



### 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 93, down -23.8% from 122 days last month and up 165.7% from 35 days in May of last year. The May 2014 DOM was at a mid range compared with May of 2013 and 2012.

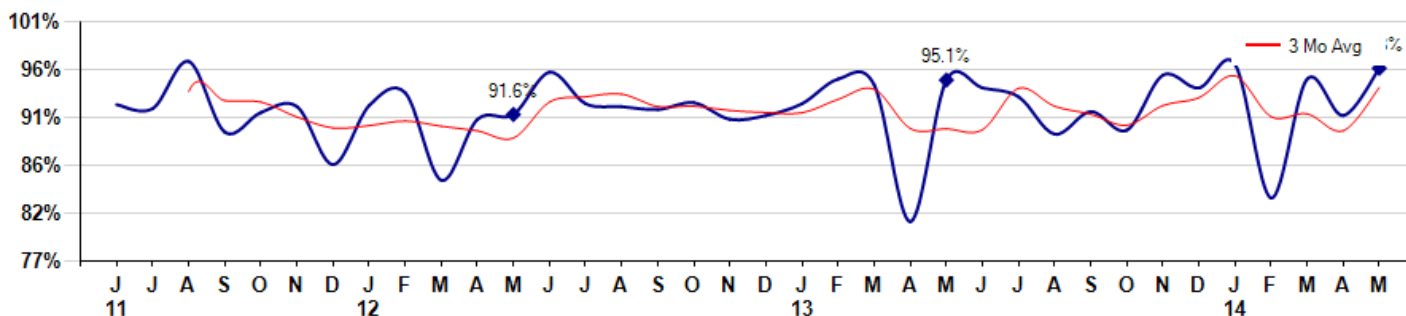
Average Days on Market(Listing to Contract) for properties sold during the month



### 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 96.3% was up from 91.5% last month and up from 95.1% in May of last year.

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



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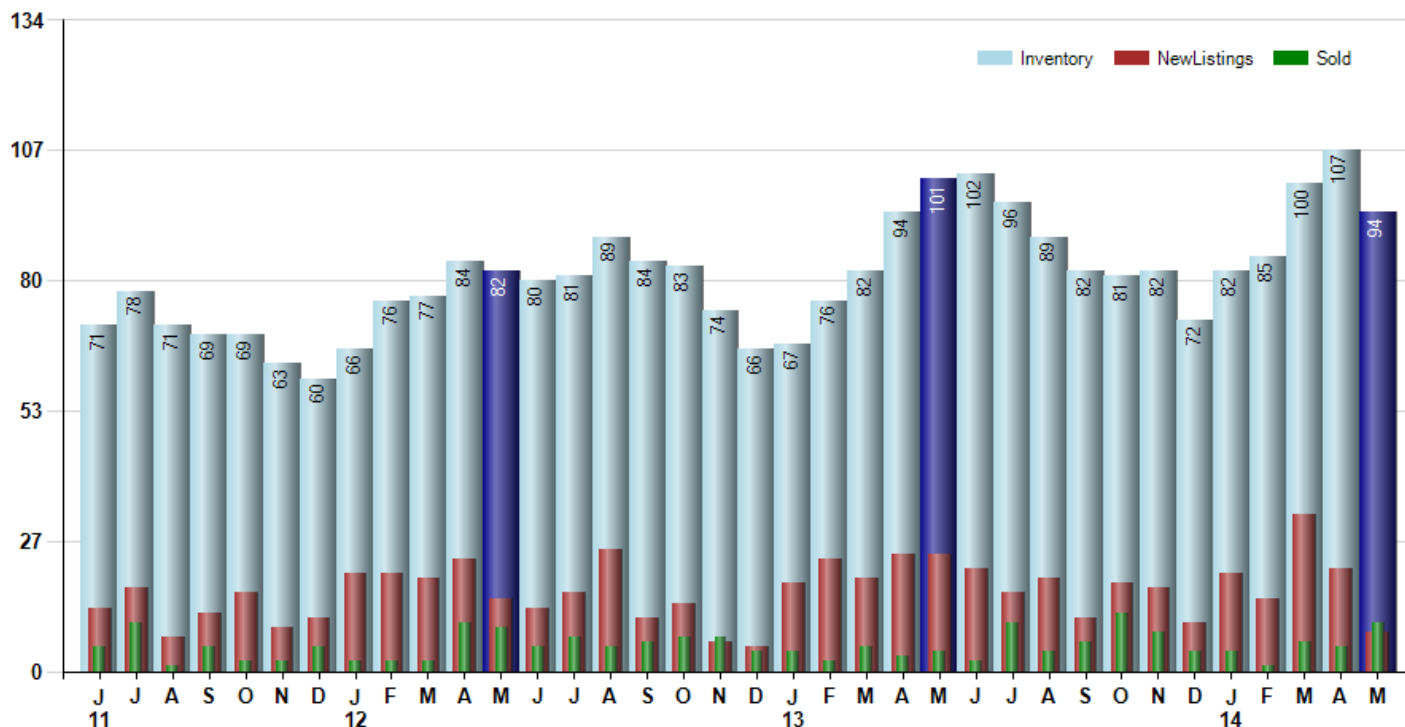
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### Inventory / New Listings / Sales

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 8, down -61.9% from 21 last month and down -66.7% from 24 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	5	10	1	5	2	2	5	2	2	2	10	9	5	7	5	6	7	7	4	4	2	5	3	4	2	10	4	6	12	8	4	4	1	6	5	10
3 Mo. Roll Avg			5	5	3	3	3	3	3	2	5	7	8	7	6	6	6	7	6	5	3	4	3	4	3	5	5	7	7	9	8	5	3	4	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
Median Sale Price	385	413	765	725	529	503	280	414	315	550	363	475	385	405	220	315	510	425	313	323	242	348	300	376	429	289	755	221	390	405	368	327	290	270	515	469
3 Mo. Roll Avg			521	634	673	586	437	399	336	426	409	463	408	422	337	313	348	417	416	354	293	304	296	341	368	365	491	422	455	339	388	367	328	296	358	418

	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	71	78	71	69	69	63	60	66	76	77	84	82	80	81	89	84	83	74	66	67	76	82	94	101	102	96	89	82	81	82	72	82	85	100	107	94
MSI	14	8	71	14	35	32	12	33	38	39	8	9	16	12	18	14	12	11	17	17	38	16	31	25	51	10	22	14	7	10	18	21	85	17	21	9

	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	65	166	90	113	97	5	105	165	138	112	95	139	56	138	71	96	192	152	77	151	112	117	70	35	95	91	51	96	142	155	98	39	57	160	122	93
3 Mo. Roll Avg			107	123	100	72	69	92	136	138	115	115	97	111	88	102	120	147	140	127	113	127	100	74	67	74	79	79	96	131	132	97	65	85	113	125

	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	0.926	0.922	0.970	0.898	0.918	0.924	0.865	0.925	0.938	0.849	0.911	0.916	0.959	0.927	0.924	0.921	0.928	0.911	0.915	0.927	0.952	0.946	0.807	0.951	0.943	0.934	0.896	0.919	0.900	0.956	0.943	0.967	0.831	0.952	0.915	0.963
3 Mo. Roll Avg			0.939	0.930	0.929	0.913	0.902	0.905	0.909	0.904	0.899	0.892	0.929	0.934	0.937	0.924	0.924	0.920	0.918	0.918	0.931	0.942	0.902	0.901	0.900	0.943	0.924	0.916	0.905	0.925	0.933	0.955	0.914	0.917	0.899	0.943

	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	13	17	7	12	16	9	11	20	20	19	23	15	13	16	25	11	14	6	5	18	23	19	24	24	21	16	19	11	18	17	10	20	15	32	21	8
Inventory	71	78	71	69	69	63	60	66	76	77	84	82	80	81	89	84	83	74	66	67	76	82	94	101	102	96	89	82	81	82	72	82	85	100	107	94
Sales	5	10	1	5	2	2	5	2	2	2	10	9	5	7	5	6	7	7	4	4	2	5	3	4	2	10	4	6	12	8	4	4	1	6	5	10

	(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	440	451	765	715	529	503	500	414	315	550	425	628	398	451	171	369	541	378	389	300	242	362	465	344	429	266	707	252	373	354	412	375	290	353	511	489
3 Mo. Roll Avg			552	644	670	582	510	472	410	426	430	534	484	493	340	330	360	429	436	356	311	301	356	390	413	346	467	408	444	327	380	380	359	339	385	451

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