

City: Manasquan



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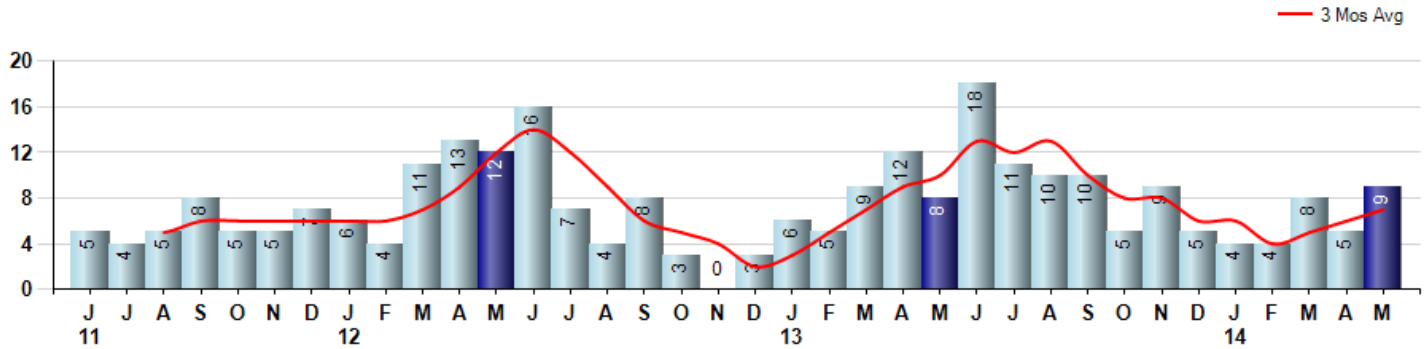
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$699,450	7%		10%				
Average List Price of all Current Listings	\$819,436	1%		6%				
May Median Sales Price	\$560,000	-3%	1%	1%	22%	\$538,750	16%	17%
May Average Sales Price	\$525,585	-23%	-13%	-22%	-6%	\$583,015	2%	5%
Total Properties Currently for Sale (Inventory)	92	5%		-1%				
May Number of Properties Sold	9	80%		13%			-25%	
May Average Days on Market (Solds)	49	-58%	-69%	-23%	-52%	157	40%	52%
May Month's Supply of Inventory	10.2	-42%	-21%	-12%	-1%	15.1	32%	46%
May Sale Price vs List Price Ratio	93.7%	1.4%	0%	-3%	1.4%	93.4%	3.2%	1.0%

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

Property Sales

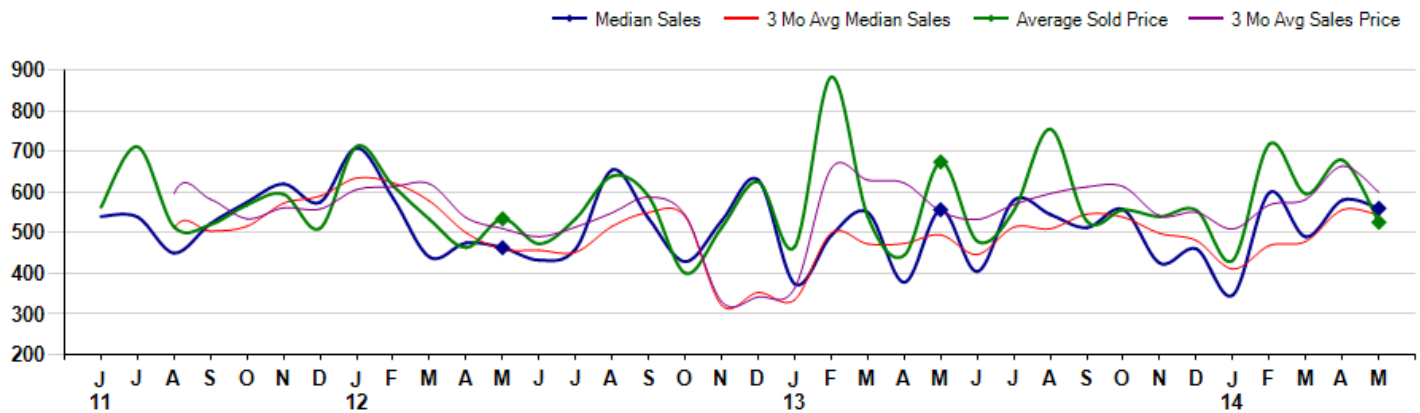
May Property sales were 9, up 12.5% from 8 in May of 2013 and 80.0% higher than the 5 sales last month. May 2014 sales were at a mid level compared to May of 2013 and 2012. May YTD sales of 30 are running -25.0% behind last year's year-to-date sales of 40.



Prices

The Median Sales Price in May was \$560,000, up 0.6% from \$556,500 in May of 2013 and down -3.4% from \$580,000 last month. The Average Sales Price in May was \$525,585, down -22.0% from \$674,188 in May of 2013 and down -22.6% from \$678,800 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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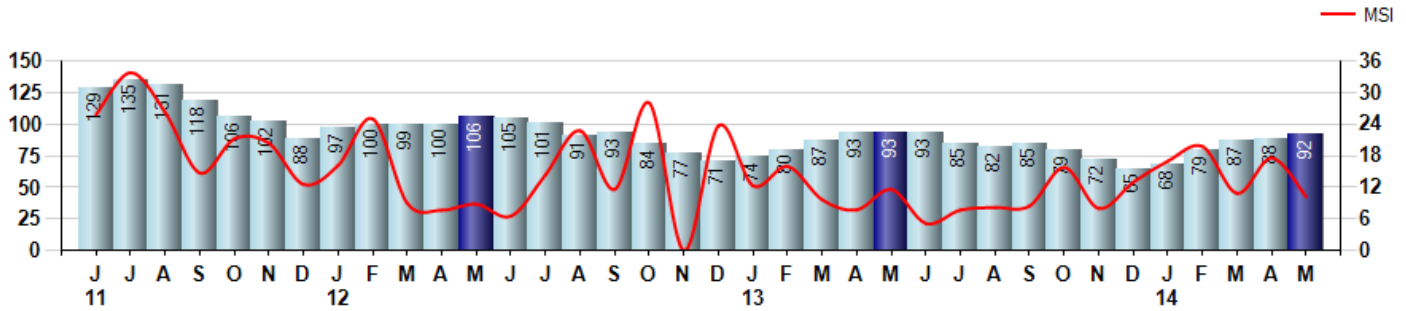
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Inventory & MSI

The Total Inventory of Properties available for sale as of May was 92, up 4.5% from 88 last month and down -1.1% from 93 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 10.2 months was at a mid range compared with May of 2013 and 2012.

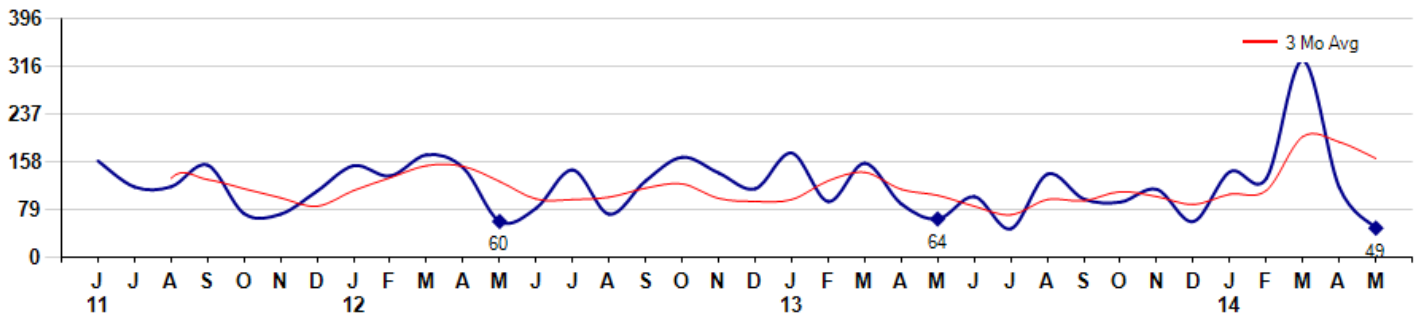
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 49, down -57.8% from 116 days last month and down -23.4% from 64 days in May of last year. The May 2014 DOM was at its lowest level compared with May of 2013 and 2012.

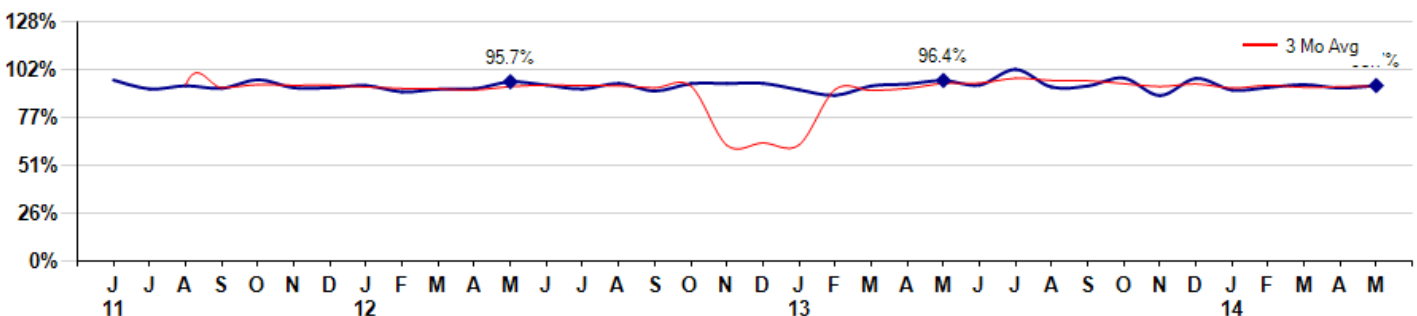
Average Days on Market(Listing to Contract) for properties sold during the month



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 93.7% was up from 92.4% last month and down from 96.4% in May of last year.

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



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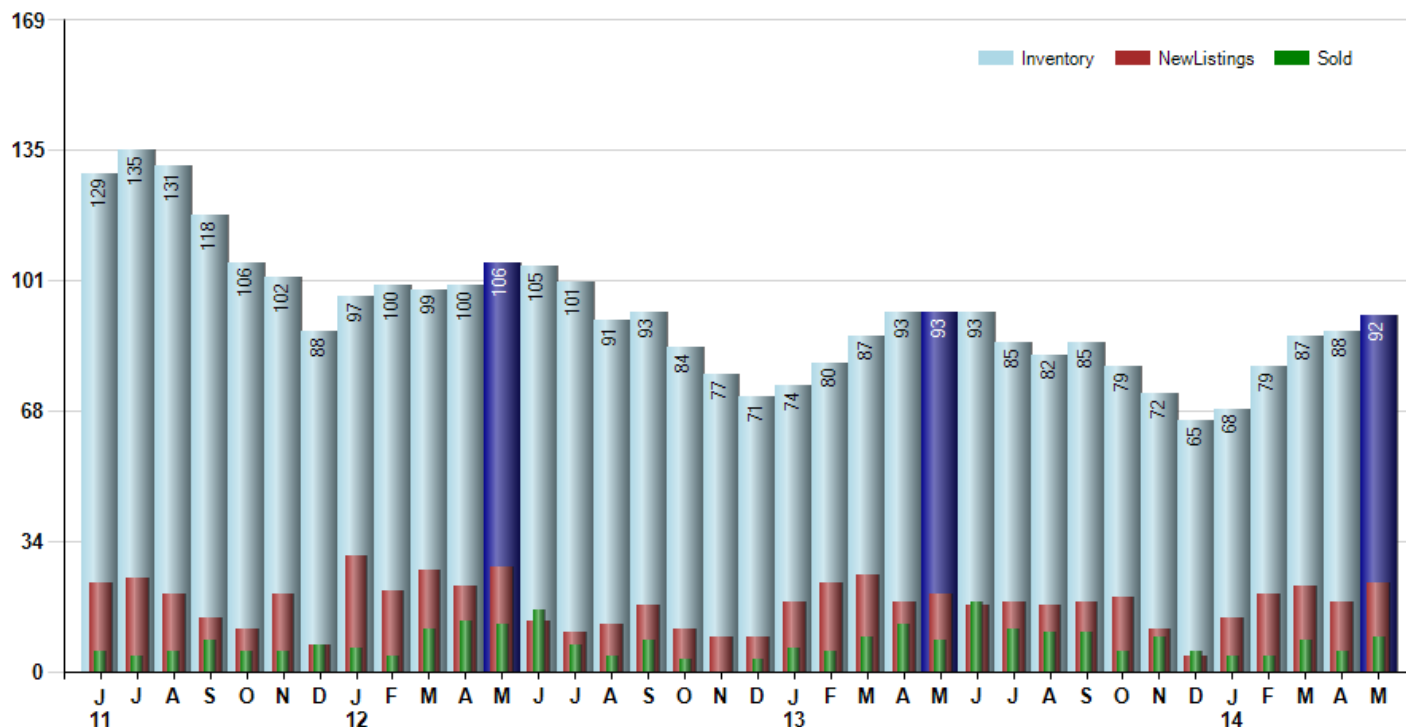
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Inventory / New Listings / Sales

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 23, up 27.8% from 18 last month and up 15.0% from 20 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	4	5	8	5	5	7	6	4	11	13	12	16	7	4	8	3	0	3	6	5	9	12	8	18	11	10	10	5	9	5	4	4	8	5	9
3 Mo. Roll Avg			5	6	6	6	6	6	6	7	9	12	14	12	9	6	5	4	2	3	5	7	9	10	13	12	13	10	8	8	6	6	4	5	6	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	540	539	450	523	575	620	575	709	585	440	475	463	433	460	655	535	429	0	630	374	493	550	378	557	405	580	545	513	557	425	460	347	599	490	580	560
3 Mo. Roll Avg			510	504	516	573	590	635	623	578	500	459	457	452	516	550	540	321	353	335	499	472	473	495	446	514	510	546	538	498	481	411	468	478	556	543

	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	129	135	131	118	106	102	88	97	100	99	100	106	105	101	91	93	84	77	71	74	80	87	93	93	93	85	82	85	79	72	65	68	79	87	88	92
MSI	26	34	26	15	21	20	13	16	25	9	8	9	7	14	23	12	28	0	24	12	16	10	8	12	5	8	8	9	16	8	13	17	20	11	18	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	160	117	117	153	73	72	110	152	135	170	149	60	82	145	72	127	166	0	114	173	93	156	89	64	101	48	138	97	92	113	60	142	131	326	116	49
3 Mo. Roll Avg			131	129	114	99	85	111	132	152	151	126	97	96	100	115	122	98	93	96	127	141	113	103	85	71	96	94	109	101	88	105	111	200	191	164

	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	0.966	0.919	0.936	0.922	0.968	0.925	0.925	0.937	0.903	0.918	0.920	0.957	0.939	0.919	0.948	0.908	0.947	0.000	0.948	0.914	0.885	0.935	0.945	0.964	0.940	1.023	0.929	0.935	0.977	0.884	0.975	0.913	0.927	0.942	0.924	0.937
3 Mo. Roll Avg			0.940	0.926	0.942	0.938	0.939	0.929	0.922	0.919	0.914	0.932	0.939	0.938	0.935	0.925	0.934	0.618	0.632	0.621	0.916	0.911	0.922	0.948	0.950	0.976	0.964	0.962	0.947	0.932	0.945	0.924	0.938	0.927	0.931	0.934

	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	23	24	20	14	11	20	7	30	21	26	22	27	13	10	12	17	11	9	9	18	23	25	18	20	17	18	17	18	19	11	4	14	20	22	18	23
Inventory	129	135	131	118	106	102	88	97	100	99	100	106	105	101	91	93	84	77	71	74	80	87	93	93	93	85	82	85	79	72	65	68	79	87	88	92
Sales	5	4	5	8	5	5	7	6	4	11	13	12	16	7	4	8	3	0	3	6	5	9	12	8	18	11	10	10	5	9	5	4	4	8	5	9

	(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	563	712	514	520	569	595	511	713	616	533	464	534	473	535	640	589	401	0	625	465	883	540	444	674	479	554	755	529	556	540	555	432	718	596	679	526
3 Mo. Roll Avg			596	582	534	561	558	606	613	620	537	510	490	514	549	588	543	330	342	363	658	629	622	553	533	569	596	613	613	542	550	509	569	582	664	600

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