

City: Sea Bright



Barbara Scaffidi
Sales Associate
(732) 233-8248 (Cell) (732) 449-2777 (Office)
www.JerseyShoreSpecialist.com
Barbara.Scaffidi@cbmoves.com



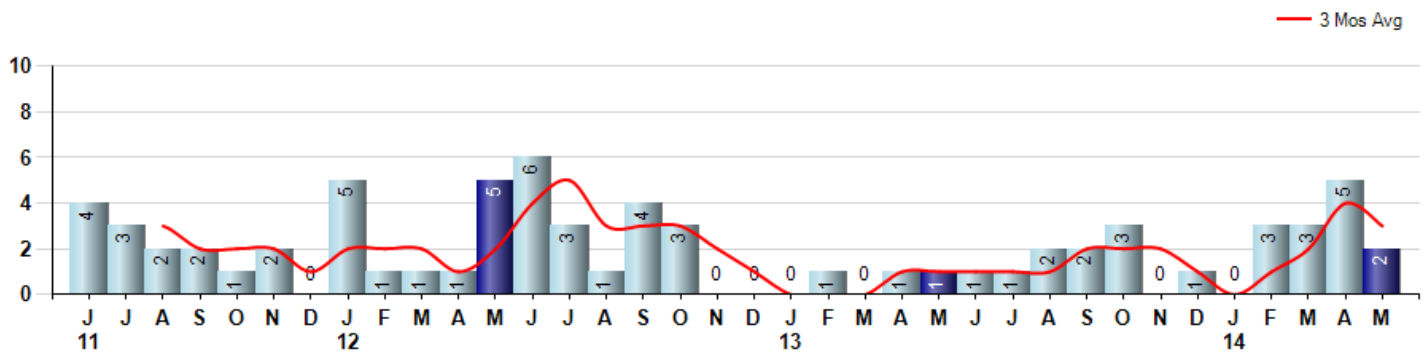
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$700,000	58%		18%				
Average List Price of all Current Listings	\$824,995	4%		4%				
May Median Sales Price	\$1,422,500	262%	243%	-50%	243%	\$415,000	48%	0%
May Average Sales Price	\$1,422,500	130%	113%	-50%	117%	\$667,173	-38%	2%
Total Properties Currently for Sale (Inventory)	43	34%		39%				
May Number of Properties Sold	2	-60%		100%			333%	
May Average Days on Market (Solds)	24	-59%	-57%	-89%	-80%	56	-57%	-54%
May Month's Supply of Inventory	21.5	236%	70%	-31%	11%	9.5	-47%	-51%
May Sale Price vs List Price Ratio	95.3%	1.3%	2%	13%	13.6%	93.7%	11.3%	11.7%

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

Property Sales

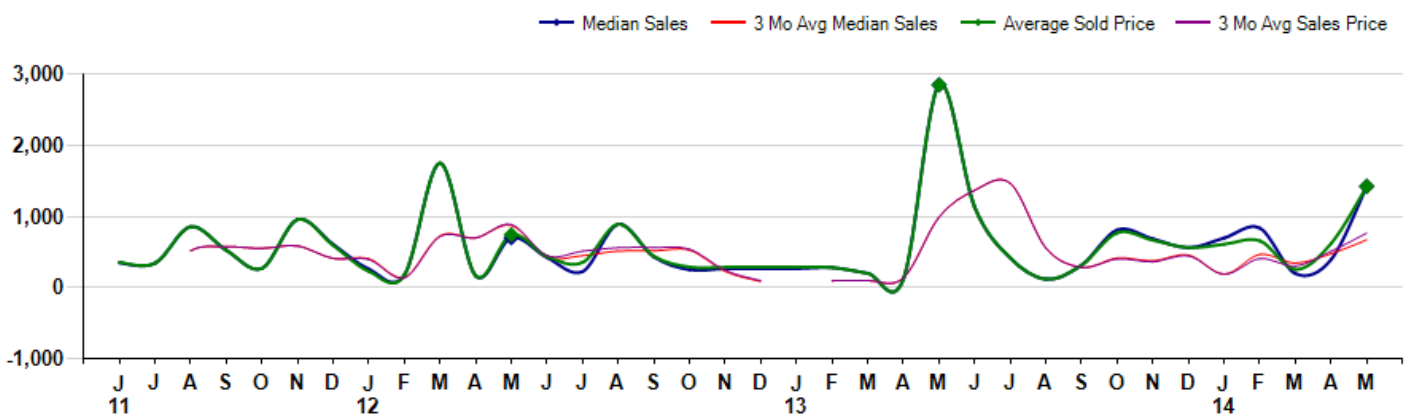
May Property sales were 2, up 100.0% from 1 in May of 2013 and -60.0% lower than the 5 sales last month. May 2014 sales were at a mid level compared to May of 2013 and 2012. May YTD sales of 13 are running 333.3% ahead of last year's year-to-date sales of 3.



Prices

The Median Sales Price in May was \$1,422,500, down -50.1% from \$2,850,000 in May of 2013 and up 261.5% from \$393,500 last month. The Average Sales Price in May was \$1,422,500, down -50.1% from \$2,850,000 in May of 2013 and up 129.7% from \$619,250 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)



City: Sea Bright



Barbara Scaffidi
Sales Associate
(732) 233-8248 (Cell) (732) 449-2777 (Office)
www.JerseyShoreSpecialist.com
Barbara.Scaffidi@cbmoves.com



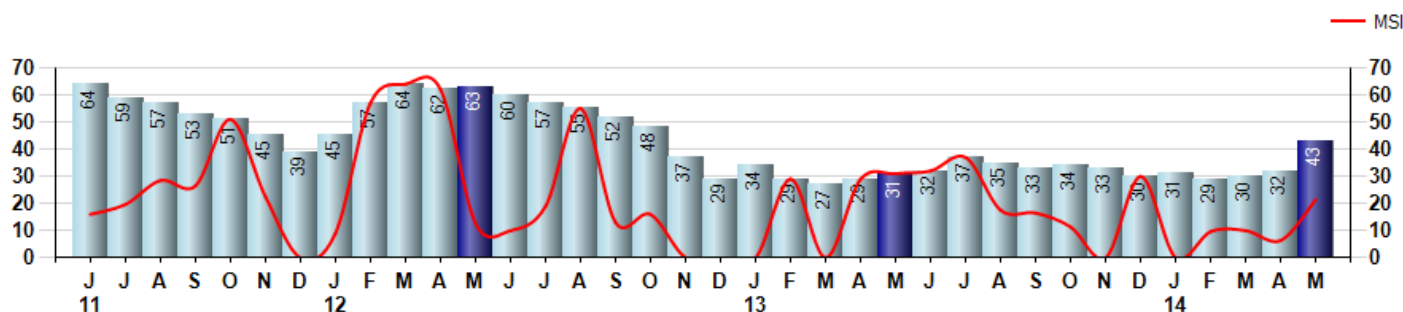
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

Inventory & MSI

The Total Inventory of Properties available for sale as of May was 43, up 34.4% from 32 last month and up 38.7% from 31 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 21.5 months was at a mid range compared with May of 2013 and 2012.

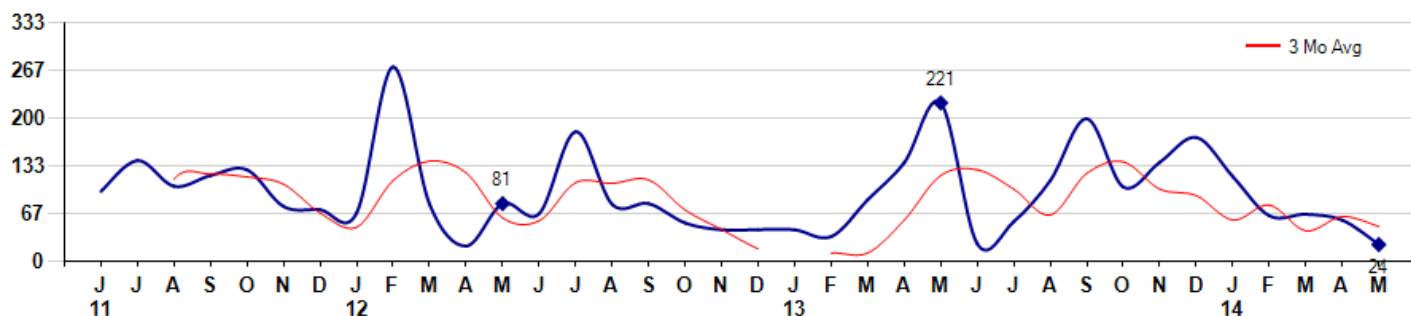
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 24, down -58.6% from 58 days last month and down -89.1% from 221 days in May of last year. The May 2014 DOM was at its lowest level compared with May of 2013 and 2012.

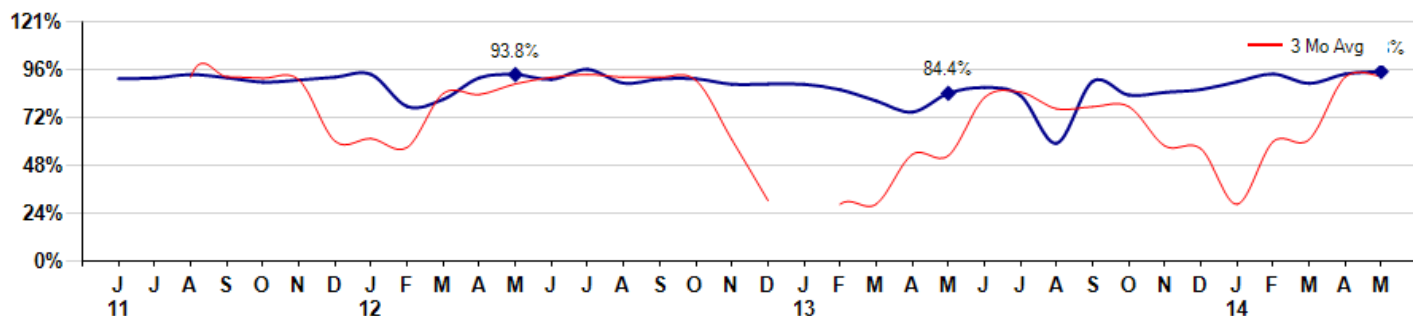
Average Days on Market(Listing to Contract) for properties sold during the month



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 95.3% was up from 94.1% last month and up from 84.4% in May of last year.

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



© 2014 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Residential Brokerage fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Coldwell Banker Residential Brokerage is operated by a subsidiary of NRT LLC. Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC.

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.



City: Sea Bright



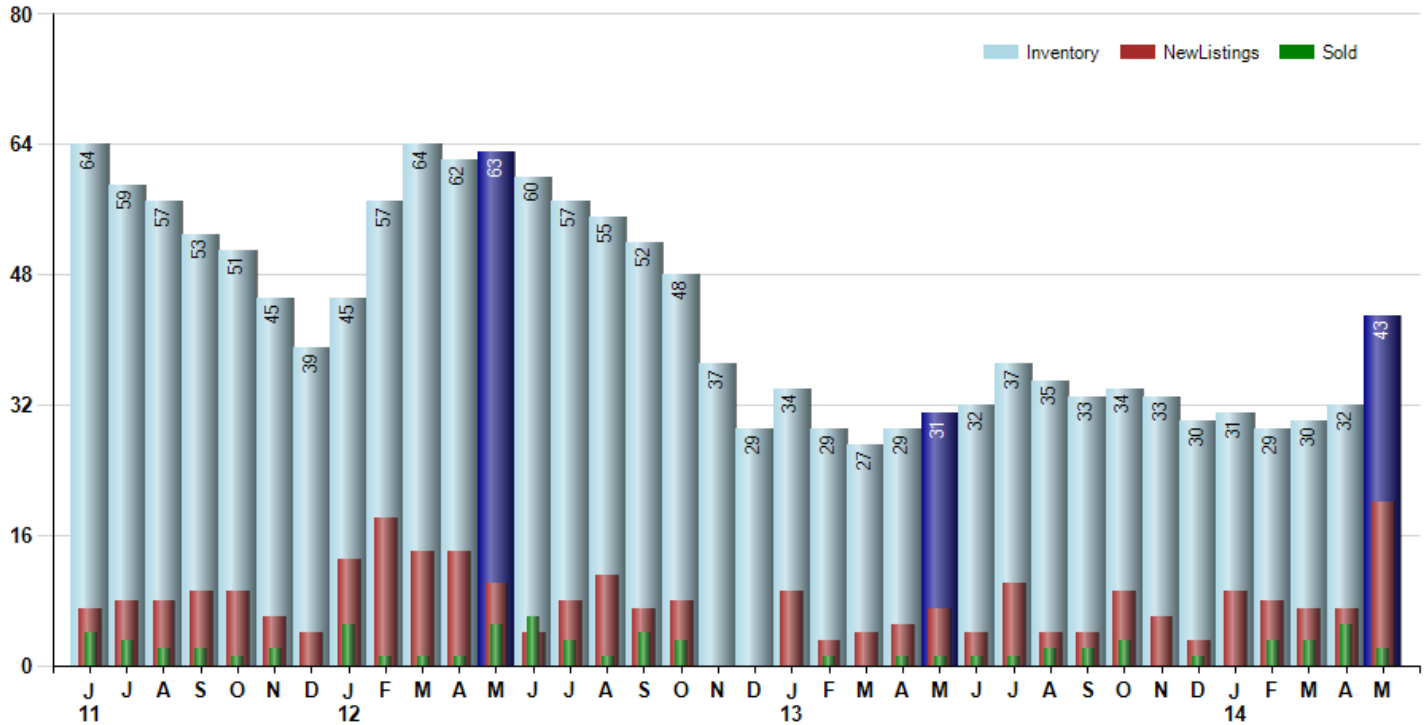
Barbara Scaffidi
 Sales Associate
 (732) 233-8248 (Cell) (732) 449-2777 (Office)
 www.JerseyShoreSpecialist.com
 Barbara.Scaffidi@cbmoves.com



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

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 20, up 185.7% from 7 last month and up 185.7% from 7 in May of last year.



© 2014 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Residential Brokerage fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Coldwell Banker Residential Brokerage is operated by a subsidiary of NRT LLC. Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC.

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

City: Sea Bright



Barbara Scaffidi
Sales Associate
(732) 233-8248 (Cell) (732) 449-2777 (Office)
www.JerseyShoreSpecialist.com
Barbara.Scaffidi@cbmoves.com



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

	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	4	3	2	2	1	2	0	5	1	1	1	5	6	3	1	4	3	0	0	0	1	0	1	1	1	1	1	2	2	3	0	1	0	3	3	5	2
3 Mo. Roll Avg			3	2	2	2	1	2	2	2	1	2	4	5	3	3	3	2	1	0	0	0	1	1	1	1	1	1	2	2	2	1	0	1	2	4	3

	(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	346	340	855	525	270	956	0	260	175	1,750	165	700	422	225	890	430	250	0	0	0	280	0	120	2,850	1,130	415	118	316	810	0	560	0	835	195	394	1,423
3 Mo. Roll Avg			514	573	550	584	409	405	145	728	697	872	429	449	512	515	523	227	83	0	93	93	133	990	1,367	1,465	554	283	414	375	457	187	465	343	475	670

	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	64	59	57	53	51	45	39	45	57	64	62	63	60	57	55	52	48	37	29	34	29	27	29	31	32	37	35	33	34	33	30	31	29	30	32	43
MSI	16	20	29	27	51	23	0	9	57	64	62	13	10	19	55	13	16	0	0	0	29	0	29	31	32	37	18	17	11	0	30	0	10	10	6	22

	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	98	141	105	120	128	77	0	68	271	80	22	81	67	181	80	81	54	0	0	0	35	0	138	221	25	56	113	199	104	0	173	0	64	66	58	24
3 Mo. Roll Avg			115	122	118	108	68	48	113	140	124	61	57	110	109	114	72	45	18	0	12	12	58	120	128	101	65	123	139	101	92	58	79	43	63	49

	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	0.917	0.921	0.938	0.922	0.900	0.911	0.000	0.939	0.778	0.814	0.922	0.938	0.914	0.964	0.895	0.916	0.917	0.000	0.000	0.000	0.862	0.000	0.750	0.844	0.873	0.832	0.594	0.904	0.835	0.000	0.863	0.000	0.941	0.894	0.941	0.953
3 Mo. Roll Avg			0.925	0.927	0.920	0.911	0.604	0.617	0.572	0.844	0.838	0.891	0.925	0.939	0.924	0.925	0.909	0.611	0.306	0.000	0.287	0.287	0.537	0.531	0.822	0.850	0.766	0.777	0.778	0.580	0.566	0.288	0.601	0.612	0.925	0.929

	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	7	8	8	9	9	6	4	13	18	14	14	10	4	8	11	7	8	0	0	9	3	4	5	7	4	10	4	4	9	6	3	9	8	7	7	20
Inventory	64	59	57	53	51	45	39	45	57	64	62	63	60	57	55	52	48	37	29	34	29	27	29	31	32	37	35	33	34	33	30	31	29	30	32	43
Sales	4	3	2	2	1	2	0	5	1	1	1	5	6	3	1	4	3	0	0	0	1	0	1	1	1	1	2	2	3	0	1	0	3	3	5	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
Avg Sale Price	354	340	855	525	270	956	0	227	175	1,750	165	743	437	353	890	439	289	0	0	0	280	0	120	2,850	1,130	415	118	316	770	0	560	0	657	253	619	1,423
3 Mo. Roll Avg			516	573	550	584	409	394	134	717	697	886	448	511	560	561	539	243	96	0	93	93	133	990	1,367	1,465	554	283	401	362	443	187	406	304	510	765

© 2014 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Residential Brokerage fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Coldwell Banker Residential Brokerage is operated by a subsidiary of NRT LLC. Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC.

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.

