

## City: Belmar



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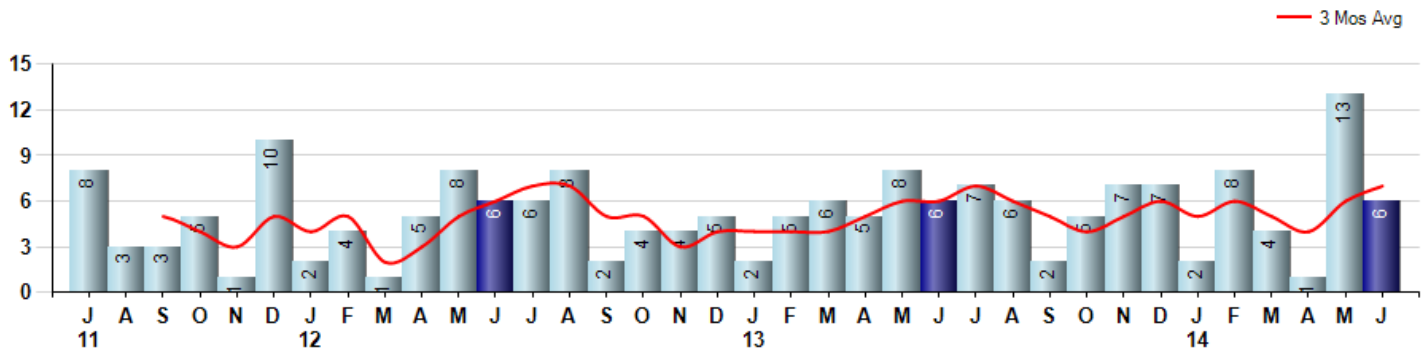
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				Trending Versus*:		
		LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$539,000	-9%		-6%				
Average List Price of all Current Listings	\$784,312	-7%		0%				
June Median Sales Price	\$511,500	-11%	-7%	-3%	16%	\$535,000	41%	21%
June Average Sales Price	\$578,389	12%	-2%	-4%	6%	\$564,470	16%	3%
Total Properties Currently for Sale (Inventory)	95	-9%		4%				
June Number of Properties Sold	6	-54%		0%			6%	
June Average Days on Market (Solds)	178	7%	26%	162%	76%	139	54%	38%
June Month's Supply of Inventory	15.8	98%	-61%	4%	-19%	32.0	69%	63%
June Sale Price vs List Price Ratio	96.3%	9.6%	5%	-2%	4.8%	94.3%	-0.4%	2.6%

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

### Property Sales

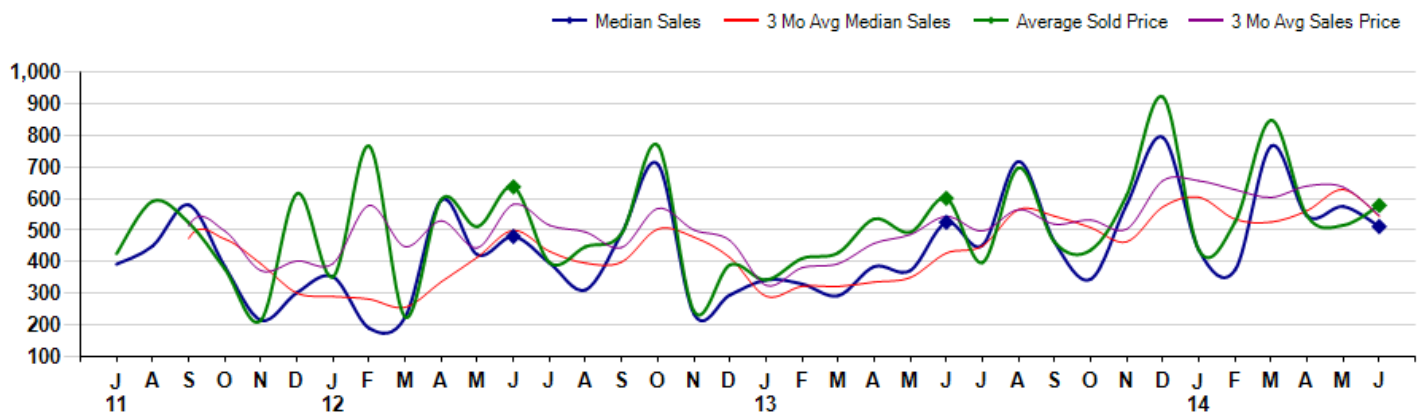
June Property sales were 6, equal to 6 in June of 2013 and -53.8% lower than the 13 sales last month. June 2014 sales were at their lowest level compared to June of 2013 and 2012. June YTD sales of 34 are running 6.3% ahead of last year's year-to-date sales of 32.



### Prices

The Median Sales Price in June was \$511,500, down -2.6% from \$525,000 in June of 2013 and down -11.0% from \$575,000 last month. The Average Sales Price in June was \$578,389, down -3.7% from \$600,833 in June of 2013 and up 12.2% from \$515,538 last month. June 2014 ASP was at the lowest level compared to June of 2013 and 2012.

Median means Middle (the same # of properties sold above and below Median) (000's)



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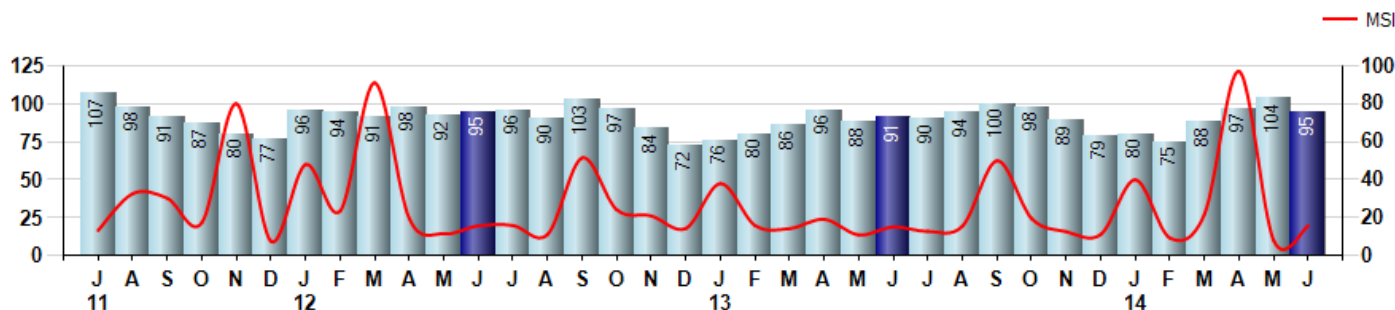
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### Inventory & MSI

The Total Inventory of Properties available for sale as of June was 95, down -8.7% from 104 last month and up 4.4% from 91 in June of last year. June 2014 Inventory was at a mid range compared to June of 2013 and 2012.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The June 2014 MSI of 15.8 months was at a mid range compared with June of 2013 and 2012.

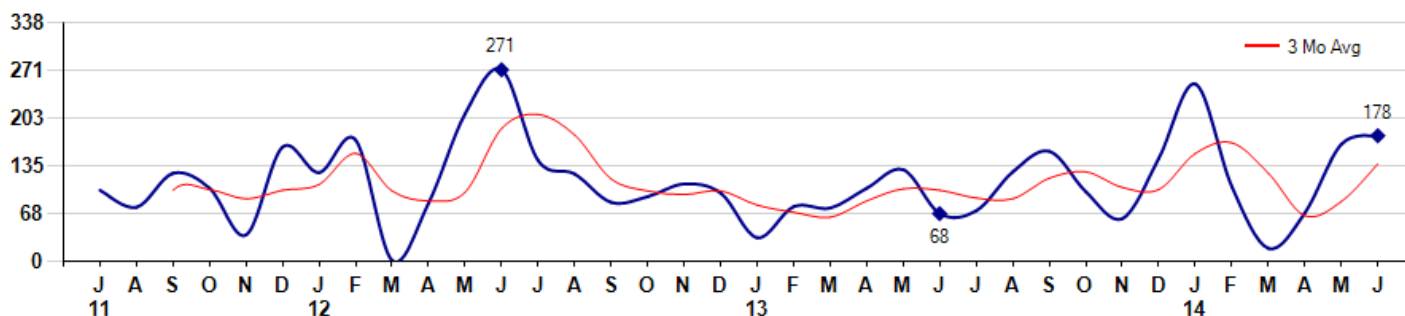
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



### 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 June was 178, up 7.2% from 166 days last month and up 161.8% from 68 days in June of last year. The June 2014 DOM was at a mid range compared with June of 2013 and 2012.

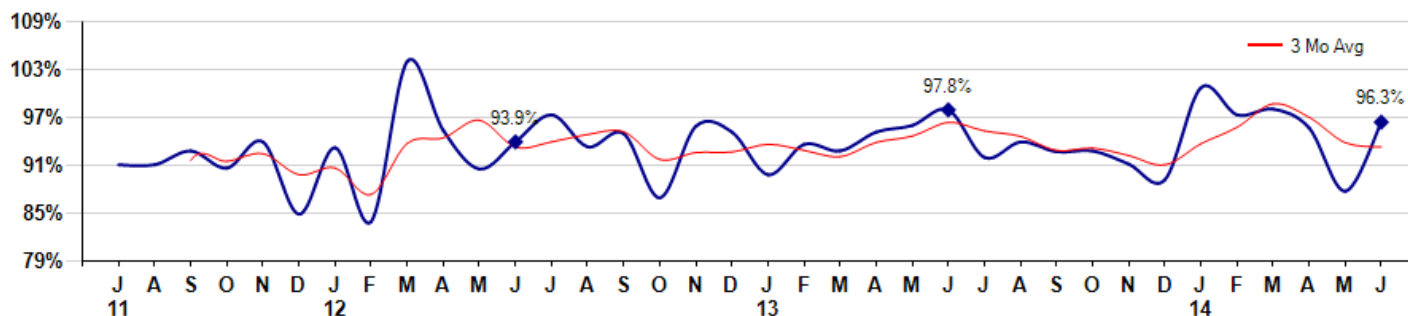
Average Days on Market(Listing to Contract) for properties sold during the month



### 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 June 2014 Selling Price vs List Price of 96.3% was up from 87.9% last month and down from 97.8% in June of last year.

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



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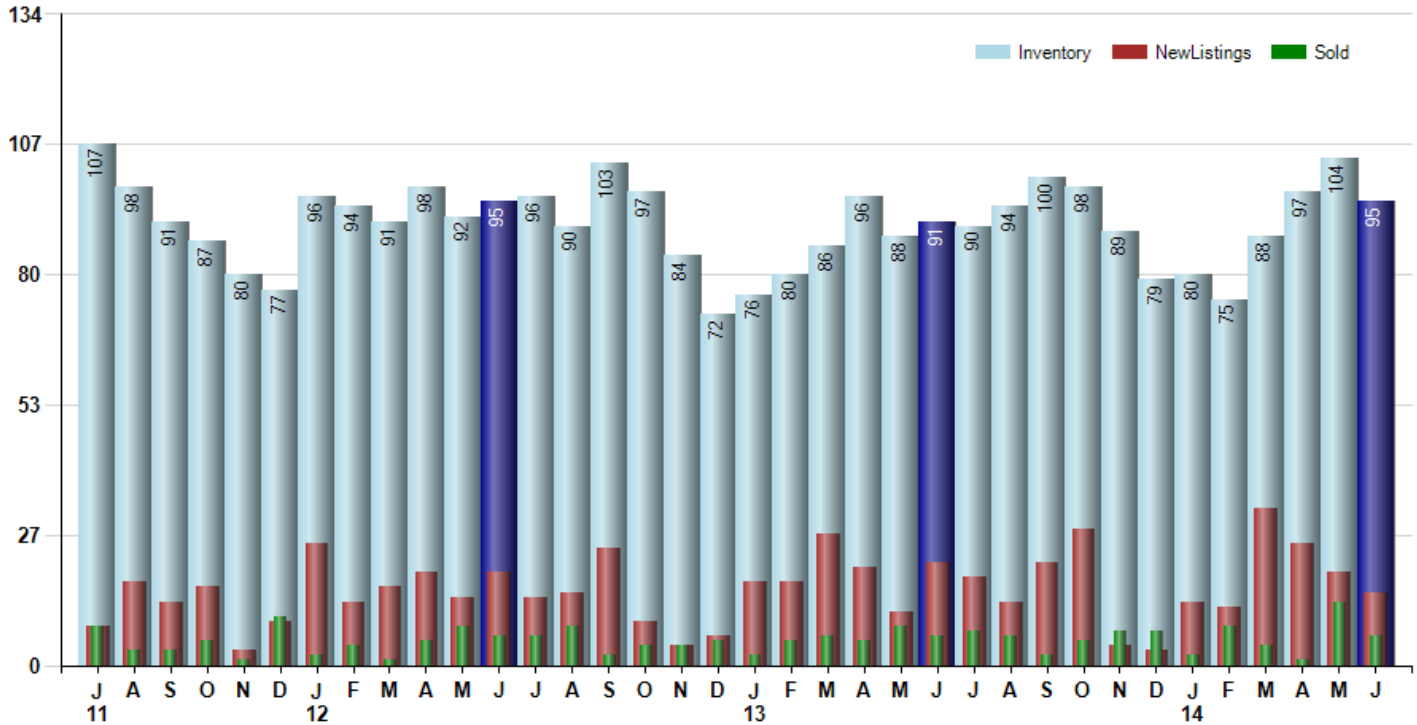
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### Inventory / New Listings / Sales

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 June 2014 was 15, down -21.1% from 19 last month and down -28.6% from 21 in June of last year.



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	J 11	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	J
Homes Sold	8	3	3	5	1	10	2	4	1	5	8	6	6	8	2	4	4	5	2	5	6	5	8	6	7	6	2	5	7	7	2	8	4	1	13	6
3 Mo. Roll Avg			5	4	3	5	4	5	2	3	5	6	7	7	5	5	3	4	4	4	4	5	6	6	7	6	5	4	5	6	5	6	5	4	6	7

(000's)	J 11	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	J
Median Sale Price	393	450	580	385	215	303	353	190	225	595	423	480	396	311	490	709	236	295	343	330	293	385	373	525	453	718	463	345	582	794	437	374	766	545	575	512
3 Mo. Roll Avg			474	472	393	301	290	282	256	337	414	499	433	396	399	503	478	413	291	323	322	336	350	428	450	565	544	508	463	574	604	535	526	562	629	544

	J 11	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	J
Inventory	107	98	91	87	80	77	96	94	91	98	92	95	96	90	103	97	84	72	76	80	86	96	88	91	90	94	100	98	89	79	80	75	88	97	104	95
MSI	13	33	30	17	80	8	48	24	91	20	12	16	16	11	52	24	21	14	38	16	14	19	11	15	13	16	50	20	13	11	40	9	22	97	8	16

	J 11	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	J
Days On Market	101	77	125	104	38	162	126	172	2	83	209	271	143	124	84	92	110	97	34	78	76	104	130	68	72	127	156	99	61	146	251	106	19	69	166	178
3 Mo. Roll Avg			101	102	89	101	109	153	100	86	98	188	208	179	117	100	95	100	80	70	63	86	103	101	90	89	118	127	105	102	153	168	125	65	85	138

	J 11	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	J	
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	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	J
Sale to List Price	0.911	0.911	0.928	0.907	0.939	0.851	0.932	0.842	1.037	0.953	0.906	0.939	0.972	0.933	0.949	0.871	0.958	0.951	0.899	0.936	0.928	0.951	0.959	0.978	0.920	0.939	0.927	0.928	0.912	0.893	1.005	0.972	0.979	0.956	0.879	0.963
3 Mo. Roll Avg			0.917	0.915	0.925	0.899	0.907	0.875	0.937	0.944	0.965	0.933	0.939	0.948	0.951	0.918	0.926	0.927	0.936	0.929	0.921	0.938	0.946	0.963	0.952	0.946	0.929	0.931	0.922	0.911	0.937	0.957	0.985	0.969	0.938	0.933

	J 11	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	J
New Listings	8	17	13	16	3	9	25	13	16	19	14	19	14	15	24	9	4	6	17	17	27	20	11	21	18	13	21	28	4	3	13	12	32	25	19	15
Inventory	107	98	91	87	80	77	96	94	91	98	92	95	96	90	103	97	84	72	76	80	86	96	88	91	90	94	100	98	89	79	80	75	88	97	104	95
Sales	8	3	3	5	1	10	2	4	1	5	8	6	6	8	2	4	4	5	2	5	6	5	8	6	7	6	2	5	7	7	2	8	4	1	13	6

(000's)	J 11	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	J
Avg Sale Price	426	592	523	377	215	616	353	766	225	597	512	637	398	448	490	769	244	390	343	410	428	536	494	601	397	698	463	437	611	922	437	526	848	545	516	578
3 Mo. Roll Avg			514	497	372	403	394	578	448	529	445	582	515	494	445	569	501	467	325	381	394	458	486	543	497	565	519	532	504	657	657	628	604	640	636	546

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