

City: Sea Girt



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



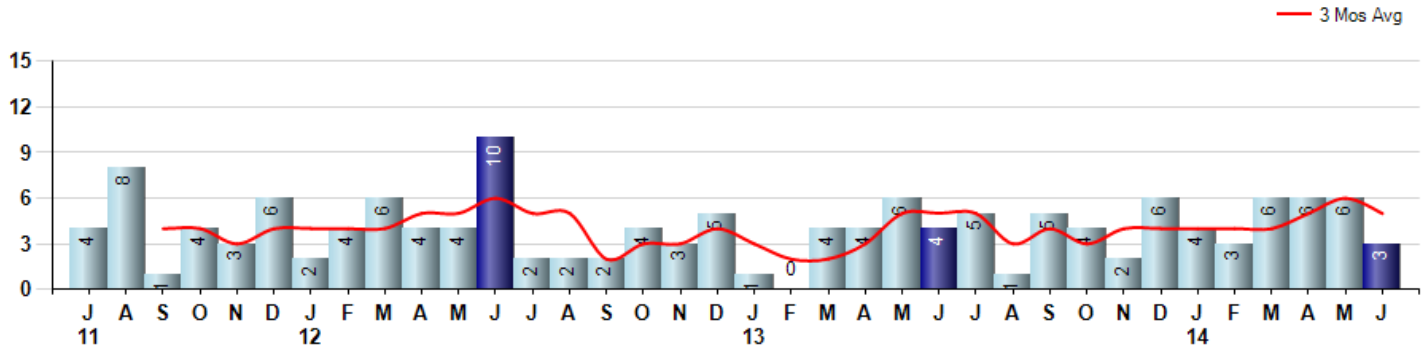
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$1,829,000	-13%		2%				
Average List Price of all Current Listings	\$1,863,312	-10%		-15%				
June Median Sales Price	\$2,086,128	7%	44%	54%	62%	\$1,382,000	6%	7%
June Average Sales Price	\$1,712,376	-13%	-5%	32%	19%	\$1,697,747	21%	18%
Total Properties Currently for Sale (Inventory)	25	-4%		4%				
June Number of Properties Sold	3	-50%		-25%			47%	
June Average Days on Market (Solds)	264	187%	128%	138%	243%	110	90%	43%
June Month's Supply of Inventory	8.3	92%	52%	39%	-7%	5.6	-27%	-37%
June Sale Price vs List Price Ratio	96.0%	0.7%	4%	-3%	1.4%	93.0%	-1.7%	-1.8%

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

Property Sales

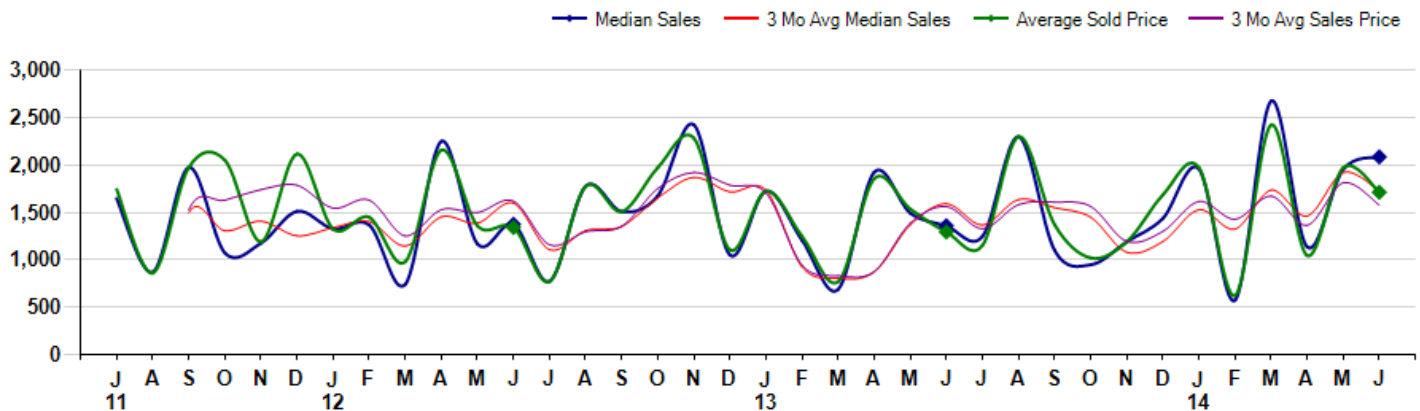
June Property sales were 3, down -25.0% from 4 in June of 2013 and -50.0% lower than the 6 sales last month. June 2014 sales were at their lowest level compared to June of 2013 and 2012. June YTD sales of 28 are running 47.4% ahead of last year's year-to-date sales of 19.



Prices

The Median Sales Price in June was \$2,086,128, up 53.5% from \$1,358,750 in June of 2013 and up 6.7% from \$1,955,000 last month. The Average Sales Price in June was \$1,712,376, up 32.3% from \$1,294,375 in June of 2013 and down -13.2% from \$1,972,333 last month. June 2014 ASP was at highest 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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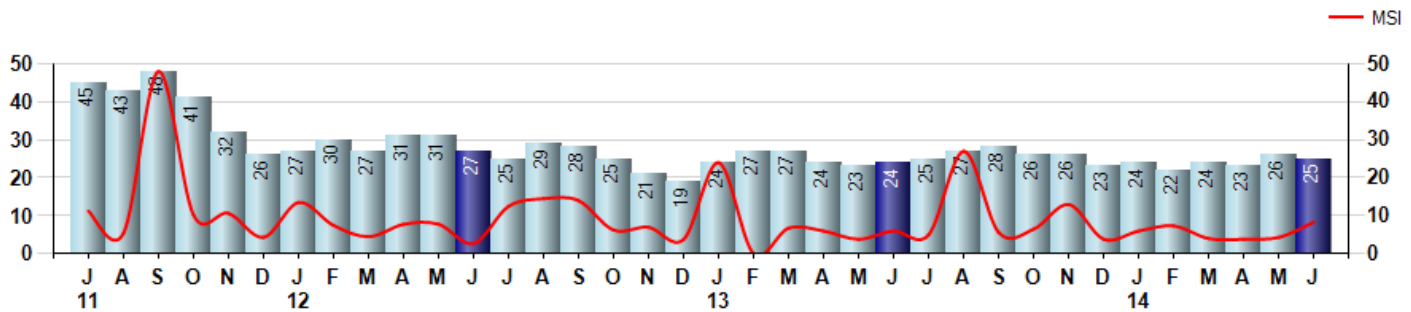
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Inventory & MSI

The Total Inventory of Properties available for sale as of June was 25, down -3.8% from 26 last month and up 4.2% from 24 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 8.3 months was at its highest level compared with June of 2013 and 2012.

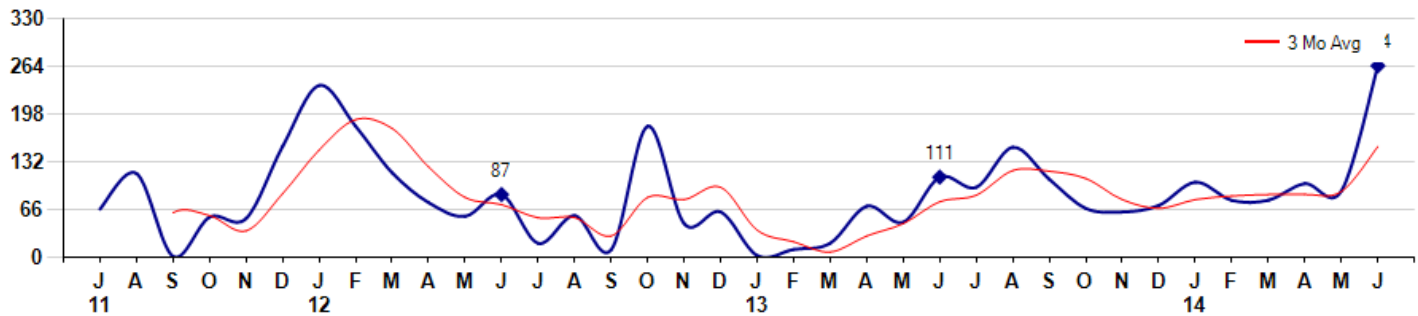
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 264, up 187.0% from 92 days last month and up 137.8% from 111 days in June of last year. The June 2014 DOM was at its highest level compared with June of 2013 and 2012.

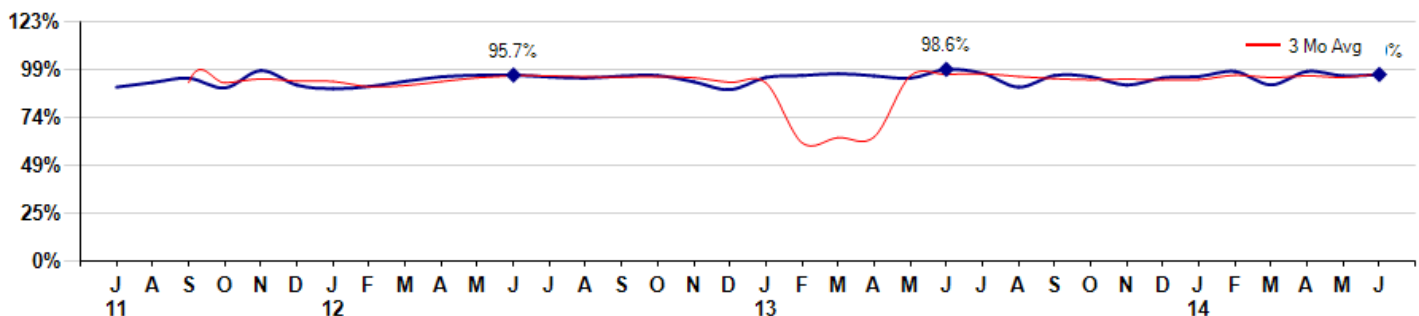
Average Days on Market(Listing to Contract) for properties sold during the month



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 96.0% was up from 95.3% last month and down from 98.6% in June of last year.

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



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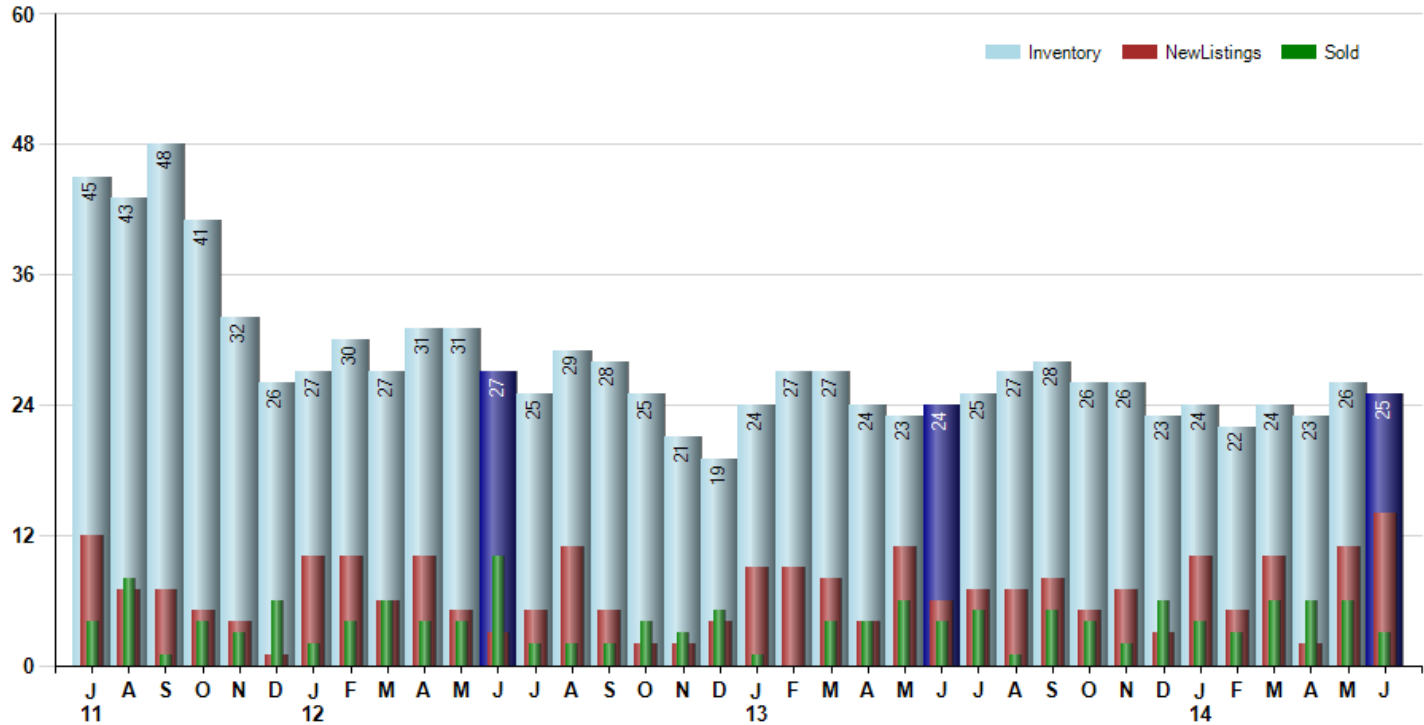
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Inventory / New Listings / Sales

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 14, up 27.3% from 11 last month and up 133.3% from 6 in June of last year.



MARKET ACTION REPORT

June 2014

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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	4	8	1	4	3	6	2	4	6	4	4	10	2	2	2	4	3	5	1	0	4	4	6	4	5	1	5	4	2	6	4	3	6	6	6	3
3 Mo. Roll Avg			4	4	3	4	4	4	4	5	5	6	5	5	2	3	3	4	3	2	2	3	5	5	5	3	4	3	4	4	4	4	4	5	6	5

(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	1,648	870	1,975	1,073	1,175	1,513	1,326	1,369	740	2,250	1,168	1,375	773	1,775	1,509	1,675	2,425	1,050	1,725	0	688	1,926	1,492	1,359	1,249	2,300	1,100	948	1,191	1,437	1,958	575	2,675	1,136	1,955	2,086
3 Mo. Roll Avg			1,498	1,306	1,408	1,253	1,338	1,402	1,145	1,453	1,386	1,598	1,105	1,308	1,352	1,653	1,869	1,717	1,733	925	804	871	1,368	1,592	1,367	1,636	1,550	1,449	1,079	1,192	1,528	1,323	1,736	1,462	1,922	1,726

	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	45	43	48	41	32	26	27	30	27	31	31	27	25	29	28	25	21	19	24	27	27	24	23	24	25	27	28	26	26	23	24	22	24	23	26	25
MSI	11	5	48	10	11	4	14	8	5	8	8	3	13	15	14	6	7	4	24	0	7	6	4	6	5	27	6	7	13	4	6	7	4	4	4	8

	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	67	116	2	56	54	153	237	181	117	76	57	87	20	58	11	181	47	63	3	0	20	71	49	111	97	152	108	68	63	72	104	79	79	102	92	264
3 Mo. Roll Avg			62	58	37	88	148	190	178	125	83	73	55	55	30	83	80	97	38	22	8	30	47	77	86	120	119	109	80	68	80	85	87	87	91	153

	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	0.895	0.919	0.941	0.891	0.980	0.905	0.887	0.898	0.925	0.948	0.956	0.957	0.947	0.941	0.952	0.955	0.922	0.882	0.945	0.000	0.964	0.953	0.941	0.986	0.966	0.895	0.955	0.948	0.906	0.943	0.950	0.976	0.907	0.976	0.953	0.960
3 Mo. Roll Avg			0.918	0.917	0.937	0.925	0.924	0.897	0.903	0.924	0.943	0.954	0.953	0.948	0.947	0.949	0.943	0.920	0.916	0.609	0.636	0.639	0.953	0.960	0.964	0.949	0.939	0.933	0.936	0.932	0.933	0.956	0.944	0.953	0.945	0.963

	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	12	7	7	5	4	1	10	10	6	10	5	3	5	11	5	2	2	4	9	9	8	4	11	6	7	7	8	5	7	3	10	5	10	2	11	14
Inventory	45	43	48	41	32	26	27	30	27	31	31	27	25	29	28	25	21	19	24	27	27	24	23	24	25	27	28	26	26	23	24	22	24	23	26	25
Sales	4	8	1	4	3	6	2	4	6	4	4	10	2	2	2	4	3	5	1	0	4	4	6	4	5	1	5	4	2	6	4	3	6	6	6	3

(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	1,745	859	1,975	2,051	1,191	2,118	1,326	1,449	980	2,158	1,359	1,341	773	1,775	1,509	1,972	2,283	1,105	1,725	0	770	1,857	1,535	1,294	1,154	2,300	1,371	1,020	1,191	1,685	1,973	624	2,422	1,045	1,972	1,712
3 Mo. Roll Avg			1,526	1,629	1,739	1,787	1,545	1,631	1,252	1,529	1,499	1,619	1,158	1,296	1,352	1,752	1,921	1,787	1,705	943	832	875	1,387	1,562	1,328	1,583	1,608	1,564	1,194	1,299	1,616	1,427	1,673	1,364	1,813	1,577

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