

City: Belmar



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



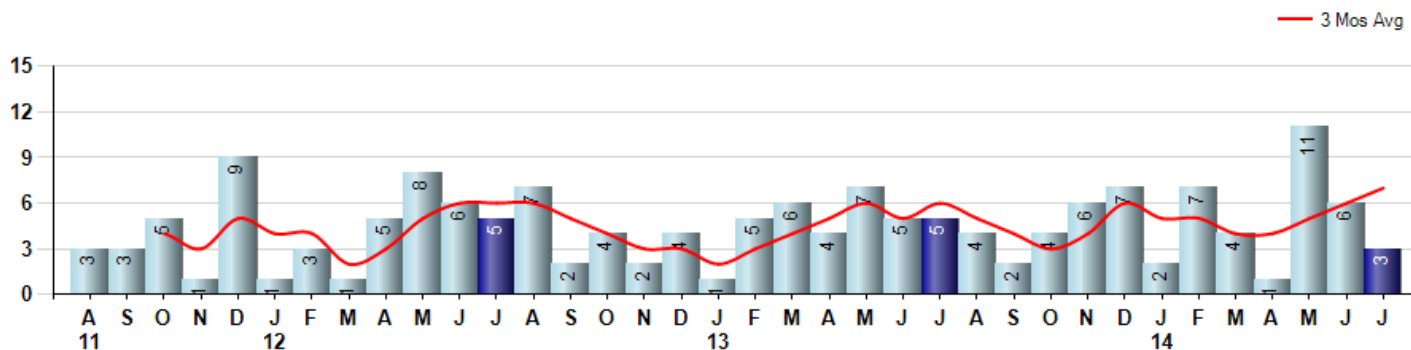
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Market Profile & Trends Overview	Month	Trending Versus*:				Trending Versus*:		
		LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$599,900	0%		0%				
Average List Price of all Current Listings	\$836,207	-1%		-1%				
July Median Sales Price	\$595,000	16%	8%	15%	13%	\$553,000	22%	5%
July Average Sales Price	\$466,667	-19%	-17%	0%	-23%	\$588,911	14%	-2%
Total Properties Currently for Sale (Inventory)	88	4%		4%				
July Number of Properties Sold	3	-50%		-40%			3%	
July Average Days on Market (Solds)	265	49%	48%	314%	148%	142	60%	33%
July Month's Supply of Inventory	29.3	107%	70%	73%	29%	28.2	22%	24%
July Sale Price vs List Price Ratio	98.0%	1.8%	7%	9%	7.0%	94.8%	0.9%	3.5%

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

Property Sales

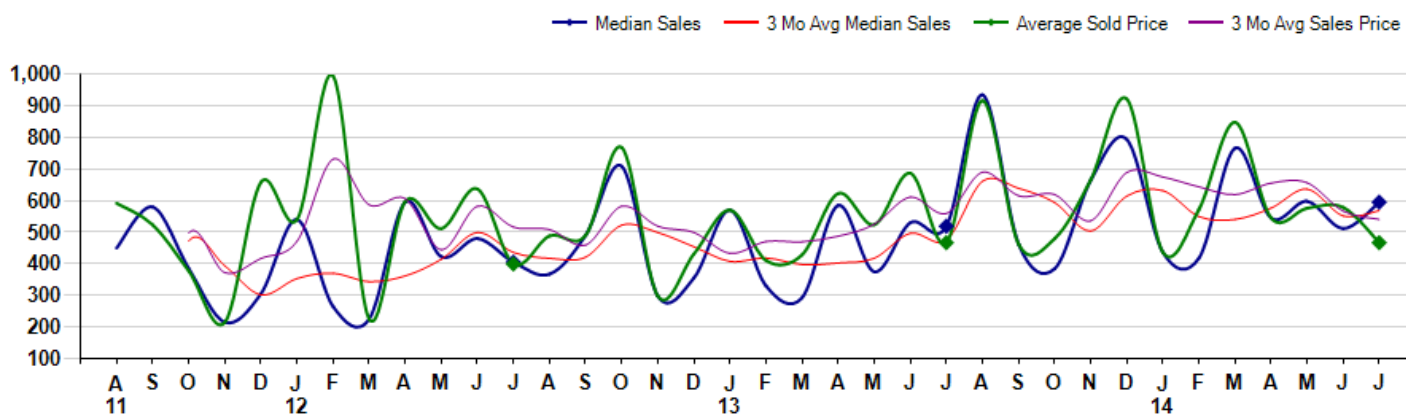
July Property sales were 3, down -40.0% from 5 in July of 2013 and -50.0% lower than the 6 sales last month. July 2014 sales were at their lowest level compared to July of 2013 and 2012. July YTD sales of 34 are running 3.0% ahead of last year's year-to-date sales of 33.



Prices

The Median Sales Price in July was \$595,000, up 14.6% from \$519,000 in July of 2013 and up 16.3% from \$511,500 last month. The Average Sales Price in July was \$466,667, down 0.0% from \$466,700 in July of 2013 and down -19.3% from \$578,389 last month. July 2014 ASP was at a mid range compared to July of 2013 and 2012.

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



City: Belmar



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



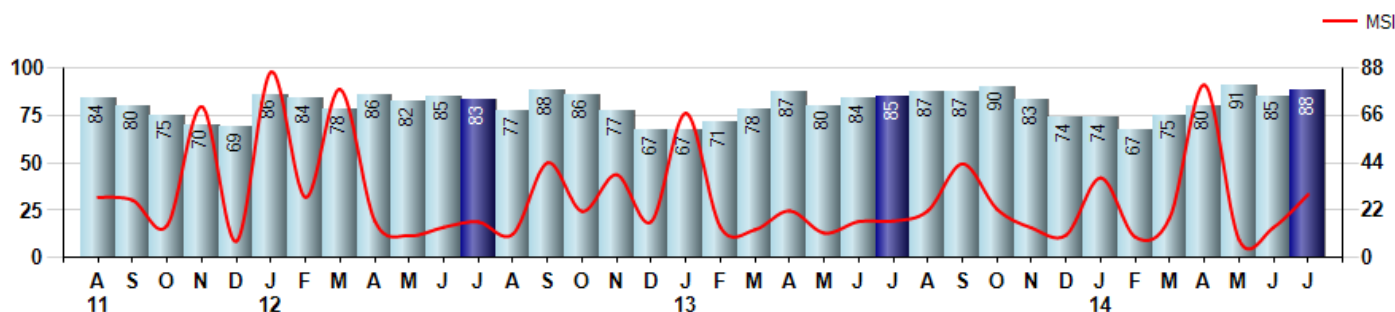
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Inventory & MSI

The Total Inventory of Properties available for sale as of July was 88, up 3.5% from 85 last month and up 3.5% from 85 in July of last year. July 2014 Inventory was at highest level compared to July of 2013 and 2012.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The July 2014 MSI of 29.3 months was at its highest level compared with July of 2013 and 2012.

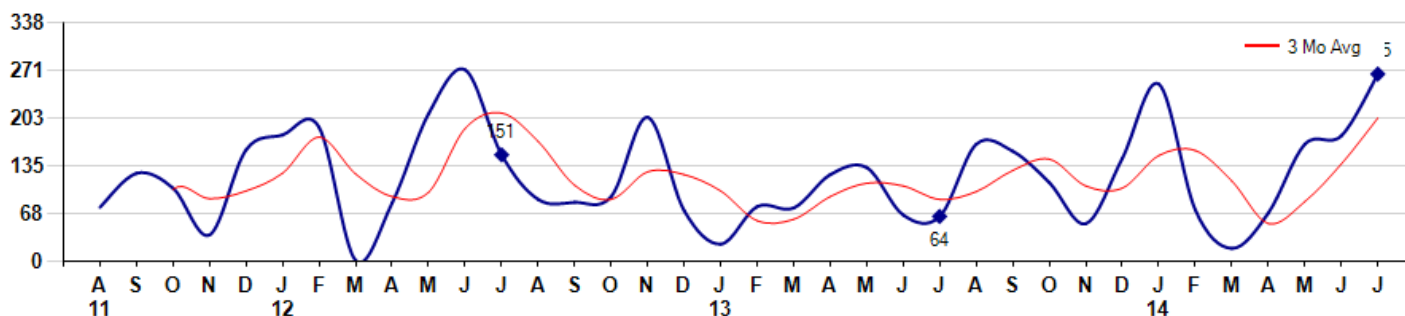
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 July was 265, up 48.9% from 178 days last month and up 314.1% from 64 days in July of last year. The July 2014 DOM was at its highest level compared with July of 2013 and 2012.

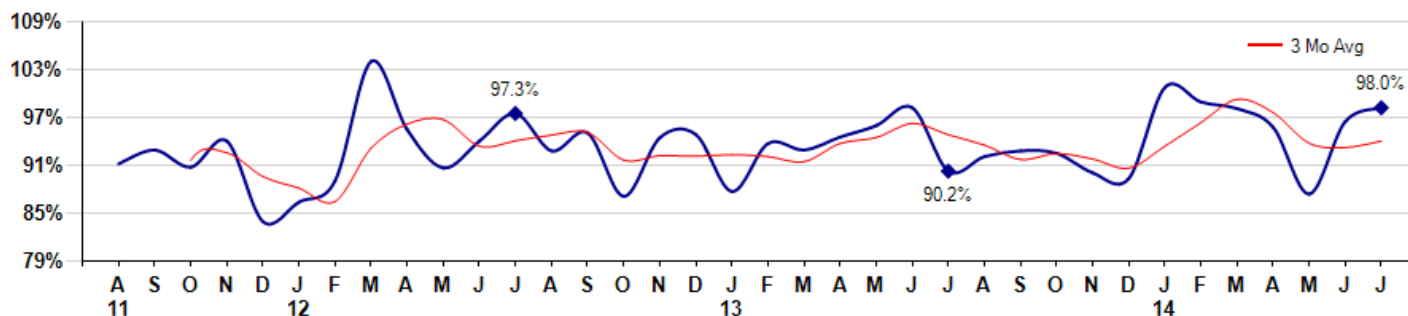
Average Days on Market(Listing to Contract) for properties sold during the month



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 July 2014 Selling Price vs List Price of 98.0% was up from 96.3% last month and up from 90.2% in July 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 8/1/2011 through 7/31/2014. 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: *Belmar*



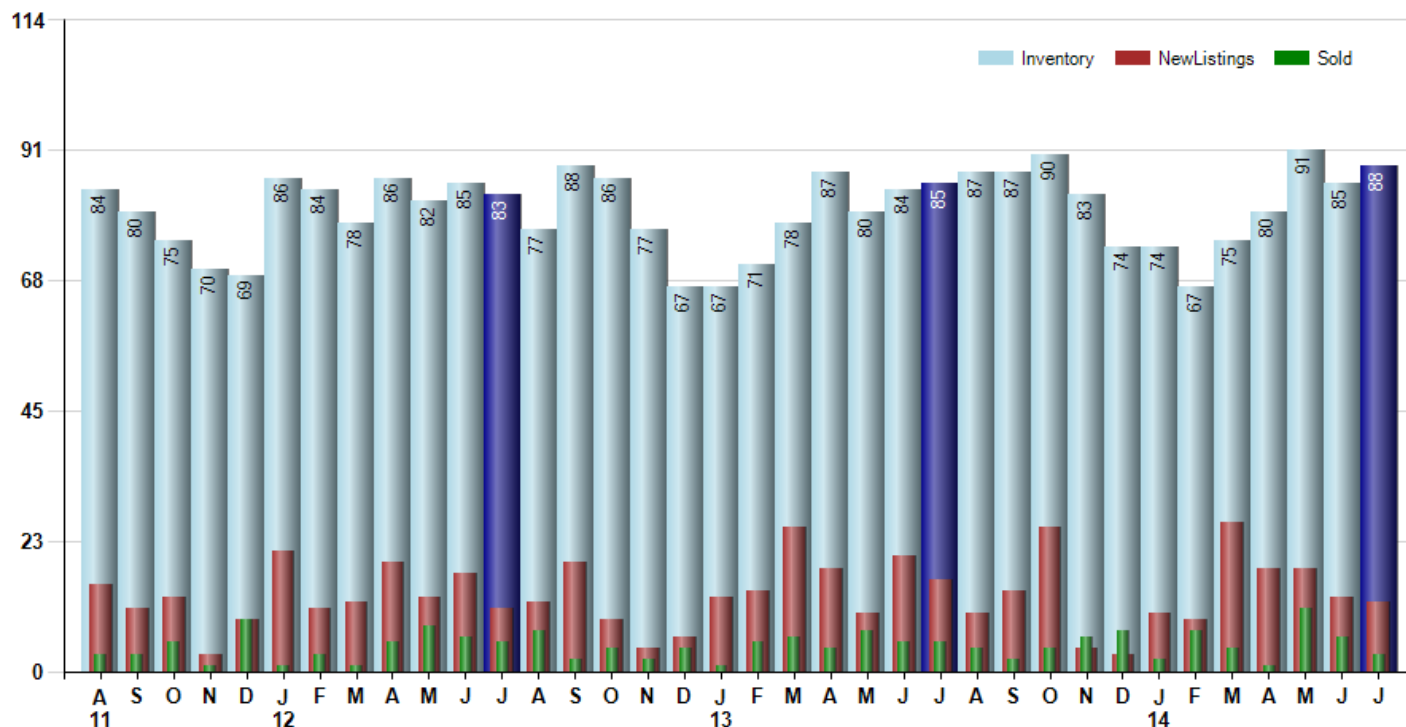
Barbara Scaffidi
 Sales Associate
 (732) 233-8248 (Cell) (732) 449-2777 (Office)
www.JerseyShoreSpecialist.com
Barbara.Scaffidi@cbmoves.com



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

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 July 2014 was 12, down -7.7% from 13 last month and down -25.0% from 16 in July of last year.



MARKET ACTION REPORT

July 2014

City: *Belmar*



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

	A 11	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	J
Homes Sold	3	3	5	1	9	1	3	1	5	8	6	5	7	2	4	2	4	1	5	6	4	7	5	5	4	2	4	6	7	2	7	4	1	11	6	3
3 Mo. Roll Avg			4	3	5	4	4	2	3	5	6	6	6	5	4	3	3	2	3	4	5	6	5	6	5	4	3	4	6	5	5	4	4	5	6	7

	(000's) A 11	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	J
Median Sale Price	450	580	385	215	305	540	265	225	595	423	480	405	368	490	709	298	355	570	330	293	585	375	530	519	935	463	384	664	794	437	418	766	545	598	512	595
3 Mo. Roll Avg			472	393	302	353	370	343	362	414	499	436	418	421	522	499	454	408	418	398	403	418	497	475	661	639	594	504	614	632	550	540	576	636	552	568

	A 11	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	J
Inventory	84	80	75	70	69	86	84	78	86	82	85	83	77	88	86	77	67	67	71	78	87	80	84	85	87	87	90	83	74	74	67	75	80	91	85	88
MSI	28	27	15	70	8	86	28	78	17	10	14	17	11	44	22	39	17	67	14	13	22	11	17	17	22	44	23	14	11	37	10	19	80	8	14	29

	A 11	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	J
Days On Market	77	125	104	38	158	179	190	2	83	209	271	151	88	84	92	204	72	25	78	76	123	133	66	64	166	156	112	54	146	251	73	19	69	166	178	265
3 Mo. Roll Avg			102	89	100	125	176	124	92	98	188	210	170	108	88	127	123	100	58	60	92	111	107	88	99	129	145	107	104	150	157	114	54	85	138	203

	A 11	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	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

	A 11	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	J
Sale to List Price	0.911	0.928	0.907	0.939	0.840	0.864	0.890	1.037	0.953	0.906	0.939	0.973	0.927	0.949	0.871	0.943	0.947	0.877	0.936	0.928	0.944	0.958	0.980	0.902	0.920	0.927	0.924	0.900	0.893	1.005	0.987	0.979	0.956	0.874	0.963	0.980
3 Mo. Roll Avg			0.915	0.925	0.895	0.881	0.865	0.930	0.960	0.965	0.933	0.939	0.946	0.950	0.916	0.921	0.920	0.922	0.920	0.914	0.936	0.943	0.961	0.947	0.934	0.916	0.924	0.917	0.906	0.933	0.962	0.990	0.974	0.936	0.931	0.939

	A 11	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	J
New Listings	15	11	13	3	9	21	11	12	19	13	17	11	12	19	9	4	6	13	14	25	18	10	20	16	10	14	25	4	3	10	9	26	18	18	13	12
Inventory	84	80	75	70	69	86	84	78	86	82	85	83	77	88	86	77	67	67	71	78	87	80	84	85	87	87	90	83	74	74	67	75	80	91	85	88
Sales	3	3	5	1	9	1	3	1	5	8	6	5	7	2	4	2	4	1	5	6	4	7	5	5	4	2	4	6	7	2	7	4	1	11	6	3

	(000's) A 11	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	J
Avg Sale Price	592	523	377	215	659	540	995	225	597	512	637	400	488	490	769	298	431	570	410	428	623	524	687	467	916	463	480	666	922	437	572	848	545	576	578	467
3 Mo. Roll Avg			497	372	417	471	731	587	606	445	582	516	508	459	582	519	499	433	470	470	487	525	611	559	690	615	619	536	689	675	644	619	655	656	566	540

© 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 8/1/2011 through 7/31/2014. 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.

