

City: Brielle



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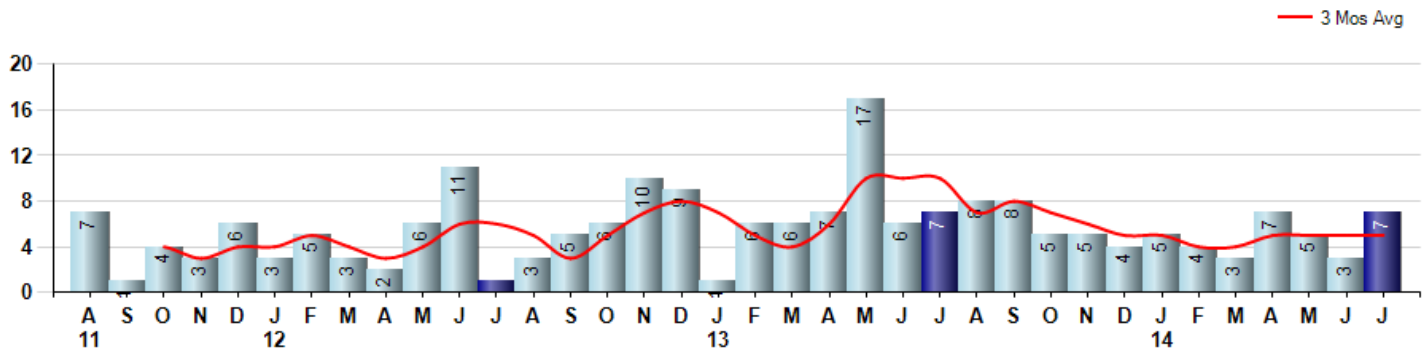
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$715,000	-2%		19%				
Average List Price of all Current Listings	\$983,235	1%		3%				
July Median Sales Price	\$532,000	105%	24%	-12%	-5%	\$492,500	-16%	-12%
July Average Sales Price	\$524,714	116%	17%	-10%	-15%	\$488,325	-24%	-20%
Total Properties Currently for Sale (Inventory)	65	-3%		14%				
July Number of Properties Sold	7	133%		0%			-32%	
July Average Days on Market (Solds)	94	-21%	19%	-15%	-27%	104	-33%	-19%
July Month's Supply of Inventory	9.3	-58%	-38%	14%	-21%	13.0	-4%	12%
July Sale Price vs List Price Ratio	97.5%	11.7%	1%	4%	3.8%	96.3%	2.9%	2.5%

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

Property Sales

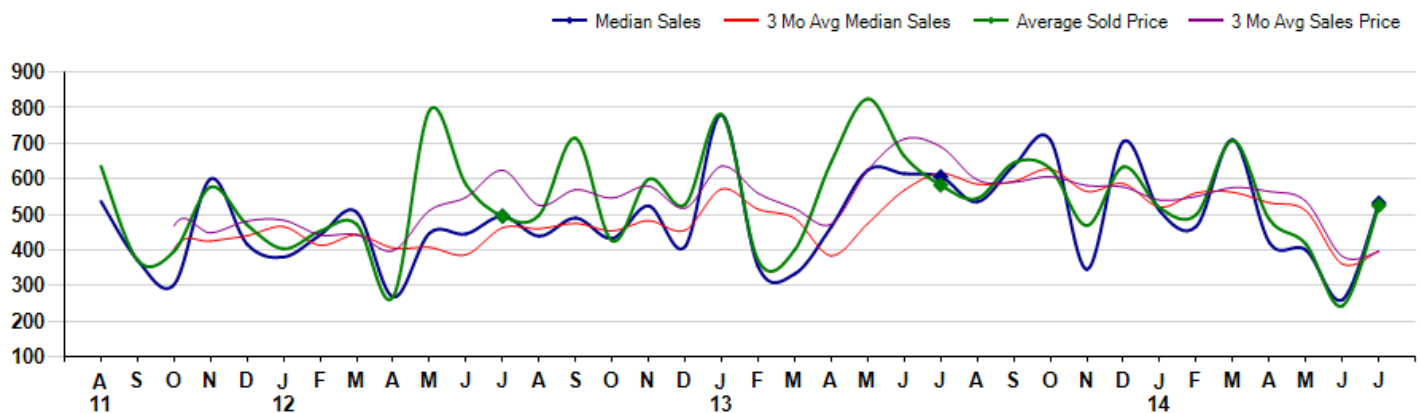
July Property sales were 7, equal to 7 in July of 2013 and 133.3% higher than the 3 sales last month. July 2014 sales were at a mid level compared to July of 2013 and 2012. July YTD sales of 34 are running -32.0% behind last year's year-to-date sales of 50.



Prices

The Median Sales Price in July was \$532,000, down -12.2% from \$606,000 in July of 2013 and up 104.6% from \$260,000 last month. The Average Sales Price in July was \$524,714, down -9.9% from \$582,286 in July of 2013 and up 116.2% from \$242,667 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)



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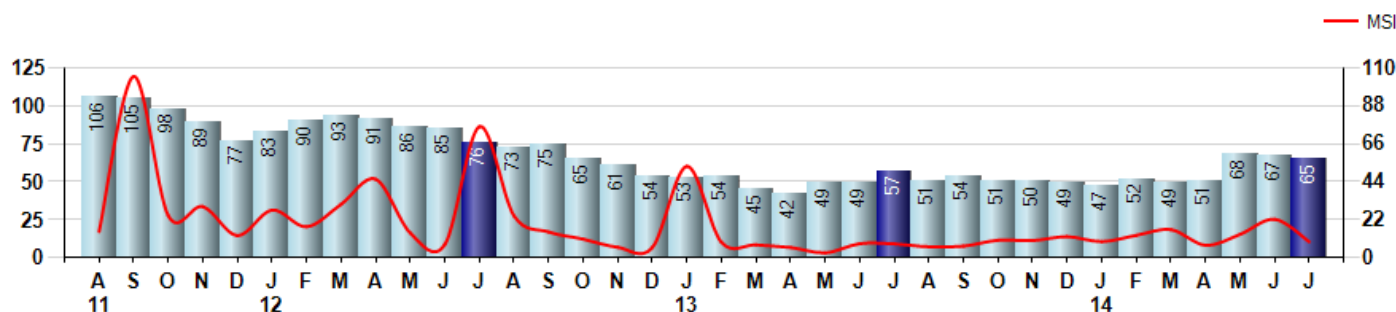
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Inventory & MSI

The Total Inventory of Properties available for sale as of July was 65, down -3.0% from 67 last month and up 14.0% from 57 in July of last year. July 2014 Inventory was at a mid range 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 9.3 months was at a mid range compared with July of 2013 and 2012.

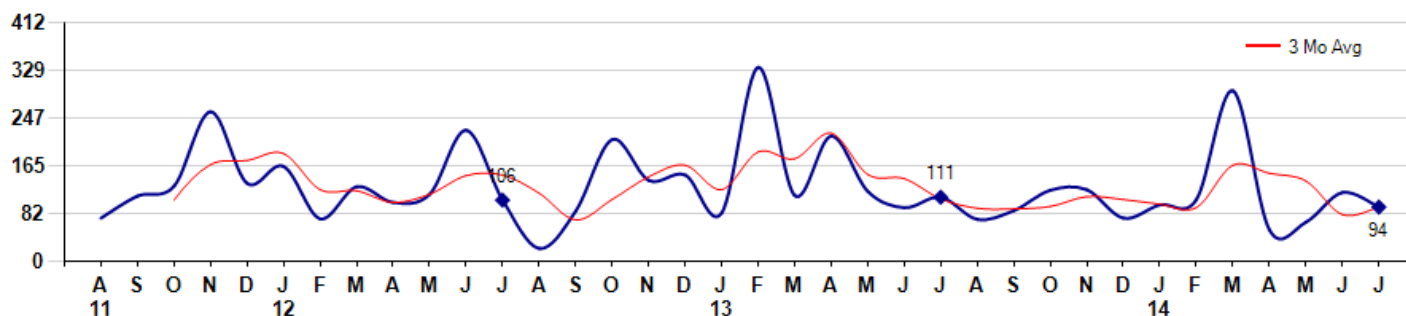
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 94, down -21.0% from 119 days last month and down -15.3% from 111 days in July of last year. The July 2014 DOM was at its lowest level compared with July of 2013 and 2012.

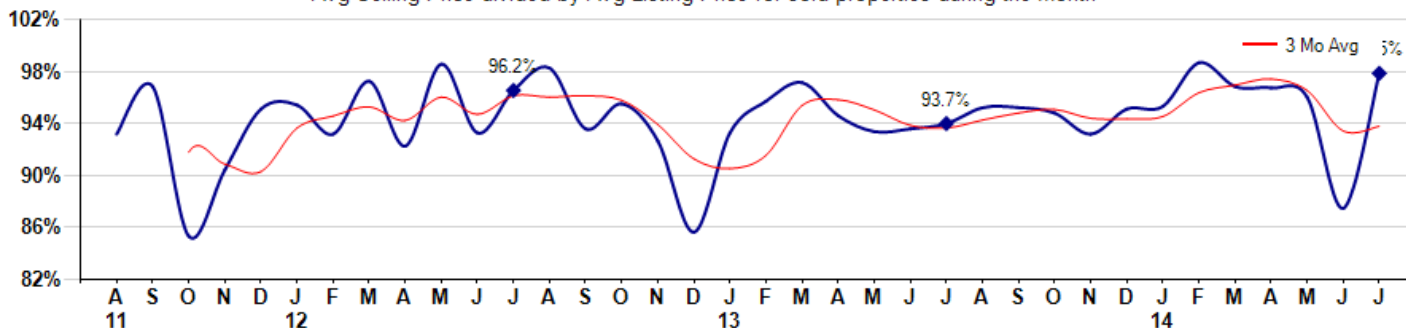
Average Days on Market(Listing to Contract) for properties sold during the month



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 97.5% was up from 87.3% last month and up from 93.7% in July of last year.

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



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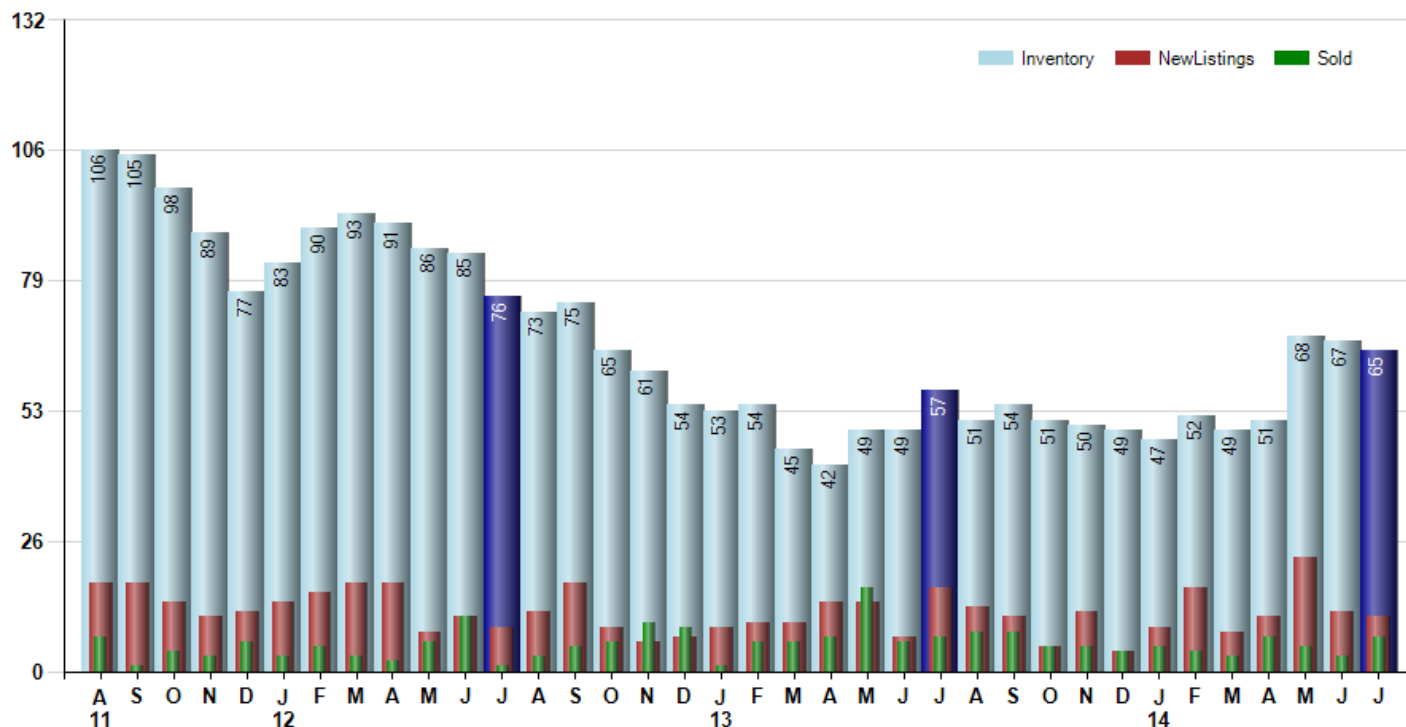
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Inventory / New Listings / Sales

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 July 2014 was 11, down -8.3% from 12 last month and down -35.3% from 17 in July of last year.



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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.



MARKET ACTION REPORT

July 2014

City: *Brielle*



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	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	7	1	4	3	6	3	5	3	2	6	11	1	3	5	6	10	9	1	6	6	7	17	6	7	8	8	5	5	4	5	4	3	7	5	3	7
3 Mo. Roll Avg			4	3	4	4	5	4	3	4	6	6	5	3	5	7	8	7	5	4	6	10	10	10	7	8	7	6	5	5	4	4	5	5	5	5

	(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	537	372	303	600	417	380	442	507	268	448	445	495	439	490	433	524	410	780	353	333	465	625	614	606	535	638	710	345	705	510	467	710	421	400	260	532
3 Mo. Roll Avg			404	425	440	466	413	443	405	407	387	463	460	475	454	482	456	571	514	489	384	474	568	615	585	593	628	564	587	520	561	562	533	510	360	397

	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	106	105	98	89	77	83	90	93	91	86	85	76	73	75	65	61	54	53	54	45	42	49	49	57	51	54	51	50	49	47	52	49	51	68	67	65
MSI	15	105	25	30	13	28	18	31	46	14	8	76	24	15	11	6	6	53	9	8	6	3	8	8	6	7	10	10	12	9	13	16	7	14	22	9

	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	75	113	130	258	135	164	74	129	102	116	226	106	23	87	210	140	149	84	334	114	216	121	93	111	73	88	123	124	75	98	107	294	55	68	119	94
3 Mo. Roll Avg			106	167	174	186	124	122	102	116	148	149	118	72	107	146	166	124	189	177	221	150	143	108	92	91	95	112	107	99	93	166	152	139	81	94

	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	0.929	0.965	0.852	0.902	0.948	0.951	0.929	0.969	0.920	0.982	0.930	0.962	0.979	0.933	0.952	0.924	0.855	0.930	0.954	0.968	0.943	0.931	0.933	0.937	0.949	0.949	0.945	0.929	0.948	0.950	0.983	0.965	0.964	0.957	0.873	0.975
3 Mo. Roll Avg			0.915	0.906	0.901	0.934	0.943	0.950	0.939	0.957	0.944	0.958	0.957	0.958	0.955	0.936	0.910	0.903	0.913	0.951	0.955	0.947	0.936	0.934	0.940	0.945	0.948	0.941	0.941	0.942	0.960	0.966	0.971	0.962	0.931	0.935

	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	18	18	14	11	12	14	16	18	18	8	11	9	12	18	9	6	7	9	10	10	14	14	7	17	13	11	5	12	4	9	17	8	11	23	12	11
Inventory	106	105	98	89	77	83	90	93	91	86	85	76	73	75	65	61	54	53	54	45	42	49	49	57	51	54	51	50	49	47	52	49	51	68	67	65
Sales	7	1	4	3	6	3	5	3	2	6	11	1	3	5	6	10	9	1	6	6	7	17	6	7	8	8	5	5	4	5	4	3	7	5	3	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
Avg Sale Price	635	372	396	577	471	403	453	473	268	793	584	495	498	714	426	599	528	780	370	400	647	825	664	582	545	645	629	469	634	519	499	708	486	417	243	525
3 Mo. Roll Avg			468	448	481	484	442	443	398	511	548	624	526	569	546	580	518	636	560	517	472	624	712	690	597	591	606	581	577	540	551	575	565	537	382	395

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