

City: Manasquan



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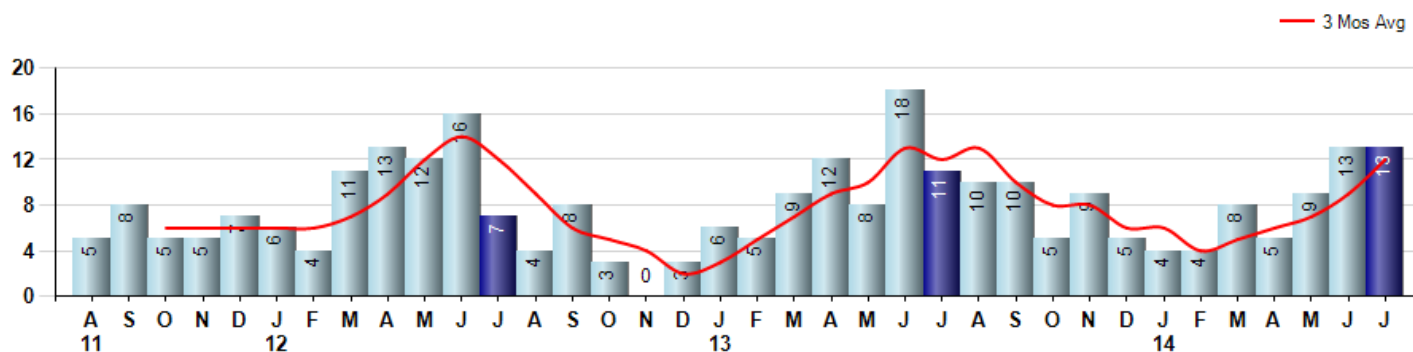
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$725,000	1%		21%				
Average List Price of all Current Listings	\$887,500	5%		25%				
July Median Sales Price	\$500,000	17%	-1%	-14%	9%	\$504,000	10%	10%
July Average Sales Price	\$460,715	-14%	-13%	-17%	-17%	\$543,603	0%	-3%
Total Properties Currently for Sale (Inventory)	81	-13%		-5%				
July Number of Properties Sold	13	0%		18%			-19%	
July Average Days on Market (Solds)	180	51%	46%	275%	75%	154	56%	50%
July Month's Supply of Inventory	6.2	-13%	-21%	-19%	-40%	12.7	26%	23%
July Sale Price vs List Price Ratio	92.1%	-2.3%	-2%	-10%	-0.4%	93.6%	1.3%	1.2%

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

Property Sales

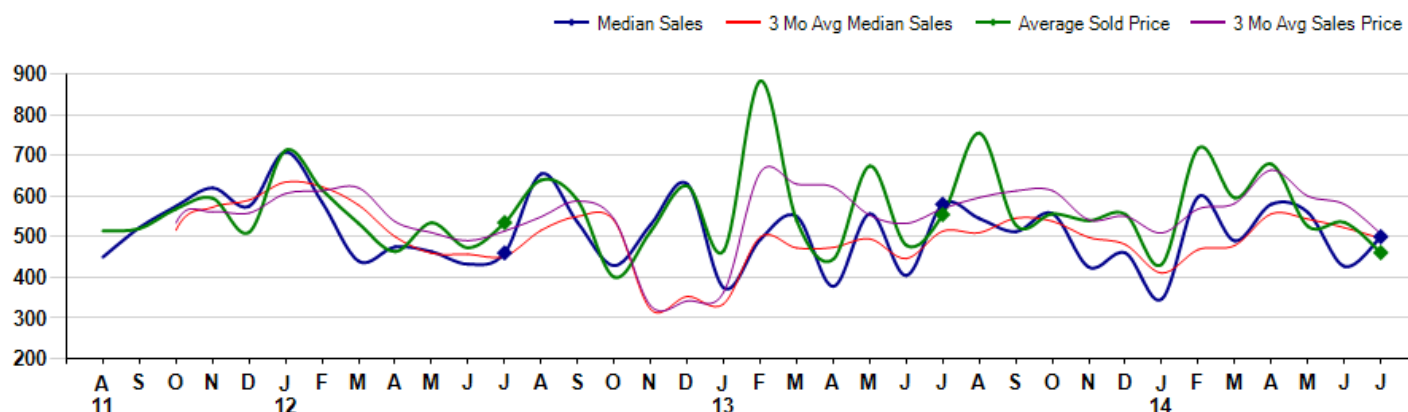
July Property sales were 13, up 18.2% from 11 in July of 2013 and equal to 0.0% 13 sales last month. July 2014 sales were at their highest level compared to July of 2013 and 2012. July YTD sales of 56 are running -18.8% behind last year's year-to-date sales of 69.



Prices

The Median Sales Price in July was \$500,000, down -13.8% from \$580,000 in July of 2013 and up 17.1% from \$427,000 last month. The Average Sales Price in July was \$460,715, down -16.9% from \$554,423 in July of 2013 and down -14.0% from \$535,538 last month. July 2014 ASP was at the lowest level 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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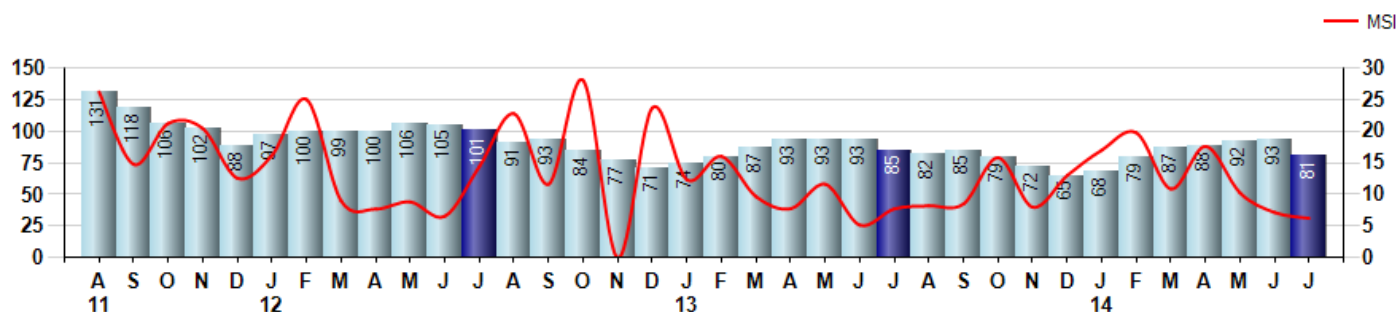
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Inventory & MSI

The Total Inventory of Properties available for sale as of July was 81, down -12.9% from 93 last month and down -4.7% from 85 in July of last year. July 2014 Inventory was at the lowest 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 6.2 months was at its lowest level compared with July of 2013 and 2012.

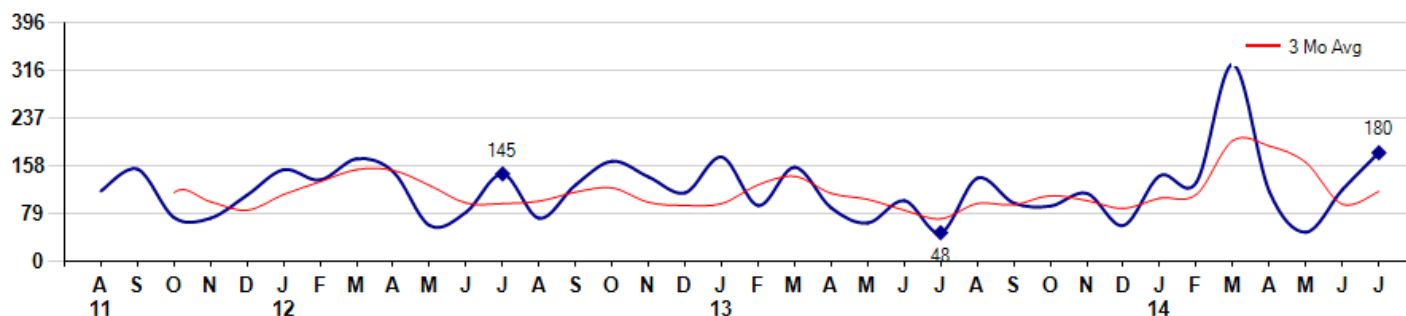
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 180, up 51.3% from 119 days last month and up 275.0% from 48 days in July of last year. The July 2014 DOM was at its highest level compared with July of 2013 and 2012.

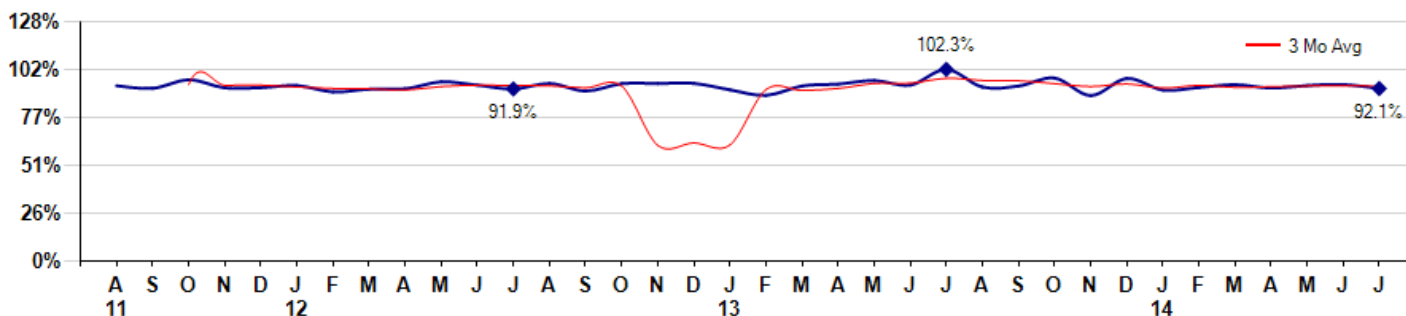
Average Days on Market(Listing to Contract) for properties sold during the month



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 92.1% was down from 94.3% last month and down from 102.3% in July of last year.

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



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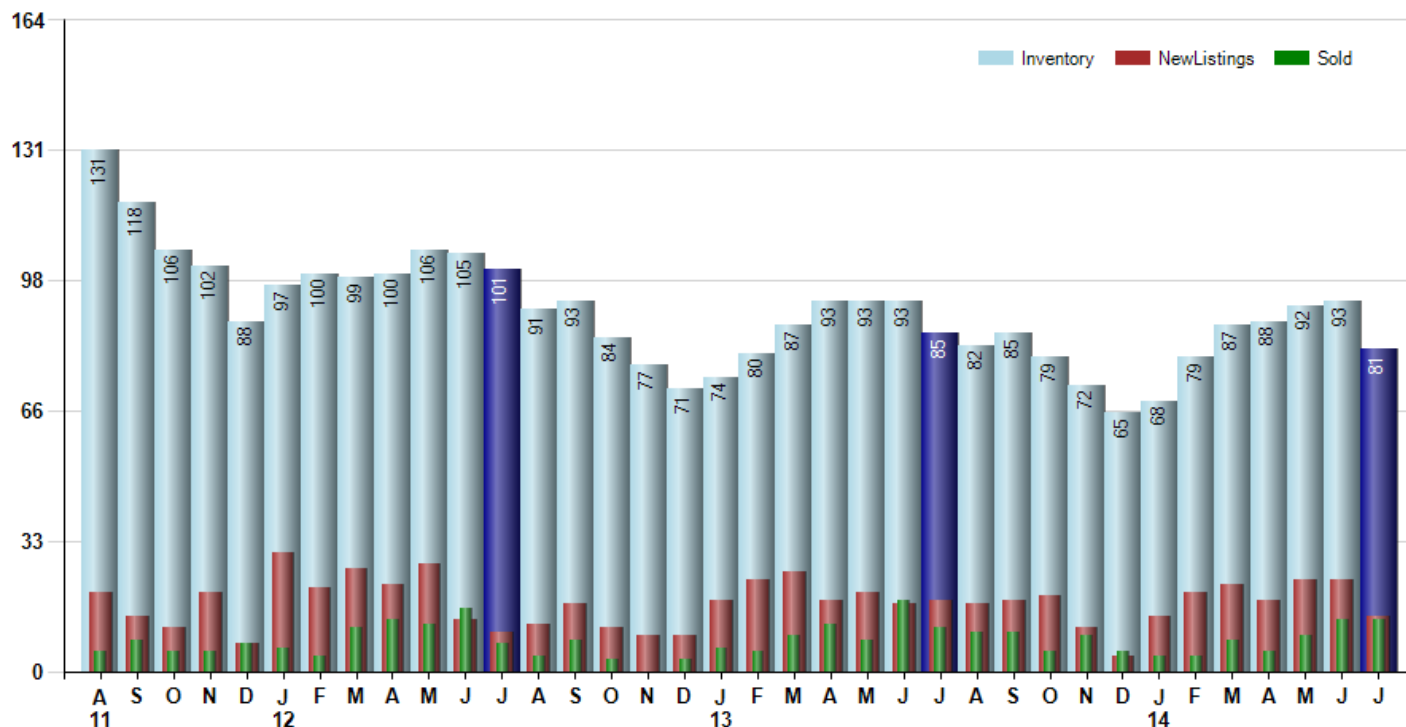
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Inventory / New Listings / Sales

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 14, down -39.1% from 23 last month and down -22.2% from 18 in July of last year.



MARKET ACTION REPORT

July 2014

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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	5	8	5	5	7	6	4	11	13	12	16	7	4	8	3	0	3	6	5	9	12	8	18	11	10	10	5	9	5	4	4	8	5	9	13	13
3 Mo. Roll Avg			6	6	6	6	7	9	12	14	12	9	6	5	4	2	3	5	7	9	10	13	12	13	10	8	8	6	6	4	5	6	7	9	12	

	(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	523	575	620	575	709	585	440	475	463	433	460	655	535	429	0	630	374	493	550	378	557	405	580	545	513	557	425	460	347	599	490	580	560	427	500
3 Mo. Roll Avg			516	573	590	635	623	578	500	459	457	452	516	550	540	321	353	335	499	472	473	495	446	514	510	546	538	498	481	411	468	478	556	543	522	496

	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	131	118	106	102	88	97	100	99	100	106	105	101	91	93	84	77	71	74	80	87	93	93	93	85	82	85	79	72	65	68	79	87	88	92	93	81
MSI	26	15	21	20	13	16	25	9	8	9	7	14	23	12	28	0	24	12	16	10	8	12	5	8	8	9	16	8	13	17	20	11	18	10	7	6

	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	117	153	73	72	110	152	135	170	149	60	82	145	72	127	166	0	114	173	93	156	89	64	101	48	138	97	92	113	60	142	131	326	116	49	119	180
3 Mo. Roll Avg			114	99	85	111	132	152	151	126	97	96	100	115	122	98	93	96	127	141	113	103	85	71	96	94	109	101	88	105	111	200	191	164	95	116

	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	0.936	0.922	0.968	0.925	0.925	0.937	0.903	0.918	0.920	0.957	0.939	0.919	0.948	0.908	0.947	0.000	0.948	0.914	0.885	0.935	0.945	0.964	0.940	1.023	0.929	0.935	0.977	0.884	0.975	0.913	0.927	0.942	0.924	0.937	0.943	0.921
3 Mo. Roll Avg			0.942	0.938	0.939	0.929	0.922	0.919	0.914	0.932	0.939	0.938	0.935	0.925	0.934	0.618	0.632	0.621	0.916	0.911	0.922	0.948	0.950	0.976	0.964	0.962	0.947	0.932	0.945	0.924	0.938	0.927	0.931	0.934	0.935	0.934

	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	20	14	11	20	7	30	21	26	22	27	13	10	12	17	11	9	9	18	23	25	18	20	17	18	17	18	19	11	4	14	20	22	18	23	23	14
Inventory	131	118	106	102	88	97	100	99	100	106	105	101	91	93	84	77	71	74	80	87	93	93	93	85	82	85	79	72	65	68	79	87	88	92	93	81
Sales	5	8	5	5	7	6	4	11	13	12	16	7	4	8	3	0	3	6	5	9	12	8	18	11	10	10	5	9	5	4	4	8	5	9	13	13

	(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	514	520	569	595	511	713	616	533	464	534	473	535	640	589	401	0	625	465	883	540	444	674	479	554	755	529	556	540	555	432	718	596	679	526	536	461
3 Mo. Roll Avg			534	561	558	606	613	620	537	510	490	514	549	588	543	330	342	363	658	629	622	553	533	569	596	613	613	542	550	509	569	582	664	600	580	507

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