

City: Monmouth Beach



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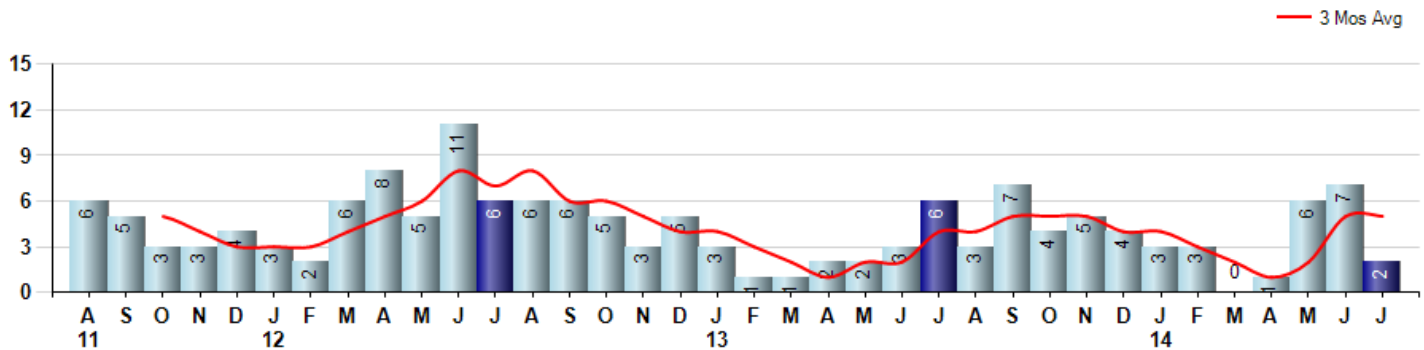
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

| Market Profile & Trends Overview | Trending Versus*: | | | | | Trending Versus*: | | |
|---|-------------------|-------|------|------|------|-------------------|----------|-----------|
| | Month | LM | L3M | PYM | LY | YTD | PriorYTD | PriorYear |
| Median List Price of all Current Listings | \$1,149,000 | -8% | | 15% | | | | |
| Average List Price of all Current Listings | \$1,233,644 | -5% | | 2% | | | | |
| July Median Sales Price | \$532,500 | -21% | -15% | -7% | -16% | \$622,500 | 11% | -2% |
| July Average Sales Price | \$532,500 | -44% | -34% | -33% | -32% | \$862,141 | 15% | 10% |
| Total Properties Currently for Sale (Inventory) | 59 | -2% | | 0% | | | | |
| July Number of Properties Sold | 2 | -71% | | -67% | | | 22% | |
| July Average Days on Market (Solds) | 28 | -62% | -56% | -82% | -77% | 66 | -53% | -45% |
| July Month's Supply of Inventory | 29.5 | 244% | 87% | 200% | 44% | 18.7 | -29% | -9% |
| July Sale Price vs List Price Ratio | 93.1% | -0.9% | -1% | 11% | 2.6% | 94.7% | 7.9% | 4.4% |

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

Property Sales

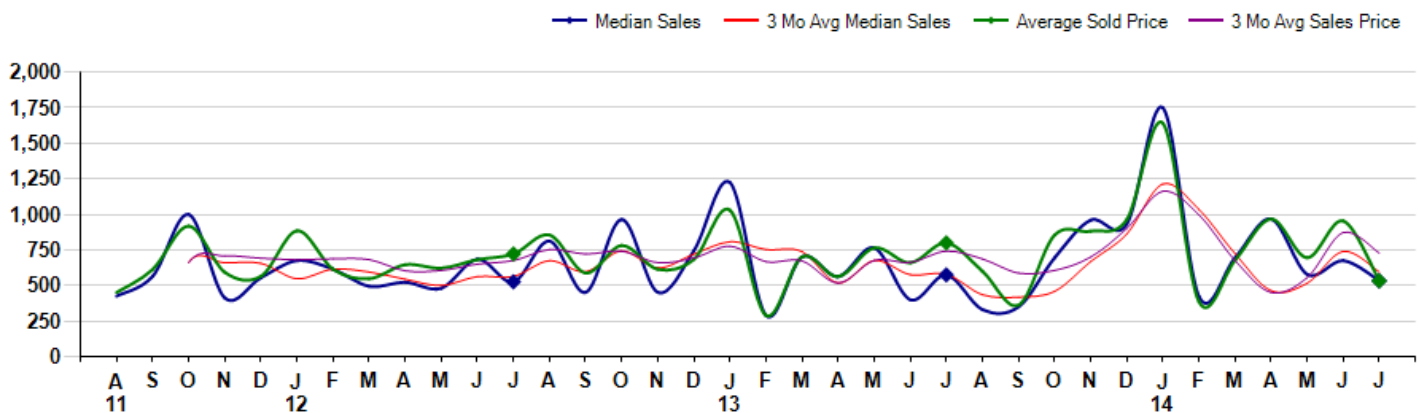
July Property sales were 2, down -66.7% from 6 in July of 2013 and -71.4% lower than the 7 sales last month. July 2014 sales were at their lowest level compared to July of 2013 and 2012. July YTD sales of 22 are running 22.2% ahead of last year's year-to-date sales of 18.



Prices

The Median Sales Price in July was \$532,500, down -7.3% from \$574,500 in July of 2013 and down -21.1% from \$675,000 last month. The Average Sales Price in July was \$532,500, down -33.4% from \$799,833 in July of 2013 and down -44.2% from \$954,286 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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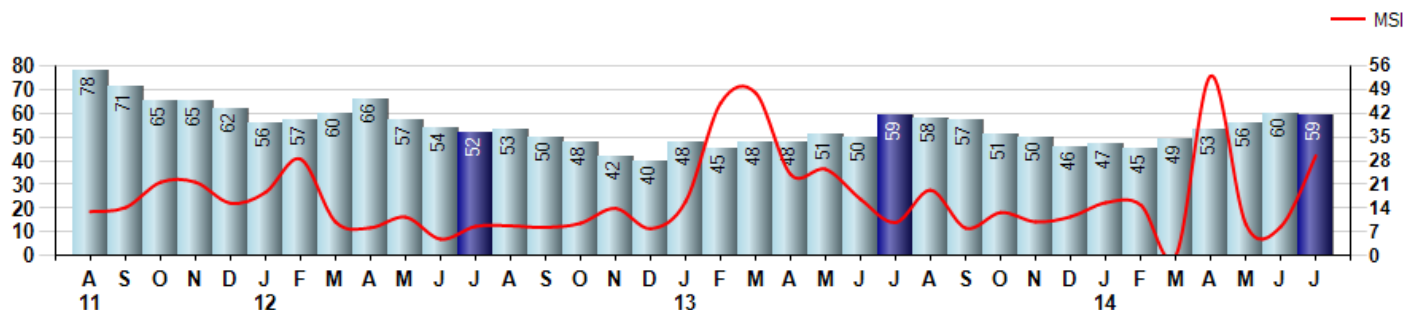
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Inventory & MSI

The Total Inventory of Properties available for sale as of July was 59, down -1.7% from 60 last month and equal to 59 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 29.5 months was at its highest level compared with July of 2013 and 2012.

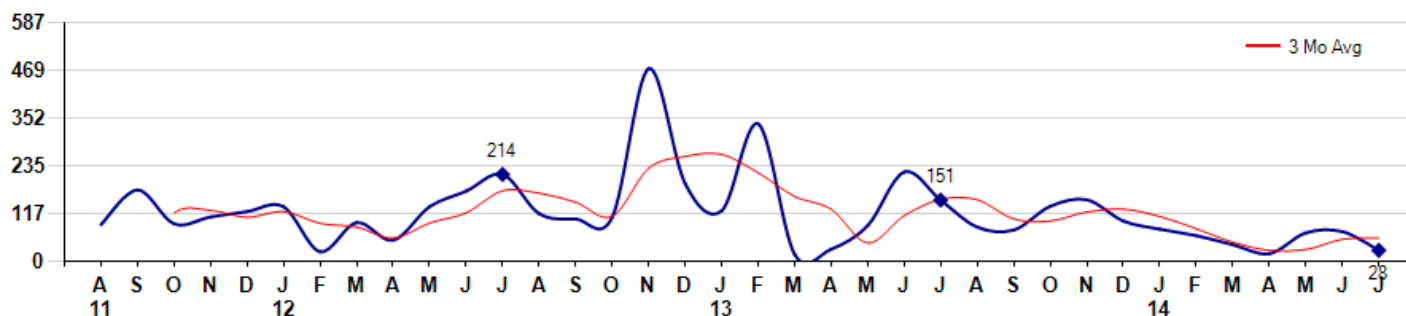
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 28, down -62.2% from 74 days last month and down -81.5% from 151 days in July of last year. The July 2014 DOM was at its lowest level compared with July of 2013 and 2012.

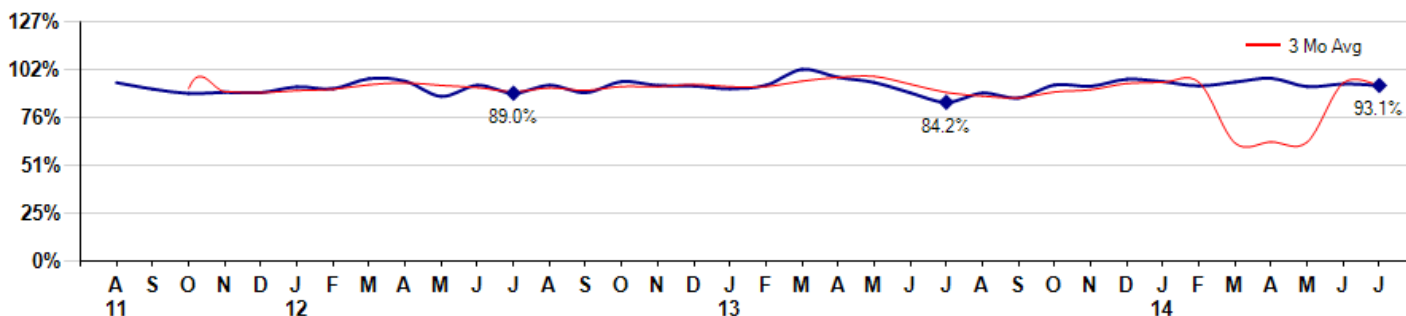
Average Days on Market(Listing to Contract) for properties sold during the month



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 93.1% was down from 93.9% last month and up from 84.2% in July of last year.

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



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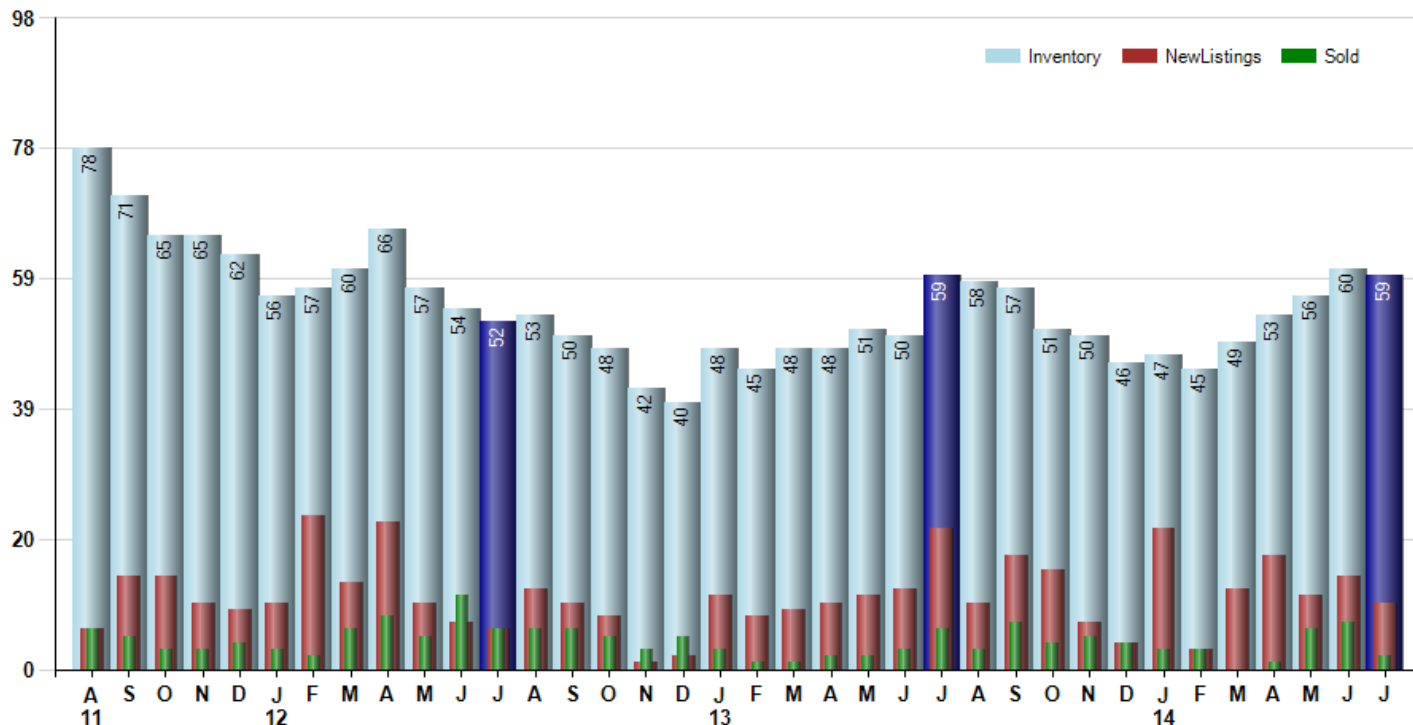
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Inventory / New Listings / Sales

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 10, down -28.6% from 14 last month and down -52.4% from 21 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 | 6 | 5 | 3 | 3 | 4 | 3 | 2 | 6 | 8 | 5 | 11 | 6 | 6 | 6 | 5 | 3 | 5 | 3 | 1 | 1 | 2 | 2 | 3 | 6 | 3 | 7 | 4 | 5 | 4 | 3 | 3 | 0 | 1 | 6 | 7 | 2 |
| 3 Mo. Roll Avg | | | 5 | 4 | 3 | 3 | 3 | 4 | 5 | 6 | 8 | 7 | 8 | 6 | 6 | 5 | 4 | 4 | 3 | 2 | 1 | 2 | 2 | 4 | 4 | 5 | 5 | 5 | 4 | 4 | 3 | 2 | 1 | 2 | 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 | 426 | 565 | 1,000 | 413 | 555 | 675 | 614 | 495 | 523 | 481 | 685 | 526 | 813 | 451 | 965 | 452 | 745 | 1,225 | 289 | 701 | 563 | 764 | 400 | 575 | 330 | 350 | 695 | 960 | 932 | 1,750 | 423 | 0 | 968 | 579 | 675 | 533 |
| 3 Mo. Roll Avg | | | 663 | 659 | 656 | 548 | 615 | 595 | 544 | 500 | 563 | 564 | 674 | 596 | 743 | 623 | 721 | 807 | 753 | 738 | 518 | 676 | 576 | 580 | 435 | 418 | 458 | 668 | 862 | 1,214 | 1,035 | 724 | 463 | 515 | 740 | 595 |

| | 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 | 78 | 71 | 65 | 65 | 62 | 56 | 57 | 60 | 66 | 57 | 54 | 52 | 53 | 50 | 48 | 42 | 40 | 48 | 45 | 48 | 48 | 51 | 50 | 59 | 58 | 57 | 51 | 50 | 46 | 47 | 45 | 49 | 53 | 56 | 60 | 59 |
| MSI | 13 | 14 | 22 | 22 | 16 | 19 | 29 | 10 | 8 | 11 | 5 | 9 | 9 | 8 | 10 | 14 | 8 | 16 | 45 | 48 | 24 | 26 | 17 | 10 | 19 | 8 | 13 | 10 | 12 | 16 | 15 | 0 | 53 | 9 | 9 | 30 |

| | 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 | 91 | 176 | 93 | 110 | 123 | 135 | 25 | 96 | 53 | 135 | 173 | 214 | 118 | 105 | 109 | 473 | 191 | 125 | 338 | 18 | 31 | 89 | 220 | 151 | 85 | 78 | 136 | 152 | 100 | 80 | 64 | 0 | 20 | 71 | 74 | 28 |
| 3 Mo. Roll Avg | | | 120 | 126 | 109 | 123 | 94 | 85 | 58 | 95 | 120 | 174 | 168 | 146 | 111 | 229 | 258 | 263 | 218 | 160 | 129 | 46 | 113 | 153 | 152 | 105 | 100 | 122 | 129 | 111 | 81 | 48 | 28 | 30 | 55 | 58 |

| | 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 | 0.946 | 0.912 | 0.889 | 0.895 | 0.894 | 0.924 | 0.914 | 0.967 | 0.954 | 0.873 | 0.932 | 0.890 | 0.932 | 0.893 | 0.951 | 0.931 | 0.928 | 0.914 | 0.932 | 1.016 | 0.974 | 0.947 | 0.892 | 0.842 | 0.891 | 0.865 | 0.934 | 0.927 | 0.964 | 0.951 | 0.929 | 0.000 | 0.969 | 0.925 | 0.939 | 0.931 |
| 3 Mo. Roll Avg | | | 0.916 | 0.899 | 0.893 | 0.904 | 0.911 | 0.935 | 0.945 | 0.931 | 0.920 | 0.898 | 0.918 | 0.905 | 0.925 | 0.925 | 0.937 | 0.924 | 0.925 | 0.954 | 0.974 | 0.979 | 0.938 | 0.894 | 0.875 | 0.866 | 0.897 | 0.909 | 0.942 | 0.947 | 0.948 | 0.627 | 0.633 | 0.631 | 0.944 | 0.932 |

| | 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 | 6 | 14 | 14 | 10 | 9 | 10 | 23 | 13 | 22 | 10 | 7 | 6 | 12 | 10 | 8 | 1 | 2 | 11 | 8 | 9 | 10 | 11 | 12 | 21 | 10 | 17 | 15 | 7 | 4 | 21 | 3 | 12 | 17 | 11 | 14 | 10 |
| Inventory | 78 | 71 | 65 | 65 | 62 | 56 | 57 | 60 | 66 | 57 | 54 | 52 | 53 | 50 | 48 | 42 | 40 | 48 | 45 | 48 | 48 | 51 | 50 | 59 | 58 | 57 | 51 | 50 | 46 | 47 | 45 | 49 | 53 | 56 | 60 | 59 |
| Sales | 6 | 5 | 3 | 3 | 4 | 3 | 2 | 6 | 8 | 5 | 11 | 6 | 6 | 6 | 5 | 3 | 5 | 3 | 1 | 1 | 2 | 2 | 3 | 6 | 3 | 7 | 4 | 5 | 4 | 3 | 3 | 0 | 1 | 6 | 7 | 2 |

| | (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 | 451 | 613 | 918 | 593 | 565 | 885 | 614 | 548 | 647 | 622 | 682 | 722 | 855 | 588 | 782 | 614 | 684 | 1,030 | 289 | 701 | 563 | 764 | 660 | 800 | 600 | 362 | 855 | 882 | 964 | 1,642 | 386 | 0 | 968 | 695 | 954 | 533 |
| 3 Mo. Roll Avg | | | 661 | 708 | 692 | 681 | 688 | 682 | 603 | 606 | 650 | 675 | 753 | 721 | 741 | 661 | 693 | 776 | 668 | 673 | 518 | 676 | 662 | 741 | 687 | 587 | 606 | 700 | 900 | 1,163 | 997 | 676 | 451 | 554 | 872 | 727 |

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