

City: Sea Bright



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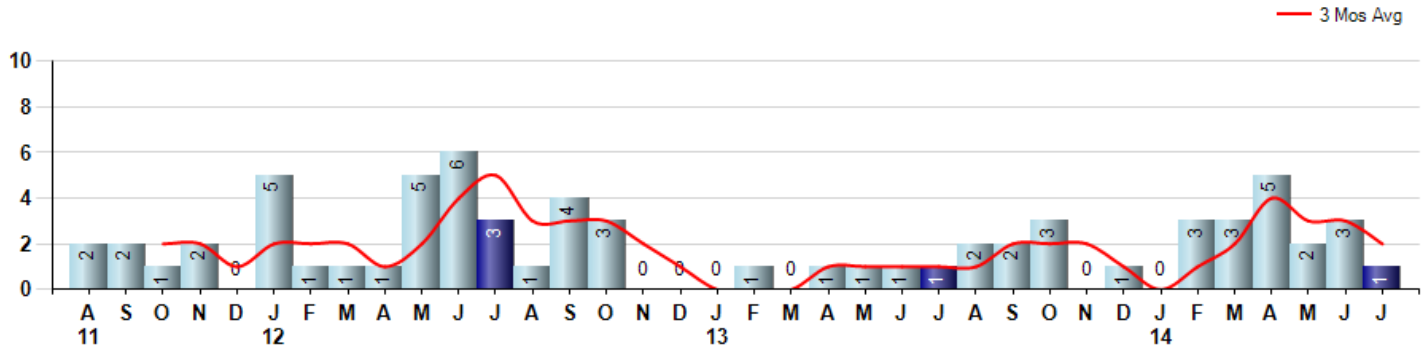
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$675,000	-2%		36%				
Average List Price of all Current Listings	\$856,284	-4%		25%				
July Median Sales Price	\$785,000	241%	100%	89%	89%	\$393,500	-5%	-5%
July Average Sales Price	\$785,000	242%	17%	89%	20%	\$596,838	-38%	-9%
Total Properties Currently for Sale (Inventory)	45	2%		22%				
July Number of Properties Sold	1	-67%		0%			240%	
July Average Days on Market (Solds)	11	-62%	-72%	-80%	-91%	48	-50%	-61%
July Month's Supply of Inventory	45.0	207%	66%	22%	131%	15.3	-32%	-21%
July Sale Price vs List Price Ratio	98.1%	5.1%	4%	18%	17.0%	94.0%	10.9%	12.1%

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

Property Sales

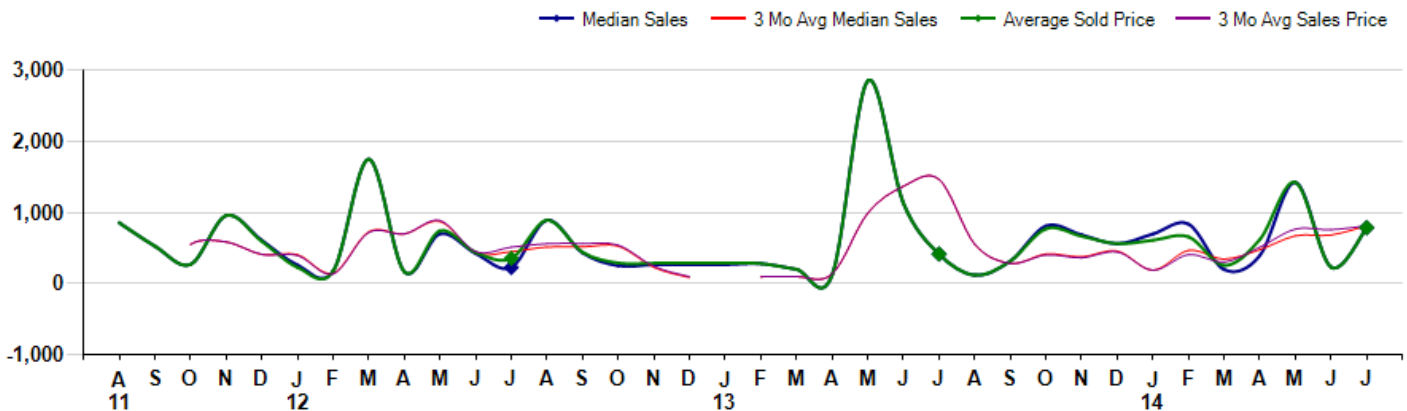
July Property sales were 1, equal to 1 in July of 2013 and -66.7% lower than the 3 sales last month. July 2014 sales were at their lowest level compared to July of 2013 and 2012. July YTD sales of 17 are running 240.0% ahead of last year's year-to-date sales of 5.



Prices

The Median Sales Price in July was \$785,000, up 89.2% from \$415,000 in July of 2013 and up 241.3% from \$230,000 last month. The Average Sales Price in July was \$785,000, up 89.2% from \$415,000 in July of 2013 and up 242.3% from \$229,333 last month. July 2014 ASP was at highest 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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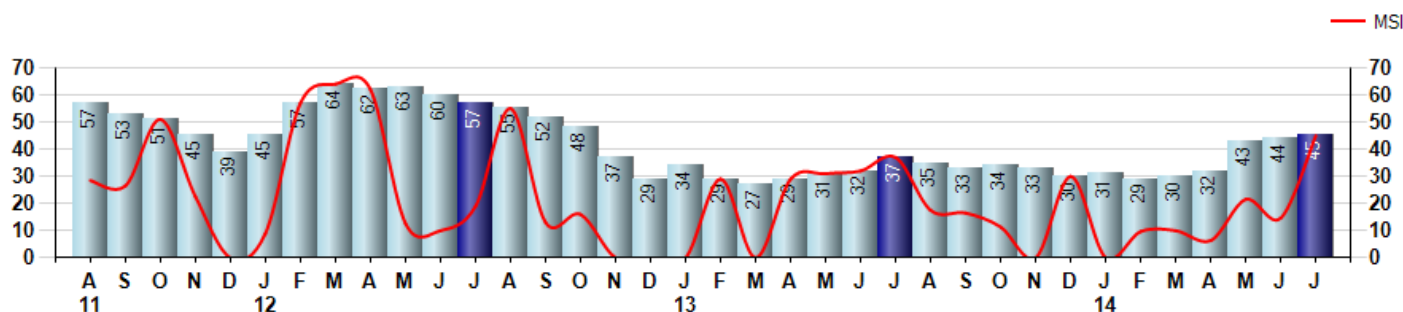
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Inventory & MSI

The Total Inventory of Properties available for sale as of July was 45, up 2.3% from 44 last month and up 21.6% from 37 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 45.0 months was at its highest level compared with July of 2013 and 2012.

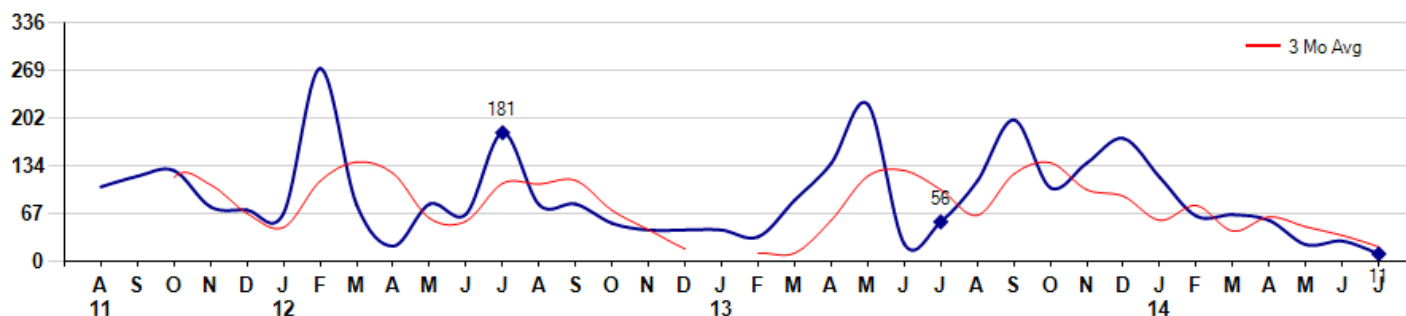
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 11, down -62.1% from 29 days last month and down -80.4% from 56 days in July of last year. The July 2014 DOM was at its lowest level compared with July of 2013 and 2012.

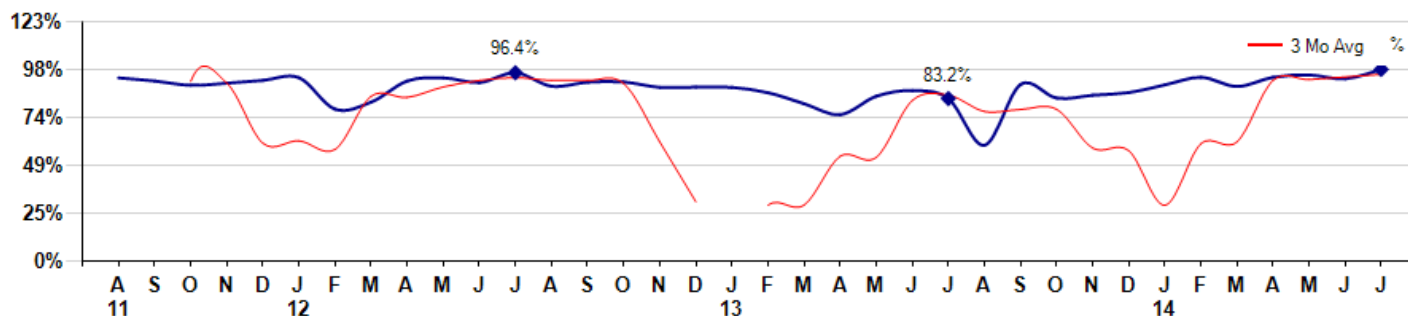
Average Days on Market(Listing to Contract) for properties sold during the month



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 98.1% was up from 93.3% last month and up from 83.2% in July of last year.

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



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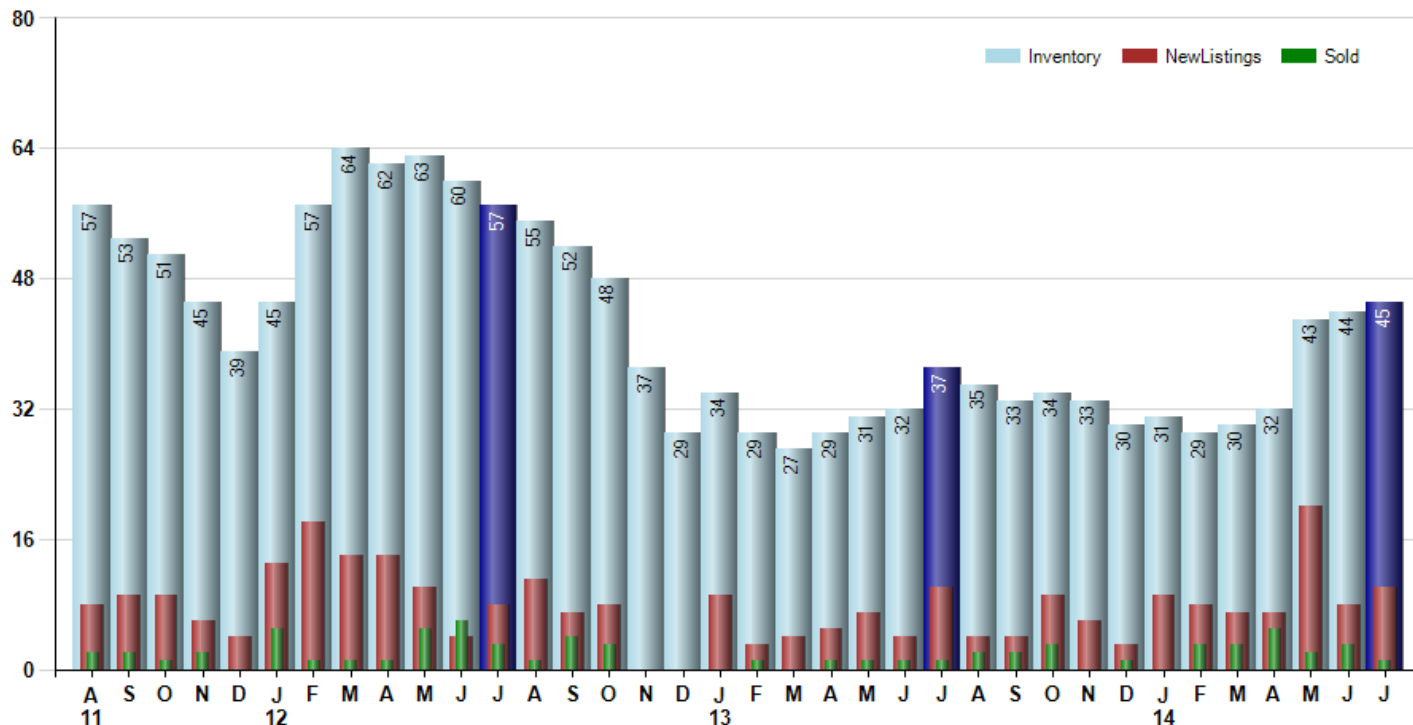
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Inventory / New Listings / Sales

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, up 25.0% from 8 last month and equal to 10 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	2	2	1	2	0	5	1	1	1	5	6	3	1	4	3	0	0	0	1	0	1	1	1	1	2	2	3	0	1	0	3	3	5	2	3	1
3 Mo. Roll Avg			2	2	1	2	2	2	1	2	4	5	3	3	3	2	1	0	0	0	1	1	1	1	1	2	2	2	1	0	1	2	4	3	3	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
Median Sale Price	855	525	270	956	0	260	175	1,750	165	700	422	225	890	430	250	0	0	0	280	0	120	2,850	1,130	415	118	316	810	0	560	0	835	195	394	1,423	230	785
3 Mo. Roll Avg			550	584	409	405	145	728	697	872	429	449	512	515	523	227	83	0	93	93	133	990	1,367	1,465	554	283	414	375	457	187	465	343	475	670	682	813

	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	57	53	51	45	39	45	57	64	62	63	60	57	55	52	48	37	29	34	29	27	29	31	32	37	35	33	34	33	30	31	29	30	32	43	44	45
MSI	29	27	51	23	0	9	57	64	62	13	10	19	55	13	16	0	0	0	29	0	29	31	32	37	18	17	11	0	30	0	10	10	6	22	15	45

	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	105	120	128	77	0	68	271	80	22	81	67	181	80	81	54	0	0	0	35	0	138	221	25	56	113	199	104	0	173	0	64	66	58	24	29	11
3 Mo. Roll Avg			118	108	68	48	113	140	124	61	57	110	109	114	72	45	18	0	12	12	58	120	128	101	65	123	139	101	92	58	79	43	63	49	37	21

	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	0.938	0.922	0.900	0.911	0.000	0.939	0.778	0.814	0.922	0.938	0.914	0.964	0.895	0.916	0.917	0.000	0.000	0.000	0.862	0.000	0.750	0.844	0.873	0.832	0.594	0.904	0.835	0.000	0.863	0.000	0.941	0.894	0.941	0.953	0.933	0.981
3 Mo. Roll Avg			0.920	0.911	0.604	0.617	0.572	0.844	0.838	0.891	0.925	0.939	0.924	0.925	0.909	0.611	0.306	0.000	0.287	0.287	0.537	0.531	0.822	0.850	0.766	0.777	0.778	0.580	0.566	0.288	0.601	0.612	0.925	0.929	0.942	0.956

	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	8	9	9	6	4	13	18	14	14	10	4	8	11	7	8	0	0	9	3	4	5	7	4	10	4	4	9	6	3	9	8	7	7	20	8	10
Inventory	57	53	51	45	39	45	57	64	62	63	60	57	55	52	48	37	29	34	29	27	29	31	32	37	35	33	34	33	30	31	29	30	32	43	44	45
Sales	2	2	1	2	0	5	1	1	1	5	6	3	1	4	3	0	0	0	1	0	1	1	1	1	2	2	3	0	1	0	3	3	5	2	3	1

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3 Mo. Roll Avg			550	584	409	394	134	717	697	886	448	511	560	561	539	243	96	0	93	93	133	990	1,367	1,465	554	283	401	362	443	187	406	304	510	765	757	812

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