

## City: Avon By The Sea



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



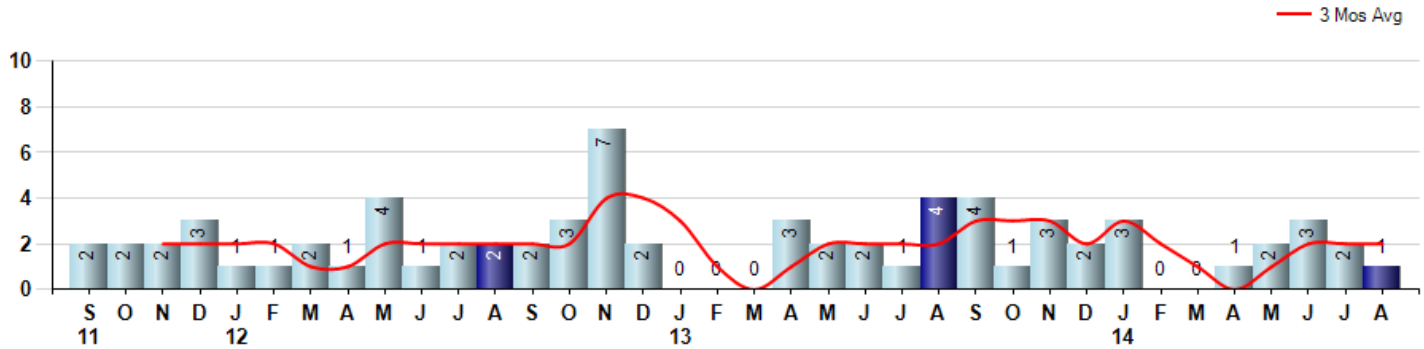
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Market Profile & Trends Overview	Month	Trending Versus*:				Trending Versus*:		
		LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$1,327,500	-4%		33%				
Average List Price of all Current Listings	\$1,342,079	-4%		26%				
August Median Sales Price	\$989,000	15%	1%	30%	4%	\$932,500	-13%	-2%
August Average Sales Price	\$989,000	15%	-8%	0%	-6%	\$970,125	-18%	-8%
Total Properties Currently for Sale (Inventory)	24	26%		20%				
August Number of Properties Sold	1	-50%		-75%			0%	
August Average Days on Market (Solds)	2	-98%	-97%	-98%	-98%	91	-13%	-13%
August Month's Supply of Inventory	24.0	153%	79%	380%	193%	9.6	34%	17%
August Sale Price vs List Price Ratio	100.0%	4.8%	6%	5%	6.4%	94.9%	1.3%	1.0%

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

### Property Sales

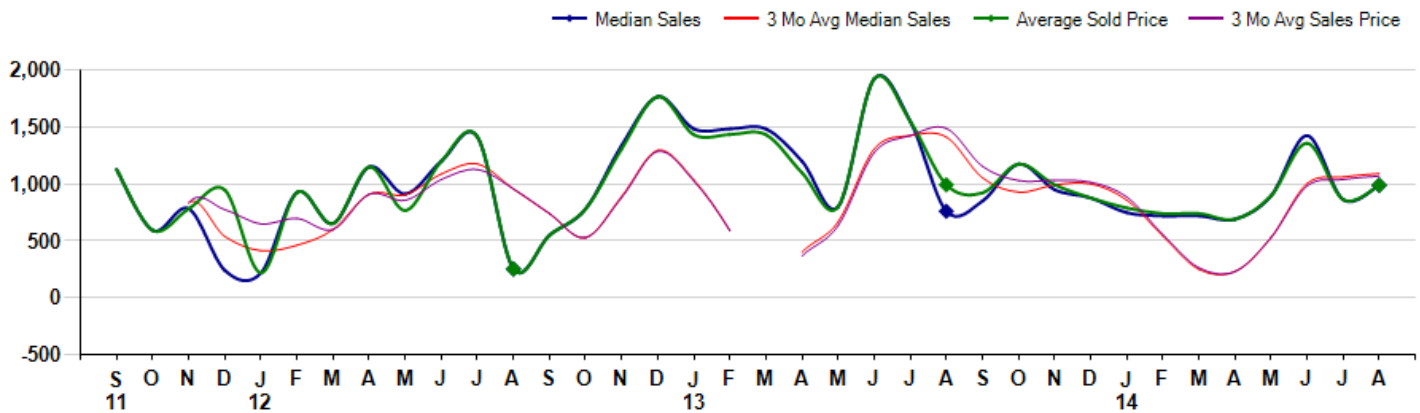
August Property sales were 1, down -75.0% from 4 in August of 2013 and -50.0% lower than the 2 sales last month. August 2014 sales were at their lowest level compared to August of 2013 and 2012. August YTD sales of 12 are running equal to last year's year-to-date sales of 12.



### Prices

The Median Sales Price in August was \$989,000, up 30.1% from \$760,000 in August of 2013 and up 14.7% from \$862,500 last month. The Average Sales Price in August was \$989,000, down -0.4% from \$992,750 in August of 2013 and up 14.7% from \$862,500 last month. August 2014 ASP was at a mid range compared to August of 2013 and 2012.

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



## City: Avon By The Sea



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



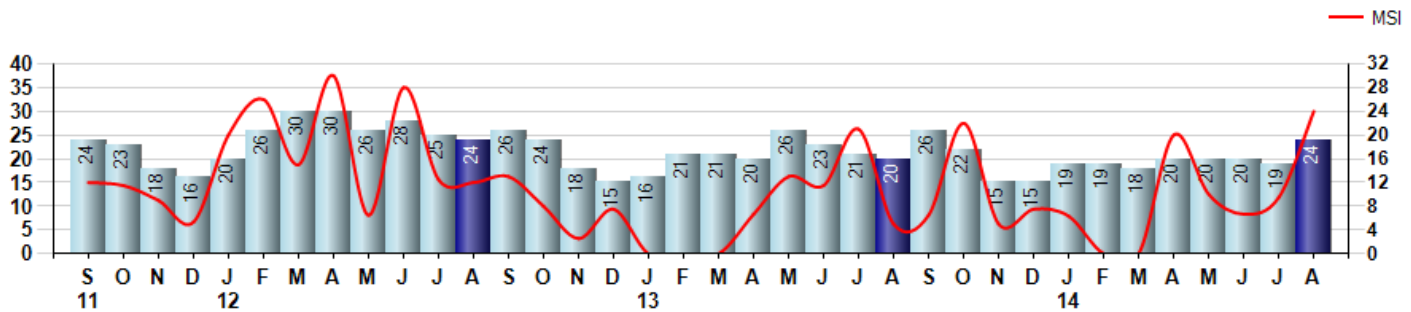
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

### Inventory & MSI

The Total Inventory of Properties available for sale as of August was 24, up 26.3% from 19 last month and up 20.0% from 20 in August of last year. August 2014 Inventory was at a mid range compared to August of 2013 and 2012.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The August 2014 MSI of 24.0 months was at its highest level compared with August of 2013 and 2012.

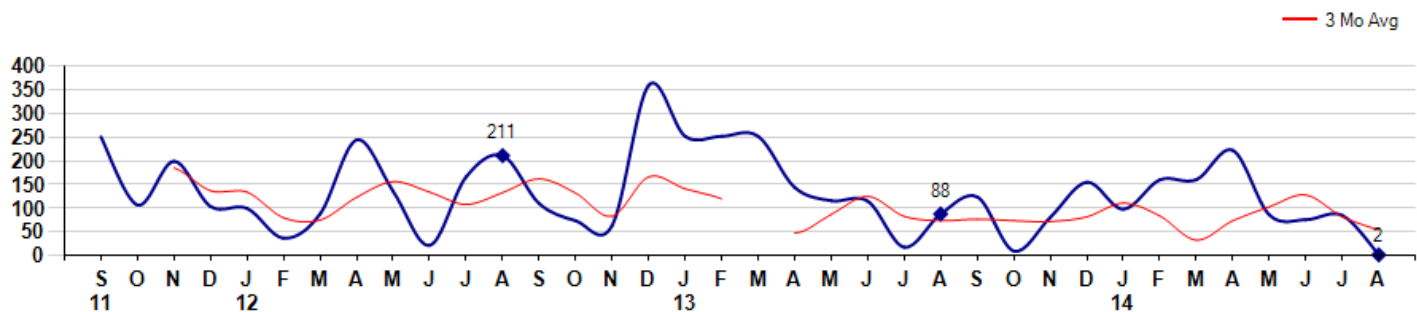
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



### 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 August was 2, down -97.6% from 85 days last month and down -97.7% from 88 days in August of last year. The August 2014 DOM was at its lowest level compared with August of 2013 and 2012.

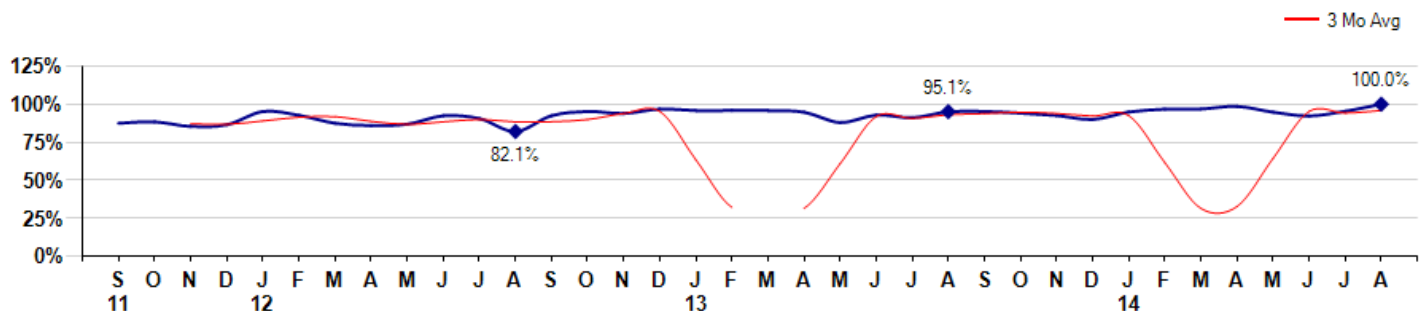
Average Days on Market(Listing to Contract) for properties sold during the month



### 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 August 2014 Selling Price vs List Price of 100.0% was up from 95.4% last month and up from 95.1% in August of last year.

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



## City: Avon By The Sea



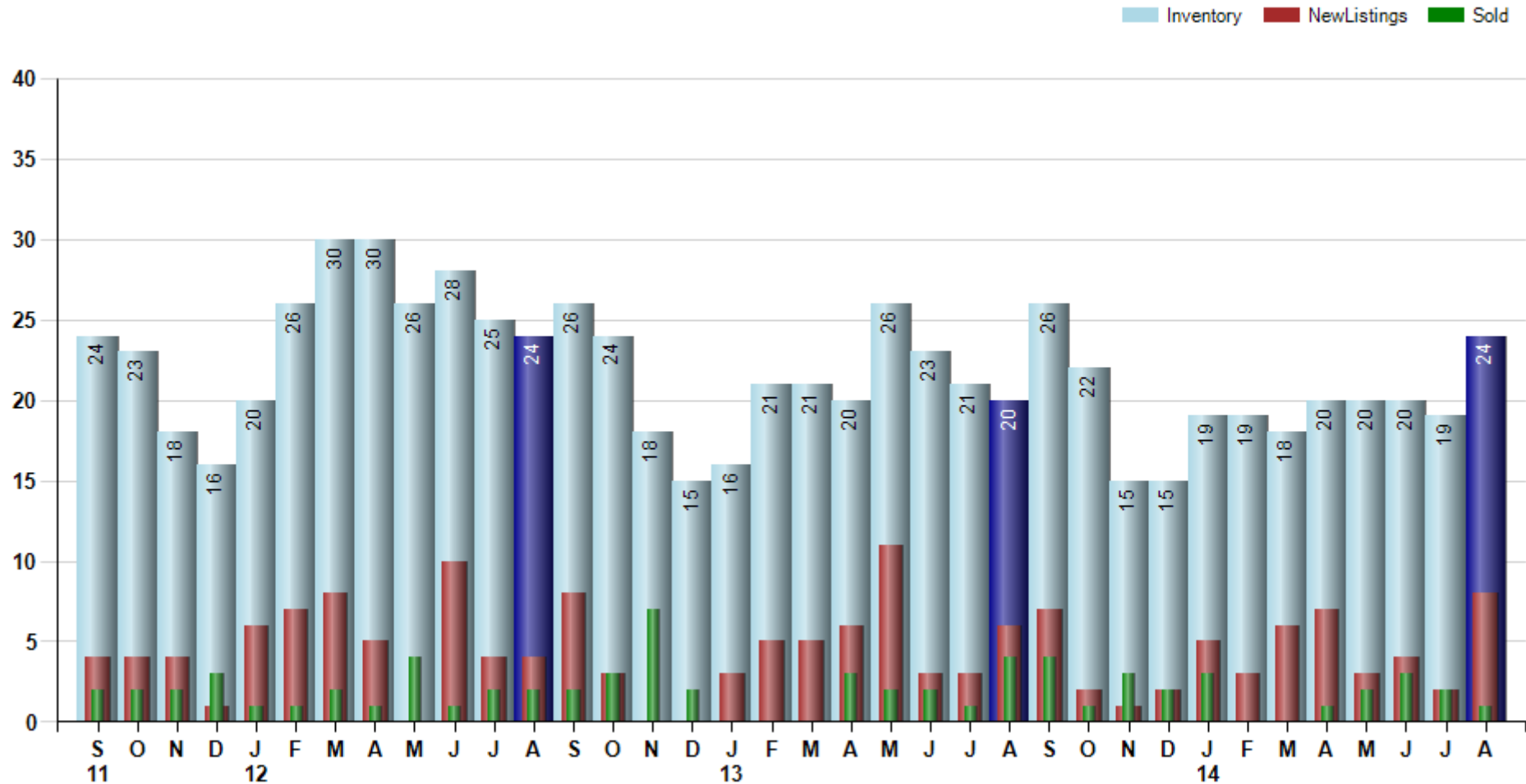
**Barbara Scaffidi**  
 Sales Associate  
 (732) 233-8248 (Cell) (732) 449-2777 (Office)  
[www.JerseyShoreSpecialist.com](http://www.JerseyShoreSpecialist.com)  
[Barbara.Scaffidi@cbmoves.com](mailto:Barbara.Scaffidi@cbmoves.com)



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 August 2014 was 8, up 300.0% from 2 last month and up 33.3% from 6 in August of last year.



© 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 9/1/2011 through 8/31/2014. 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

August 2014

## City: Avon By The Sea



**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

	S 11	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	A
Homes Sold	2	2	2	3	1	1	2	1	4	1	2	2	2	3	7	2	0	0	0	3	2	2	1	4	4	1	3	2	3	0	0	1	2	3	2	1
3 Mo. Roll Avg			2	2	2	2	1	1	2	2	2	2	2	2	4	4	3	1	0	1	2	2	2	2	3	3	3	2	3	2	1	0	1	2	2	2

(000's)	S 11	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	A
Median Sale Price	1,128	593	783	240	218	926	653	1,150	912	1,200	1,415	253	550	780	1,340	1,768	0	0	0	1,200	800	1,925	1,550	760	850	1,175	950	878	748	0	0	690	898	1,425	863	989
3 Mo. Roll Avg			834	538	414	461	599	910	905	1,087	1,176	956	739	528	890	1,296	1,036	589	0	400	667	1,308	1,425	1,412	1,053	928	992	1,001	858	542	249	230	529	1,004	1,062	1,092

	S 11	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	A
Inventory	24	23	18	16	20	26	30	30	26	28	25	24	26	24	18	15	16	21	21	20	26	23	21	20	26	22	15	15	19	19	18	20	20	20	19	24
MSI	12	12	9	5	20	26	15	30	7	28	13	12	13	8	3	8	0	0	0	7	13	12	21	5	7	22	5	8	6	0	0	20	10	7	10	24

	S 11	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	A
Days On Market	250	107	199	104	100	37	88	244	136	22	166	211	110	74	64	359	0	0	0	144	116	115	18	88	124	10	81	155	98	0	0	222	86	76	85	2
3 Mo. Roll Avg			185	137	134	80	75	123	156	134	108	133	162	132	83	166	141	120	0	48	87	125	83	74	77	74	72	82	111	84	33	74	103	128	82	54

	S 11	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	A	
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

	S 11	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	A
Sale to List Price	0.875	0.884	0.854	0.865	0.952	0.927	0.875	0.860	0.869	0.924	0.906	0.821	0.925	0.952	0.939	0.968	0.000	0.000	0.000	0.948	0.880	0.929	0.912	0.951	0.951	0.941	0.926	0.900	0.949	0.000	0.000	0.986	0.948	0.923	0.954	1.000
3 Mo. Roll Avg			0.871	0.868	0.890	0.915	0.918	0.887	0.868	0.884	0.900	0.884	0.884	0.899	0.939	0.953	0.636	0.323	0.000	0.316	0.609	0.919	0.907	0.931	0.938	0.948	0.939	0.922	0.925	0.616	0.316	0.329	0.645	0.952	0.942	0.959

	S 11	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	A
New Listings	4	4	4	1	6	7	8	5	0	10	4	4	8	3	0	0	3	5	5	6	11	3	3	6	7	2	1	2	5	3	6	7	3	4	2	8
Inventory	24	23	18	16	20	26	30	30	26	28	25	24	26	24	18	15	16	21	21	20	26	23	21	20	26	22	15	15	19	19	18	20	20	20	19	24
Sales	2	2	2	3	1	1	2	1	4	1	2	2	2	3	7	2	0	0	0	3	2	2	1	4	4	1	3	2	3	0	0	1	2	3	2	1

(000's)	S 11	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	A
Avg Sale Price	1,128	593	783	947	218	926	653	1,150	767	1,200	1,415	253	550	781	1,309	1,768	0	0	0	1,098	800	1,925	1,550	993	922	1,175	993	878	789	0	0	690	898	1,358	863	989
3 Mo. Roll Avg			834	774	649	697	599	910	856	1,039	1,127	956	739	528	880	1,286	1,026	589	0	366	633	1,274	1,425	1,489	1,155	1,030	1,030	1,015	887	556	263	230	529	982	1,039	1,070

© 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 9/1/2011 through 8/31/2014. 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.

