

City: Belmar



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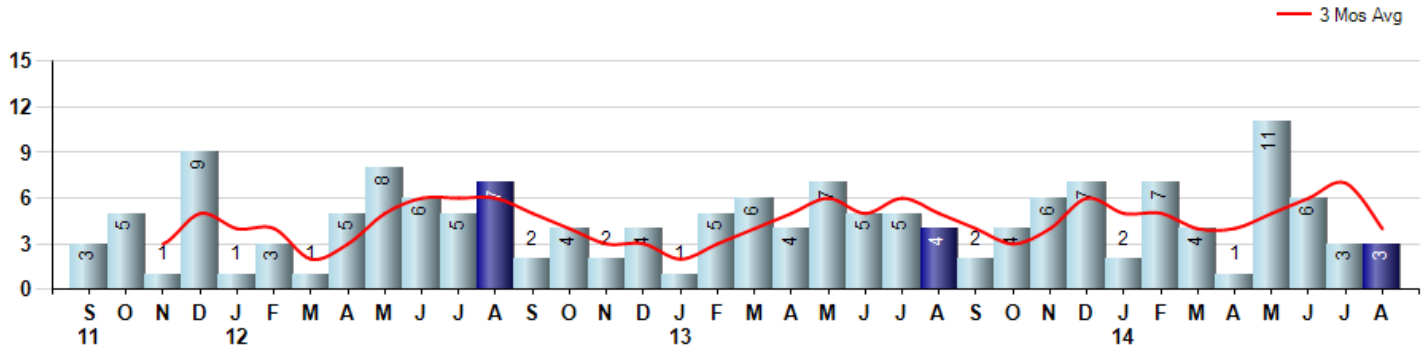
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$649,450	8%		0%				
Average List Price of all Current Listings	\$910,365	9%		-2%				
August Median Sales Price	\$220,000	-63%	-58%	-77%	-58%	\$545,000	5%	4%
August Average Sales Price	\$294,167	-37%	-44%	-68%	-51%	\$565,013	1%	-6%
Total Properties Currently for Sale (Inventory)	84	-7%		-3%				
August Number of Properties Sold	3	0%		-25%			0%	
August Average Days on Market (Solds)	113	-57%	-35%	-32%	6%	140	44%	31%
August Month's Supply of Inventory	28.0	-7%	16%	29%	23%	28.4	24%	25%
August Sale Price vs List Price Ratio	88.4%	-9.8%	-3%	-4%	-3.5%	94.4%	1.1%	3.1%

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

Property Sales

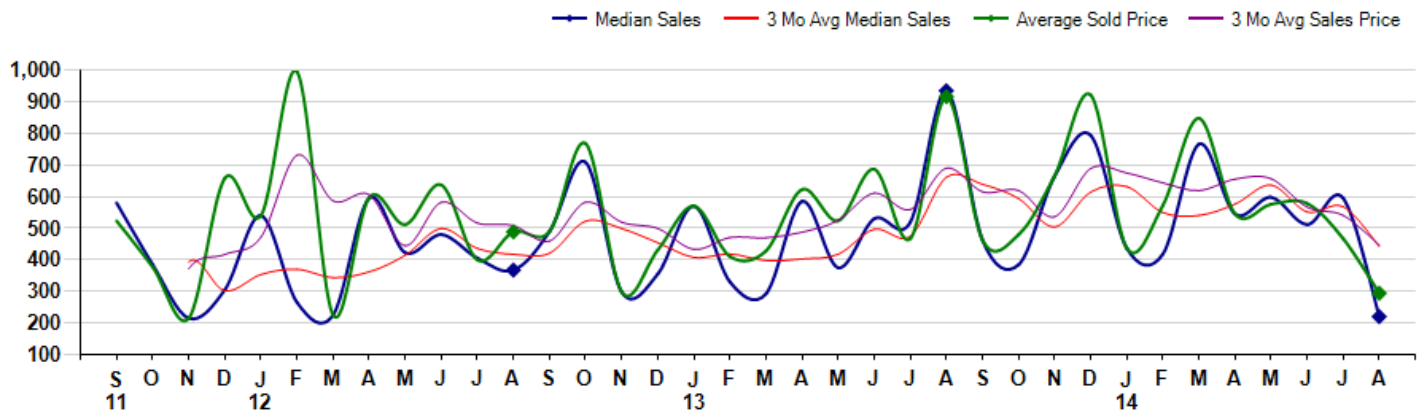
August Property sales were 3, down -25.0% from 4 in August of 2013 and equal to 0.0% 3 sales last month. August 2014 sales were at their lowest level compared to August of 2013 and 2012. August YTD sales of 37 are running equal to last year's year-to-date sales of 37.



Prices

The Median Sales Price in August was \$220,000, down -76.5% from \$935,000 in August of 2013 and down -63.0% from \$595,000 last month. The Average Sales Price in August was \$294,167, down -67.9% from \$916,250 in August of 2013 and down -37.0% from \$466,667 last month. August 2014 ASP was at the lowest level compared to August of 2013 and 2012.

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



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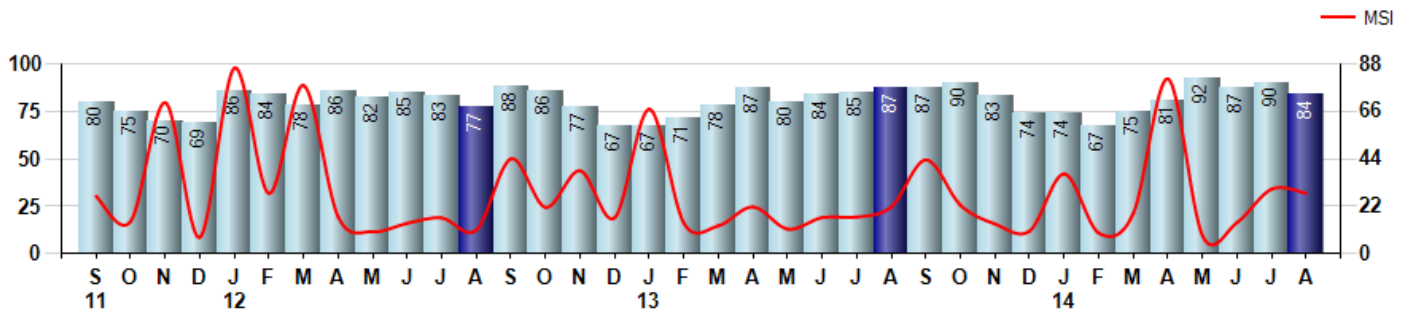
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Inventory & MSI

The Total Inventory of Properties available for sale as of August was 84, down -6.7% from 90 last month and down -3.4% from 87 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 28.0 months was at its highest level compared with August of 2013 and 2012.

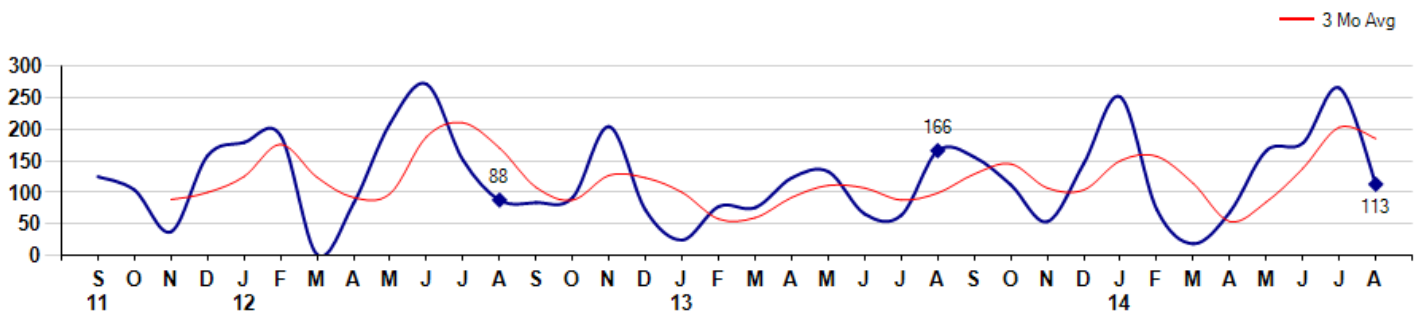
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 113, down -57.4% from 265 days last month and down -31.9% from 166 days in August of last year. The August 2014 DOM was at a mid range compared with August of 2013 and 2012.

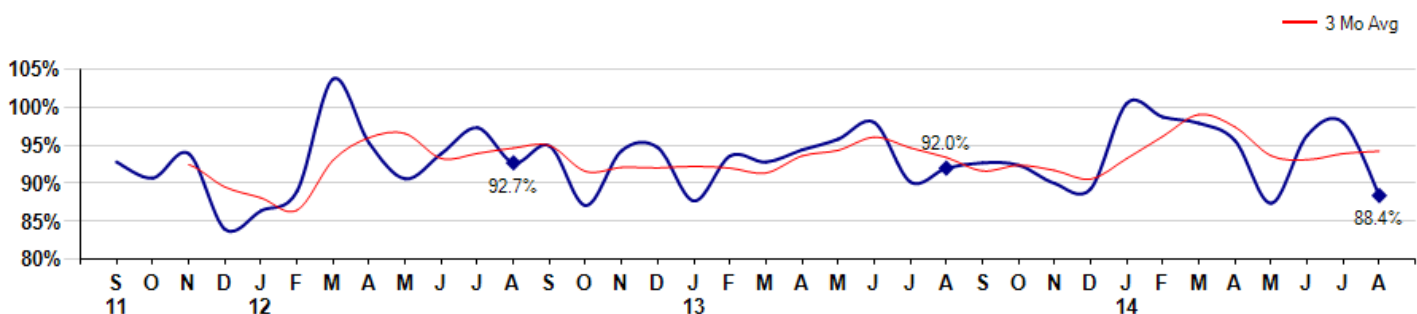
Average Days on Market(Listing to Contract) for properties sold during the month



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 88.4% was down from 98.0% last month and down from 92.0% in August of last year.

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



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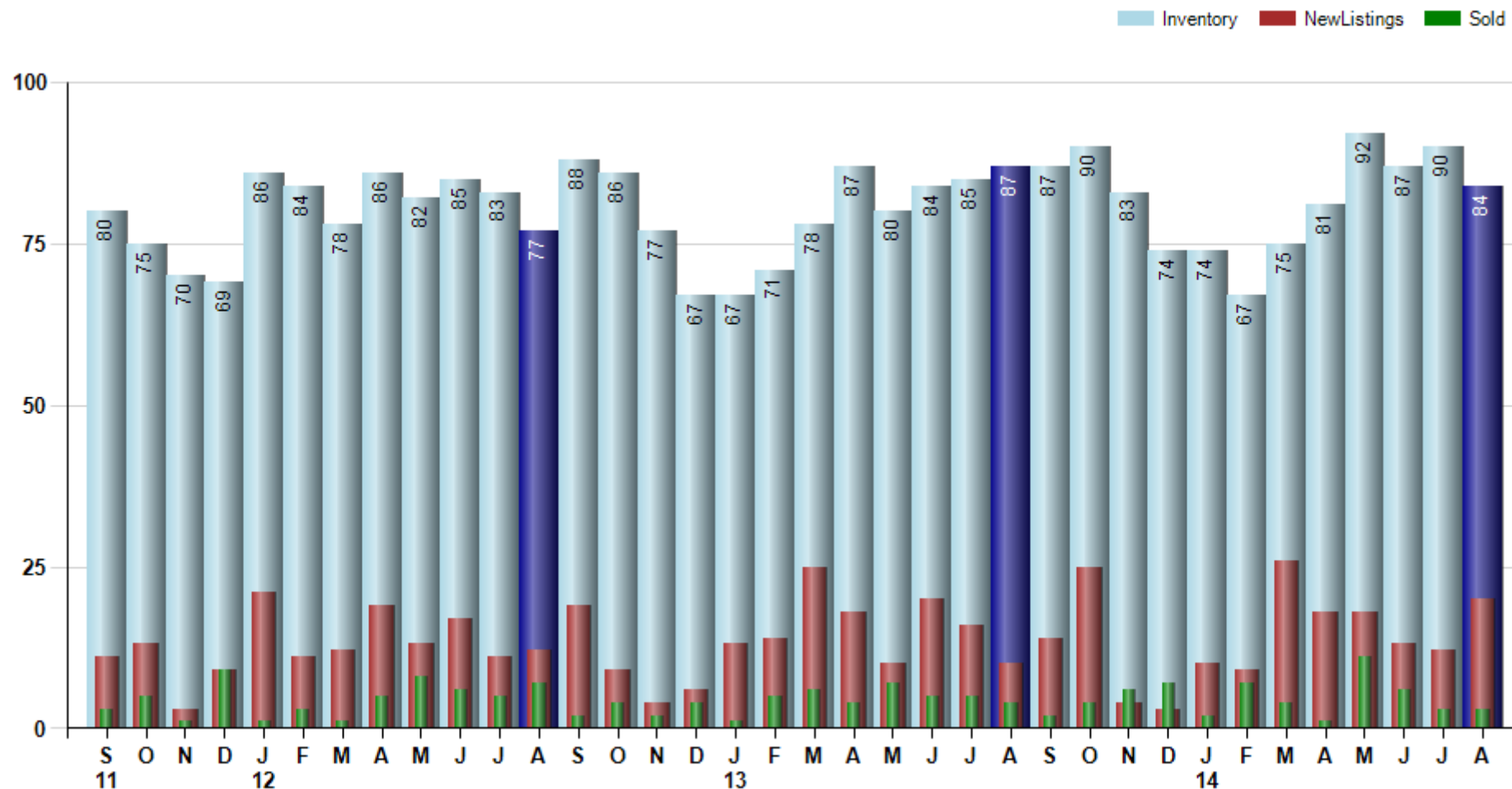
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Inventory / New Listings / Sales

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 August 2014 was 20, up 66.7% from 12 last month and up 100.0% from 10 in August of last year.



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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

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	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A
Homes Sold	3	5	1	9	1	3	1	5	8	6	5	7	2	4	2	4	1	5	6	4	7	5	5	4	2	4	6	7	2	7	4	1	11	6	3	3
3 Mo. Roll Avg			3	5	4	4	2	3	5	6	6	6	5	4	3	3	2	3	4	5	6	5	6	5	4	3	4	6	5	5	4	4	5	6	7	4

	(000's)	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A
Median Sale Price	580	385	215	305	540	265	225	595	423	480	405	368	490	709	298	355	570	330	293	585	375	530	519	935	463	384	664	794	437	418	766	545	598	512	595	220	
3 Mo. Roll Avg			393	302	353	370	343	362	414	499	436	418	421	522	499	454	408	418	398	403	418	497	475	661	639	594	504	614	632	550	540	576	636	552	568	442	

	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A
Inventory	80	75	70	69	86	84	78	86	82	85	83	77	88	86	77	67	67	71	78	87	80	84	85	87	87	90	83	74	74	67	75	81	92	87	90	84
MSI	27	15	70	8	86	28	78	17	10	14	17	11	44	22	39	17	67	14	13	22	11	17	17	22	44	23	14	11	37	10	19	81	8	15	30	28

	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A
Days On Market	125	104	38	158	179	190	2	83	209	271	151	88	84	92	204	72	25	78	76	123	133	66	64	166	156	112	54	146	251	73	19	69	166	178	265	113
3 Mo. Roll Avg			89	100	125	176	124	92	98	188	210	170	108	88	127	123	100	58	60	92	111	107	88	99	129	145	107	104	150	157	114	54	85	138	203	185

	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	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	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A
Sale to List Price	0.928	0.907	0.939	0.840	0.864	0.890	1.037	0.953	0.906	0.939	0.973	0.927	0.949	0.871	0.943	0.947	0.877	0.936	0.928	0.944	0.958	0.980	0.902	0.920	0.927	0.924	0.900	0.893	1.005	0.987	0.979	0.956	0.874	0.963	0.980	0.884
3 Mo. Roll Avg			0.925	0.895	0.881	0.865	0.930	0.960	0.965	0.933	0.939	0.946	0.950	0.916	0.921	0.920	0.922	0.920	0.914	0.936	0.943	0.961	0.947	0.934	0.916	0.924	0.917	0.906	0.933	0.962	0.990	0.974	0.936	0.931	0.939	0.942

	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A
New Listings	11	13	3	9	21	11	12	19	13	17	11	12	19	9	4	6	13	14	25	18	10	20	16	10	14	25	4	3	10	9	26	18	18	13	12	20
Inventory	80	75	70	69	86	84	78	86	82	85	83	77	88	86	77	67	67	71	78	87	80	84	85	87	87	90	83	74	74	67	75	81	92	87	90	84
Sales	3	5	1	9	1	3	1	5	8	6	5	7	2	4	2	4	1	5	6	4	7	5	5	4	2	4	6	7	2	7	4	1	11	6	3	3

	(000's)	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A
Avg Sale Price	523	377	215	659	540	995	225	597	512	637	400	488	490	769	298	431	570	410	428	623	524	687	467	916	463	480	666	922	437	572	848	545	576	578	467	294	
3 Mo. Roll Avg			372	417	471	731	587	606	445	582	516	508	459	582	519	499	433	470	470	487	525	611	559	690	615	619	536	689	675	644	619	655	656	566	540	446	

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