

City: *Bradley Beach*



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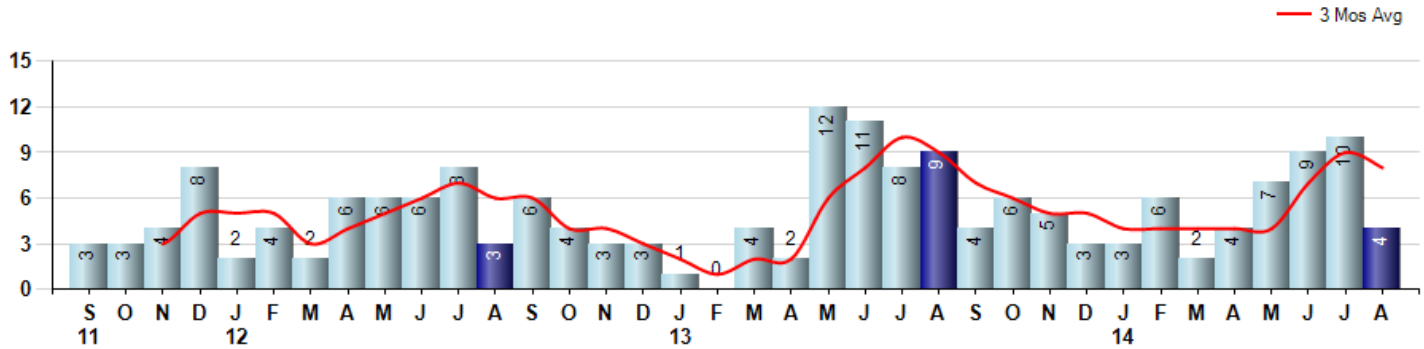
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$422,500	-6%		-14%				
Average List Price of all Current Listings	\$511,800	-2%		-7%				
August Median Sales Price	\$463,750	-35%	3%	27%	12%	\$447,500	9%	8%
August Average Sales Price	\$451,125	-30%	-13%	17%	-4%	\$507,753	6%	8%
Total Properties Currently for Sale (Inventory)	62	-2%		32%				
August Number of Properties Sold	4	-60%		-56%			-4%	
August Average Days on Market (Solds)	99	30%	55%	55%	32%	60	-19%	-20%
August Month's Supply of Inventory	15.5	146%	57%	197%	31%	14.8	12%	25%
August Sale Price vs List Price Ratio	94.9%	-0.6%	1%	0%	0.3%	94.9%	0.7%	0.3%

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

Property Sales

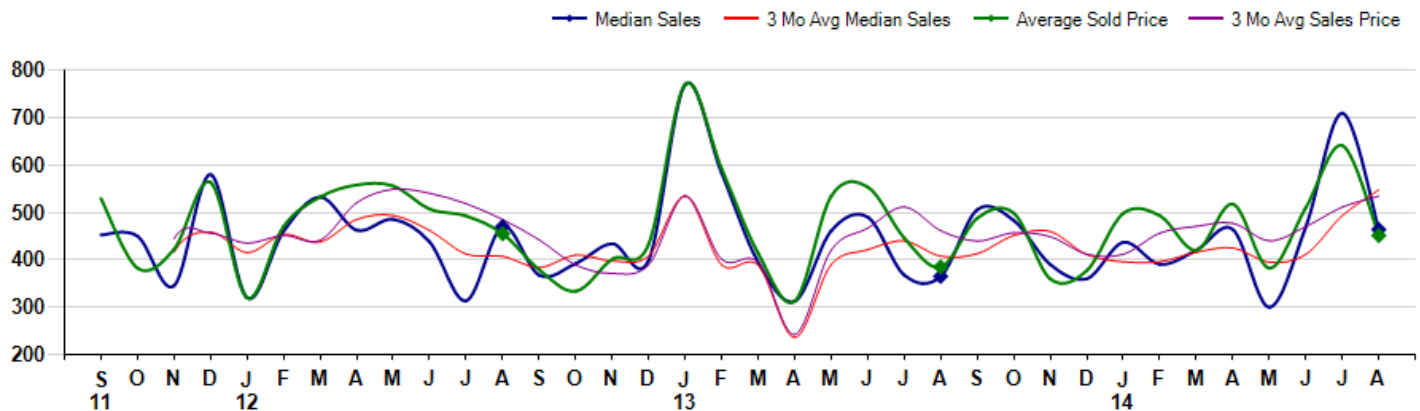
August Property sales were 4, down -55.6% from 9 in August of 2013 and -60.0% lower than the 10 sales last month. August 2014 sales were at a mid level compared to August of 2013 and 2012. August YTD sales of 45 are running -4.3% behind last year's year-to-date sales of 47.



Prices

The Median Sales Price in August was \$463,750, up 27.1% from \$365,000 in August of 2013 and down -34.6% from \$709,500 last month. The Average Sales Price in August was \$451,125, up 17.3% from \$384,667 in August of 2013 and down -29.6% from \$641,000 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)



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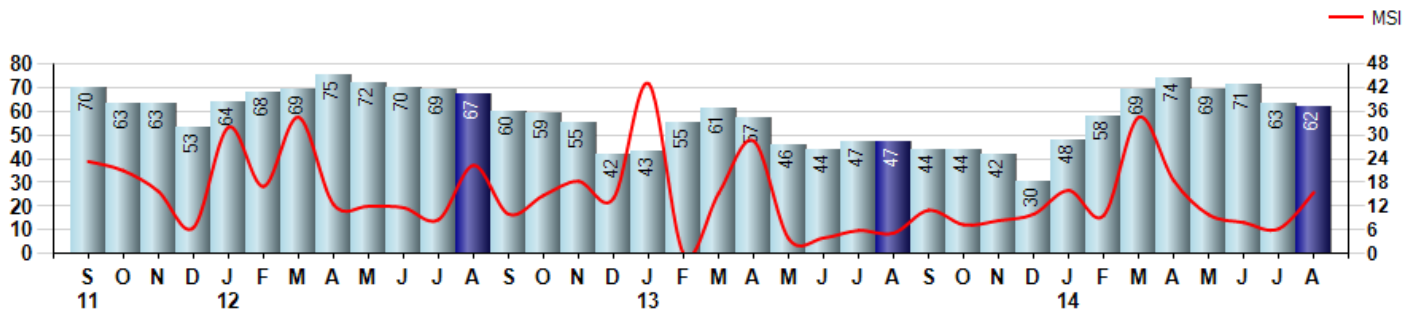
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Inventory & MSI

The Total Inventory of Properties available for sale as of August was 62, down -1.6% from 63 last month and up 31.9% from 47 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 15.5 months was at a mid range compared with August of 2013 and 2012.

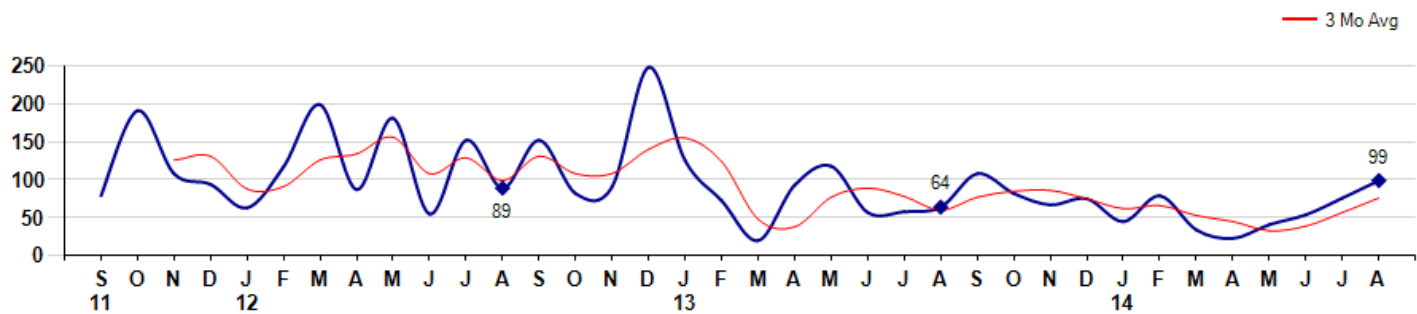
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 99, up 30.3% from 76 days last month and up 54.7% from 64 days in August of last year. The August 2014 DOM was at its highest level compared with August of 2013 and 2012.

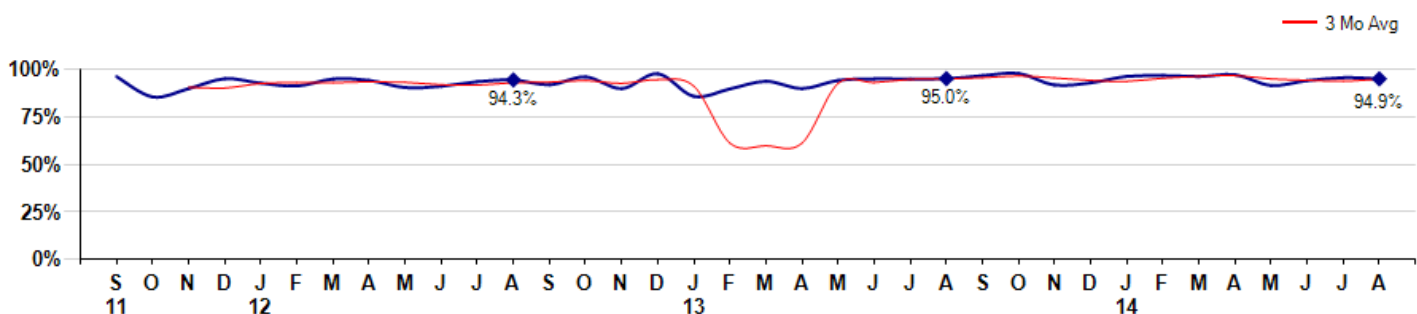
Average Days on Market(Listing to Contract) for properties sold during the month



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 94.9% was down from 95.5% last month and down from 95.0% in August of last year.

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



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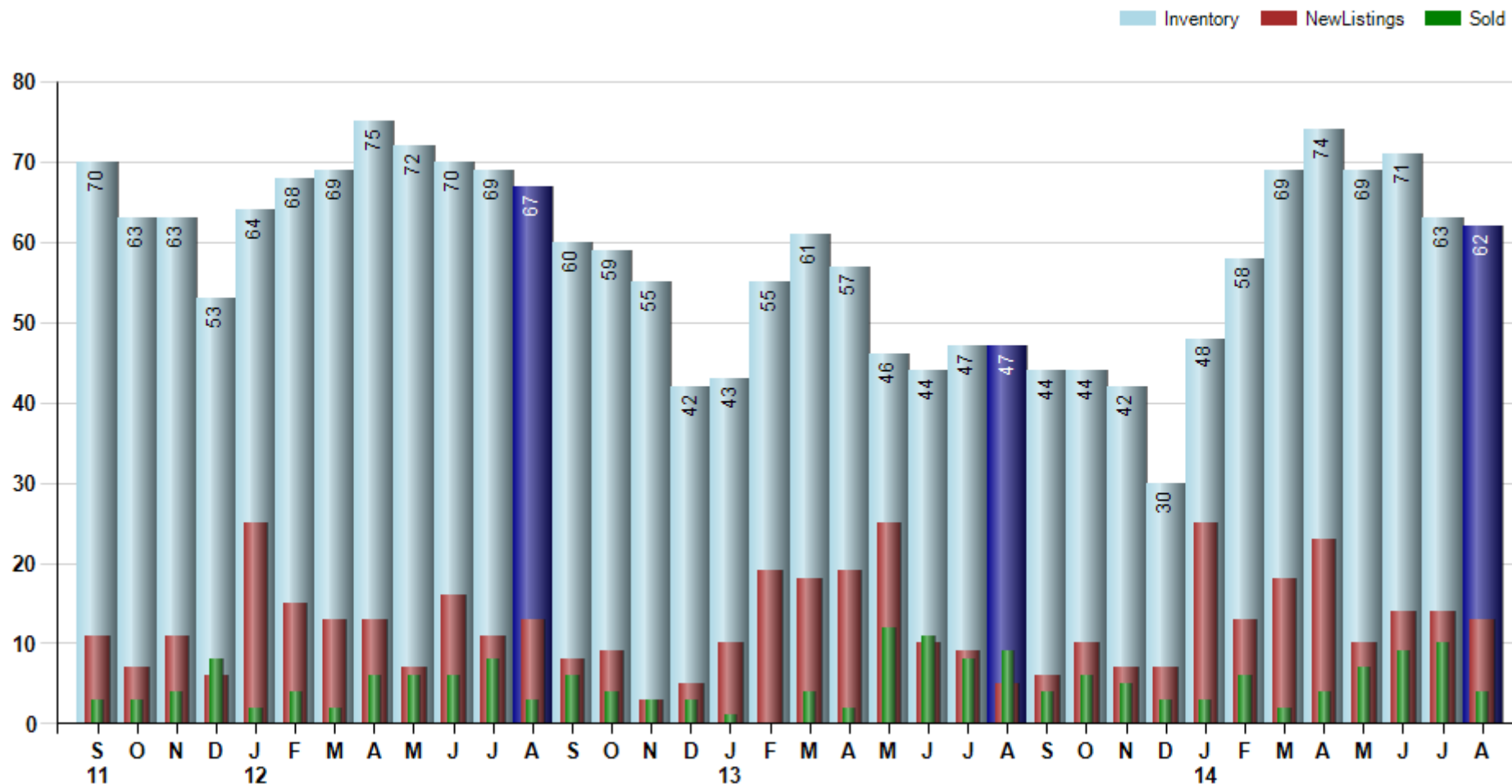
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Inventory / New Listings / Sales

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 13, down -7.1% from 14 last month and up 160.0% from 5 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 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	3	3	4	8	2	4	2	6	6	6	8	3	6	4	3	3	1	0	4	2	12	11	8	9	4	6	5	3	3	6	2	4	7	9	10	4
3 Mo. Roll Avg			3	5	5	5	3	4	5	6	7	6	6	4	4	3	2	1	2	2	6	8	10	9	7	6	5	5	4	4	4	4	4	7	9	8

	(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	453	450	345	580	320	460	533	463	486	438	314	470	368	392	434	399	770	0	395	313	461	490	368	365	506	483	390	360	437	391	420	464	300	470	710	464
3 Mo. Roll Avg			416	458	415	453	438	485	494	462	412	407	384	410	398	408	534	390	388	236	390	421	440	408	413	451	460	411	396	396	416	425	395	411	493	548

	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	70	63	63	53	64	68	69	75	72	70	69	67	60	59	55	42	43	55	61	57	46	44	47	47	44	44	42	30	48	58	69	74	69	71	63	62
MSI	23	21	16	7	32	17	35	13	12	12	9	22	10	15	18	14	43	0	15	29	4	4	6	5	11	7	8	10	16	10	35	19	10	8	6	16

	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	79	191	108	94	63	117	199	87	181	55	152	89	152	82	91	248	125	0	20	93	118	57	58	64	108	82	67	75	45	79	34	23	41	54	76	99
3 Mo. Roll Avg			126	131	88	91	126	134	156	108	129	99	131	108	108	140	155	124	48	38	77	89	78	60	77	85	86	75	62	66	53	45	33	39	57	76

	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	0.961	0.854	0.898	0.950	0.926	0.911	0.948	0.941	0.903	0.910	0.934	0.943	0.918	0.959	0.898	0.976	0.857	0.000	0.936	0.898	0.941	0.949	0.948	0.950	0.966	0.977	0.917	0.928	0.962	0.966	0.961	0.970	0.914	0.940	0.955	0.949
3 Mo. Roll Avg			0.904	0.901	0.925	0.929	0.928	0.933	0.931	0.918	0.916	0.929	0.932	0.940	0.925	0.944	0.910	0.611	0.598	0.611	0.925	0.929	0.946	0.949	0.955	0.964	0.953	0.941	0.936	0.952	0.963	0.966	0.948	0.941	0.936	0.948

	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	11	7	11	6	25	15	13	13	7	16	11	13	8	9	3	5	10	19	18	19	25	10	9	5	6	10	7	7	25	13	18	23	10	14	14	13
Inventory	70	63	63	53	64	68	69	75	72	70	69	67	60	59	55	42	43	55	61	57	46	44	47	47	44	44	42	30	48	58	69	74	69	71	63	62
Sales	3	3	4	8	2	4	2	6	6	6	8	3	6	4	3	3	1	0	4	2	12	11	8	9	4	6	5	3	3	6	2	4	7	9	10	4

	(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	529	382	422	564	320	470	533	558	556	507	493	455	379	334	401	433	770	0	414	313	534	554	446	385	488	498	360	378	498	493	420	518	383	510	641	451
3 Mo. Roll Avg			445	456	435	451	441	520	549	540	519	485	442	389	371	389	535	401	395	242	420	467	511	461	440	457	449	412	412	456	471	477	440	470	511	534

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