

City: Manasquan



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



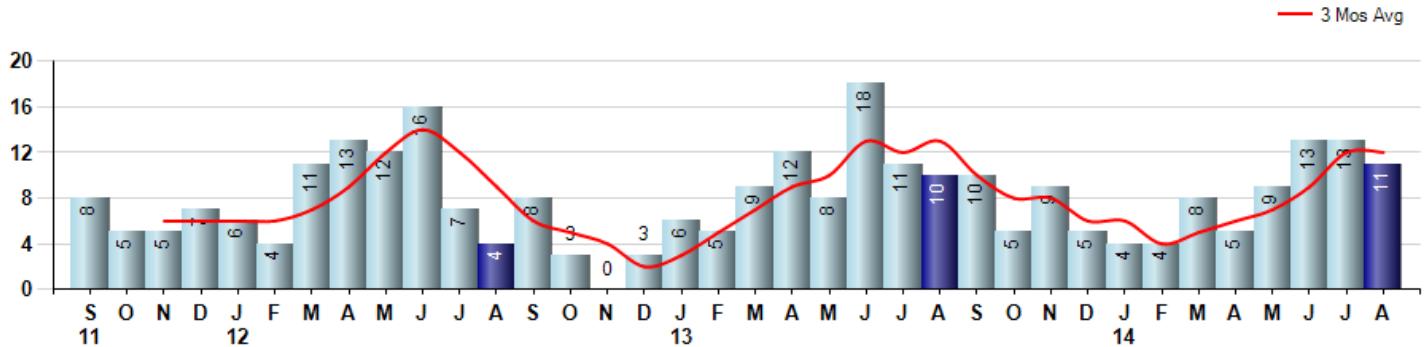
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

| Market Profile & Trends Overview | Trending Versus*: | | | | | Trending Versus*: | | |
|-------------------------------------------------|-------------------|------|------|------|------|-------------------|----------|-----------|
| | Month | LM | L3M | PYM | LY | YTD | PriorYTD | PriorYear |
| Median List Price of all Current Listings | \$749,350 | 5% | | 25% | | | | |
| Average List Price of all Current Listings | \$877,912 | 3% | | 19% | | | | |
| August Median Sales Price | \$619,000 | 24% | 21% | 14% | 35% | \$515,000 | 12% | 12% |
| August Average Sales Price | \$623,082 | 35% | 17% | -18% | 12% | \$556,652 | -2% | 0% |
| Total Properties Currently for Sale (Inventory) | 86 | 4% | | 5% | | | | |
| August Number of Properties Sold | 11 | -15% | | 10% | | | -15% | |
| August Average Days on Market (Solds) | 53 | -71% | -51% | -62% | -49% | 137 | 32% | 33% |
| August Month's Supply of Inventory | 7.8 | 23% | 9% | -5% | -24% | 12.1 | 24% | 17% |
| August Sale Price vs List Price Ratio | 97.0% | 5.3% | 3% | 4% | 4.9% | 94.1% | 2.3% | 1.8% |

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

Property Sales

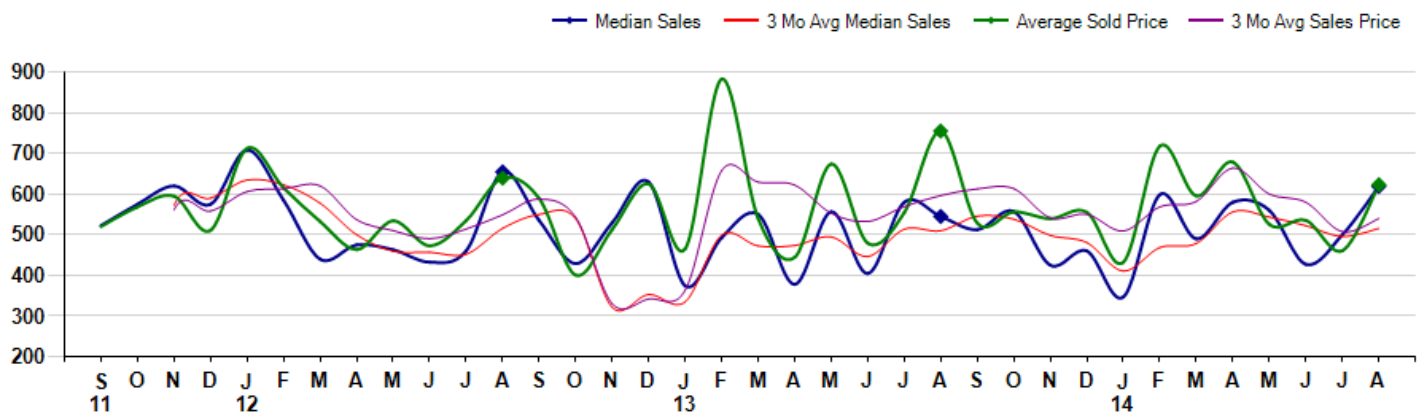
August Property sales were 11, up 10.0% from 10 in August of 2013 and -15.4% lower than the 13 sales last month. August 2014 sales were at their highest level compared to August of 2013 and 2012. August YTD sales of 67 are running -15.2% behind last year's year-to-date sales of 79.



Prices

The Median Sales Price in August was \$619,000, up 13.6% from \$545,000 in August of 2013 and up 23.8% from \$500,000 last month. The Average Sales Price in August was \$623,082, down -17.5% from \$755,150 in August of 2013 and up 35.2% from \$460,715 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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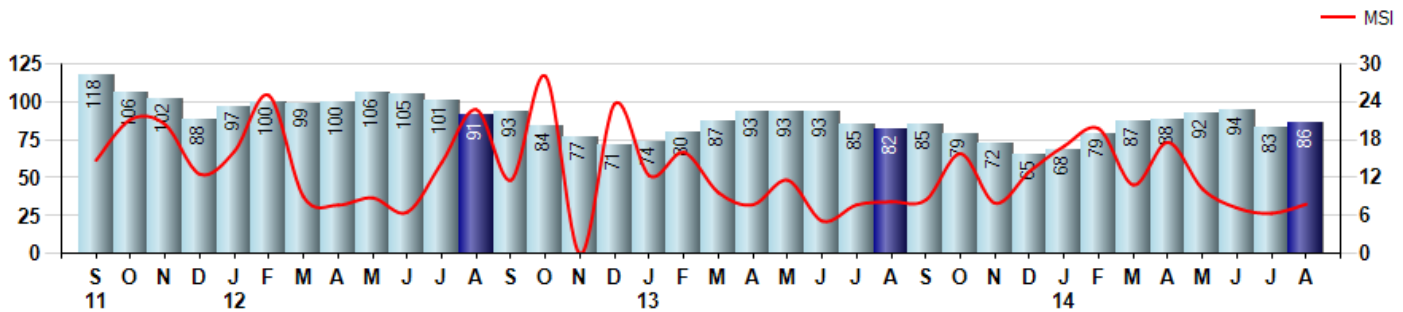
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Inventory & MSI

The Total Inventory of Properties available for sale as of August was 86, up 3.6% from 83 last month and up 4.9% from 82 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 7.8 months was at its lowest level compared with August of 2013 and 2012.

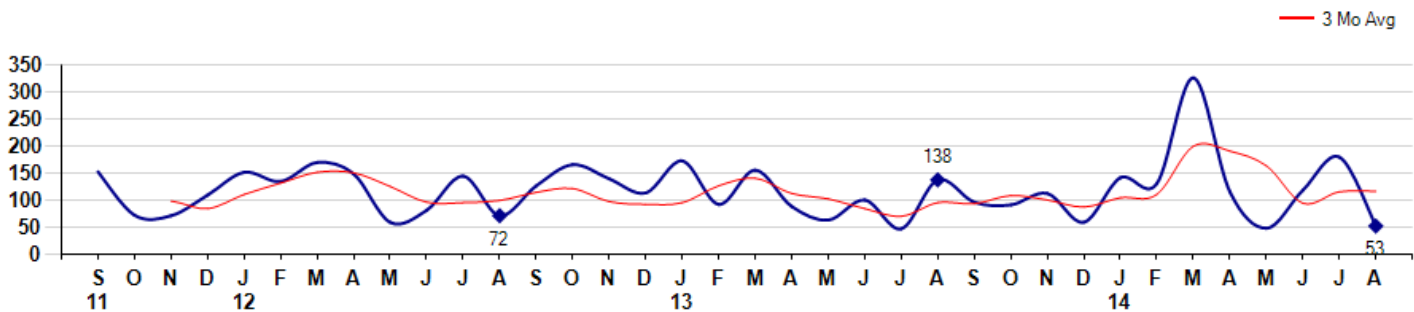
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 53, down -70.6% from 180 days last month and down -61.6% from 138 days in August of last year. The August 2014 DOM was at its lowest level compared with August of 2013 and 2012.

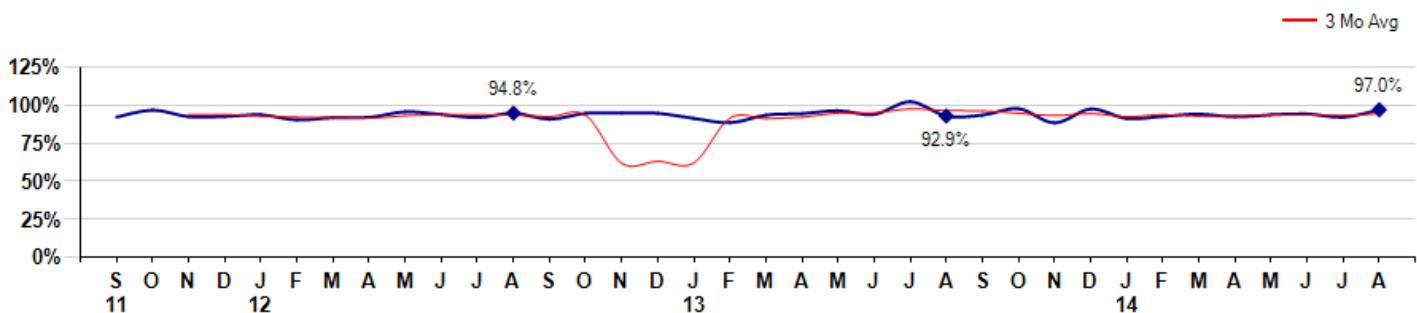
Average Days on Market(Listing to Contract) for properties sold during the month



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 97.0% was up from 92.1% last month and up from 92.9% in August of last year.

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



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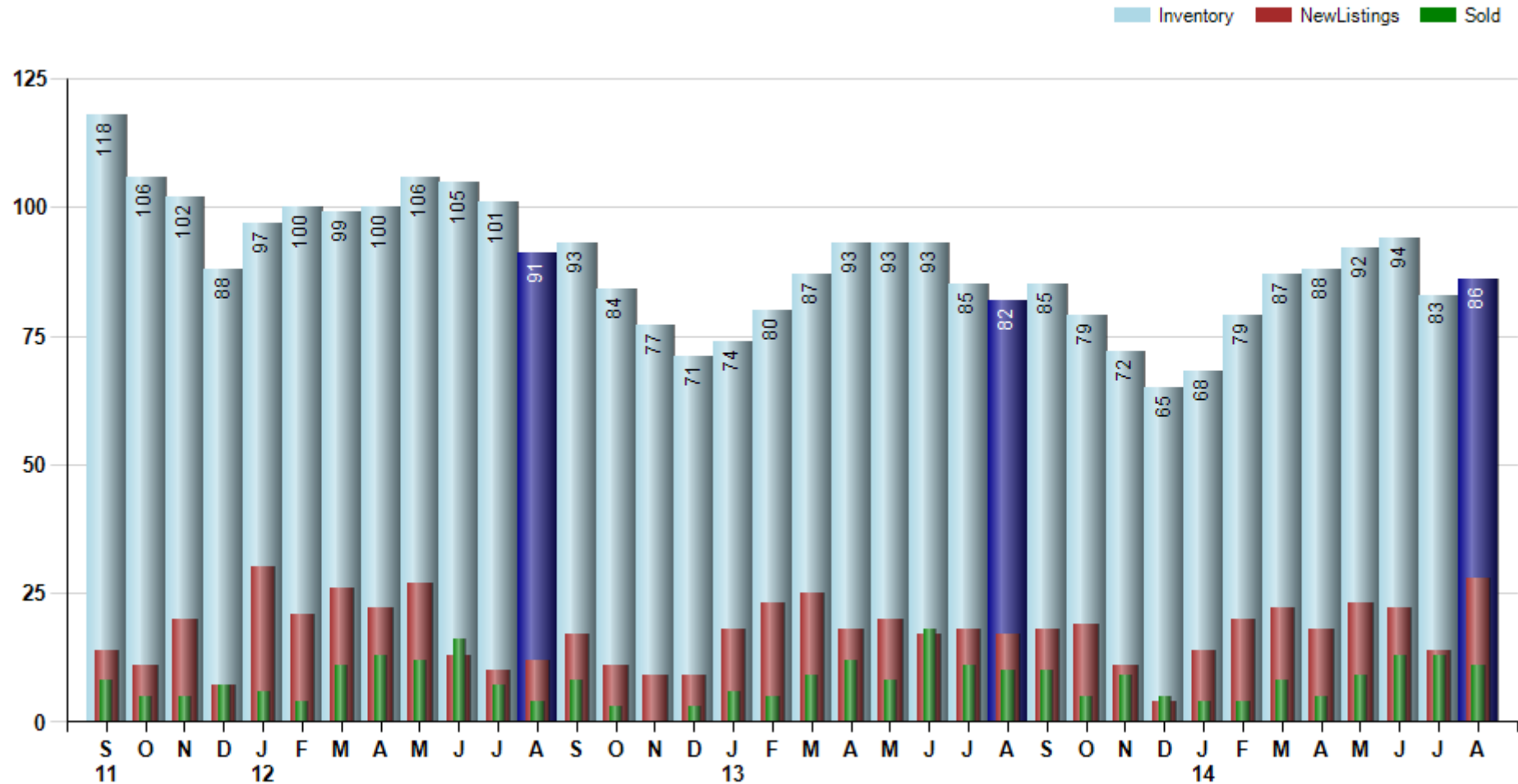
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Inventory / New Listings / Sales

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 28, up 100.0% from 14 last month and up 64.7% from 17 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.



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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 | 8 | 5 | 5 | 7 | 6 | 4 | 11 | 13 | 12 | 16 | 7 | 4 | 8 | 3 | 0 | 3 | 6 | 5 | 9 | 12 | 8 | 18 | 11 | 10 | 10 | 5 | 9 | 5 | 4 | 4 | 8 | 5 | 9 | 13 | 13 | 11 |
| 3 Mo. Roll Avg | | | 6 | 6 | 6 | 7 | 9 | 12 | 14 | 12 | 9 | 6 | 5 | 4 | 2 | 3 | 5 | 7 | 9 | 10 | 13 | 12 | 13 | 10 | 8 | 8 | 6 | 6 | 4 | 5 | 6 | 7 | 9 | 12 | 12 | |

| (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 | 523 | 575 | 620 | 575 | 709 | 585 | 440 | 475 | 463 | 433 | 460 | 655 | 535 | 429 | 0 | 630 | 374 | 493 | 550 | 378 | 557 | 405 | 580 | 545 | 513 | 557 | 425 | 460 | 347 | 599 | 490 | 580 | 560 | 427 | 500 | 619 |
| 3 Mo. Roll Avg | | | 573 | 590 | 635 | 623 | 578 | 500 | 459 | 457 | 452 | 516 | 550 | 540 | 321 | 353 | 335 | 499 | 472 | 473 | 495 | 446 | 514 | 510 | 546 | 538 | 498 | 481 | 411 | 468 | 478 | 556 | 543 | 522 | 496 | 515 |

| | 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 | 118 | 106 | 102 | 88 | 97 | 100 | 99 | 100 | 106 | 105 | 101 | 91 | 93 | 84 | 77 | 71 | 74 | 80 | 87 | 93 | 93 | 93 | 85 | 82 | 85 | 79 | 72 | 65 | 68 | 79 | 87 | 88 | 92 | 94 | 83 | 86 |
| MSI | 15 | 21 | 20 | 13 | 16 | 25 | 9 | 8 | 9 | 7 | 14 | 23 | 12 | 28 | 0 | 24 | 12 | 16 | 10 | 8 | 12 | 5 | 8 | 8 | 9 | 16 | 8 | 13 | 17 | 20 | 11 | 18 | 10 | 7 | 6 | 8 |

| | 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 | 153 | 73 | 72 | 110 | 152 | 135 | 170 | 149 | 60 | 82 | 145 | 72 | 127 | 166 | 0 | 114 | 173 | 93 | 156 | 89 | 64 | 101 | 48 | 138 | 97 | 92 | 113 | 60 | 142 | 131 | 326 | 116 | 49 | 119 | 180 | 53 |
| 3 Mo. Roll Avg | | | 99 | 85 | 111 | 132 | 152 | 151 | 126 | 97 | 96 | 100 | 115 | 122 | 98 | 93 | 96 | 127 | 141 | 113 | 103 | 85 | 71 | 96 | 94 | 109 | 101 | 88 | 105 | 111 | 200 | 191 | 164 | 95 | 116 | 117 |

| | 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 | 0.922 | 0.968 | 0.925 | 0.925 | 0.937 | 0.903 | 0.918 | 0.920 | 0.957 | 0.939 | 0.919 | 0.948 | 0.908 | 0.947 | 0.000 | 0.948 | 0.914 | 0.885 | 0.935 | 0.945 | 0.964 | 0.940 | 1.023 | 0.929 | 0.935 | 0.977 | 0.884 | 0.975 | 0.913 | 0.927 | 0.942 | 0.924 | 0.937 | 0.943 | 0.921 | 0.970 |
| 3 Mo. Roll Avg | | | 0.938 | 0.939 | 0.929 | 0.922 | 0.919 | 0.914 | 0.932 | 0.939 | 0.938 | 0.935 | 0.925 | 0.934 | 0.618 | 0.632 | 0.621 | 0.916 | 0.911 | 0.922 | 0.948 | 0.950 | 0.976 | 0.964 | 0.962 | 0.947 | 0.932 | 0.945 | 0.924 | 0.938 | 0.927 | 0.931 | 0.934 | 0.935 | 0.934 | 0.945 |

| | 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 | 14 | 11 | 20 | 7 | 30 | 21 | 26 | 22 | 27 | 13 | 10 | 12 | 17 | 11 | 9 | 9 | 18 | 23 | 25 | 18 | 20 | 17 | 18 | 17 | 18 | 19 | 11 | 4 | 14 | 20 | 22 | 18 | 23 | 22 | 14 | 28 |
| Inventory | 118 | 106 | 102 | 88 | 97 | 100 | 99 | 100 | 106 | 105 | 101 | 91 | 93 | 84 | 77 | 71 | 74 | 80 | 87 | 93 | 93 | 93 | 85 | 82 | 85 | 79 | 72 | 65 | 68 | 79 | 87 | 88 | 92 | 94 | 83 | 86 |
| Sales | 8 | 5 | 5 | 7 | 6 | 4 | 11 | 13 | 12 | 16 | 7 | 4 | 8 | 3 | 0 | 3 | 6 | 5 | 9 | 12 | 8 | 18 | 11 | 10 | 10 | 5 | 9 | 5 | 4 | 4 | 8 | 5 | 9 | 13 | 13 | 11 |

| (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 | 520 | 569 | 595 | 511 | 713 | 616 | 533 | 464 | 534 | 473 | 535 | 640 | 589 | 401 | 0 | 625 | 465 | 883 | 540 | 444 | 674 | 479 | 554 | 755 | 529 | 556 | 540 | 555 | 432 | 718 | 596 | 679 | 526 | 536 | 461 | 623 |
| 3 Mo. Roll Avg | | | 561 | 558 | 606 | 613 | 620 | 537 | 510 | 490 | 514 | 549 | 588 | 543 | 330 | 342 | 363 | 658 | 629 | 622 | 553 | 533 | 569 | 596 | 613 | 613 | 542 | 550 | 509 | 569 | 582 | 664 | 600 | 580 | 507 | 540 |

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