

City: Monmouth Beach



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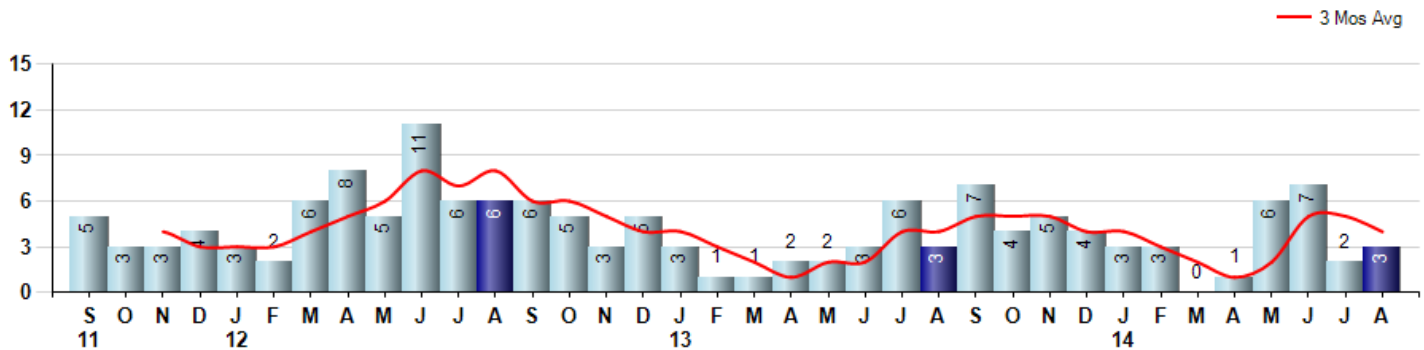
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$1,074,500	8%		8%				
Average List Price of all Current Listings	\$1,328,703	9%		12%				
August Median Sales Price	\$600,000	13%	-2%	82%	-5%	\$620,000	11%	-2%
August Average Sales Price	\$866,667	63%	8%	44%	11%	\$862,684	18%	10%
Total Properties Currently for Sale (Inventory)	60	2%		3%				
August Number of Properties Sold	3	50%		0%			19%	
August Average Days on Market (Solds)	30	7%	-50%	-65%	-75%	62	-53%	-48%
August Month's Supply of Inventory	20.0	-32%	3%	3%	-3%	18.9	-26%	-8%
August Sale Price vs List Price Ratio	93.8%	0.8%	-1%	5%	3.4%	94.8%	7.5%	4.5%

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

Property Sales

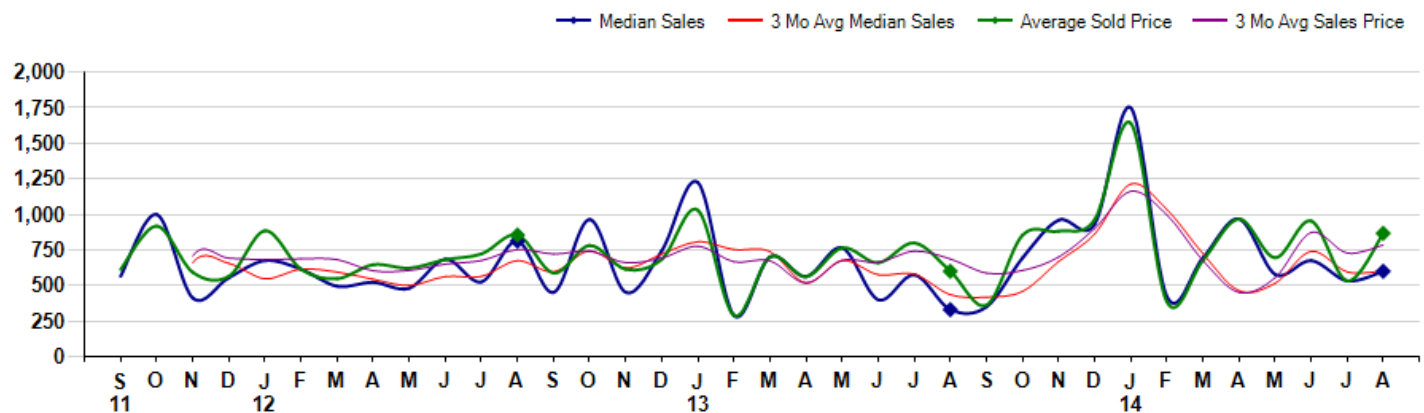
August Property sales were 3, equal to 3 in August of 2013 and 50.0% higher than the 2 sales last month. August 2014 sales were at their lowest level compared to August of 2013 and 2012. August YTD sales of 25 are running 19.0% ahead of last year's year-to-date sales of 21.



Prices

The Median Sales Price in August was \$600,000, up 81.8% from \$330,000 in August of 2013 and up 12.7% from \$532,500 last month. The Average Sales Price in August was \$866,667, up 44.4% from \$600,000 in August of 2013 and up 62.8% from \$532,500 last month. August 2014 ASP was at highest 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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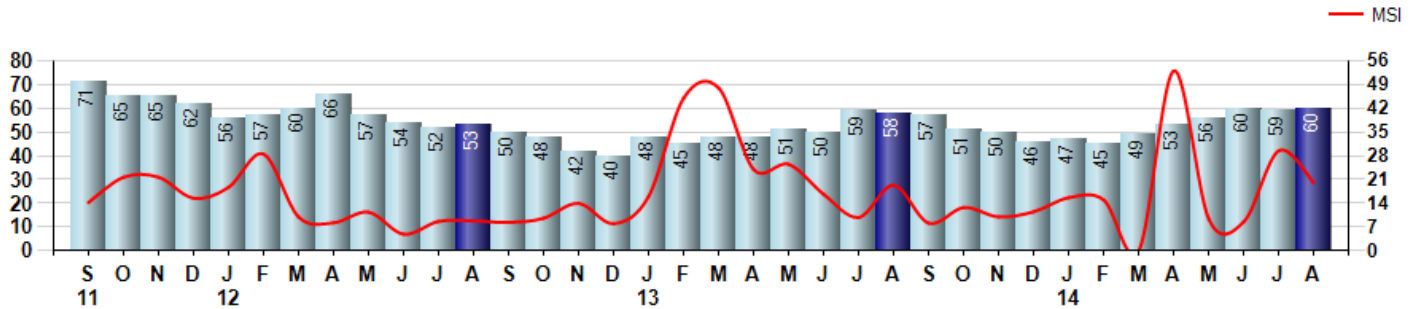
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Inventory & MSI

The Total Inventory of Properties available for sale as of August was 60, up 1.7% from 59 last month and up 3.4% from 58 in August of last year. August 2014 Inventory was at highest level 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 20.0 months was at its highest level compared with August of 2013 and 2012.

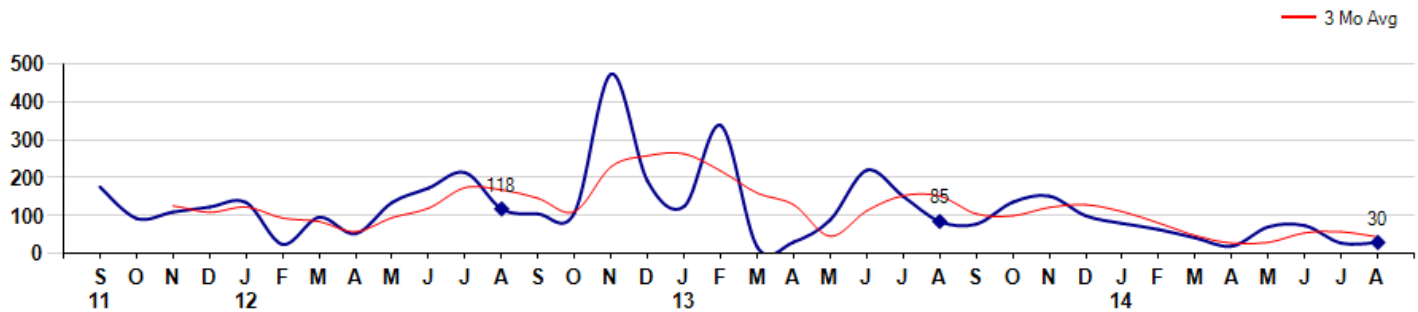
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 30, up 7.1% from 28 days last month and down -64.7% from 85 days in August of last year. The August 2014 DOM was at its lowest level compared with August of 2013 and 2012.

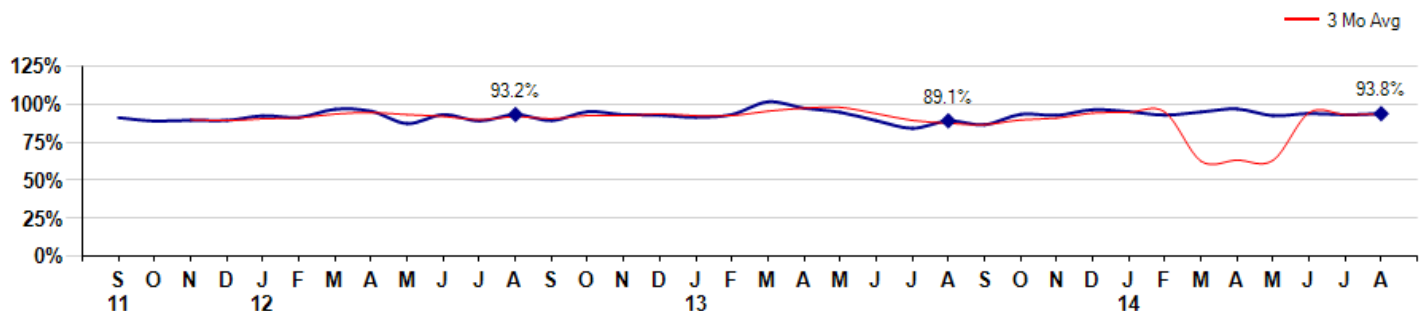
Average Days on Market(Listing to Contract) for properties sold during the month



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 93.8% was up from 93.1% last month and up from 89.1% in August of last year.

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



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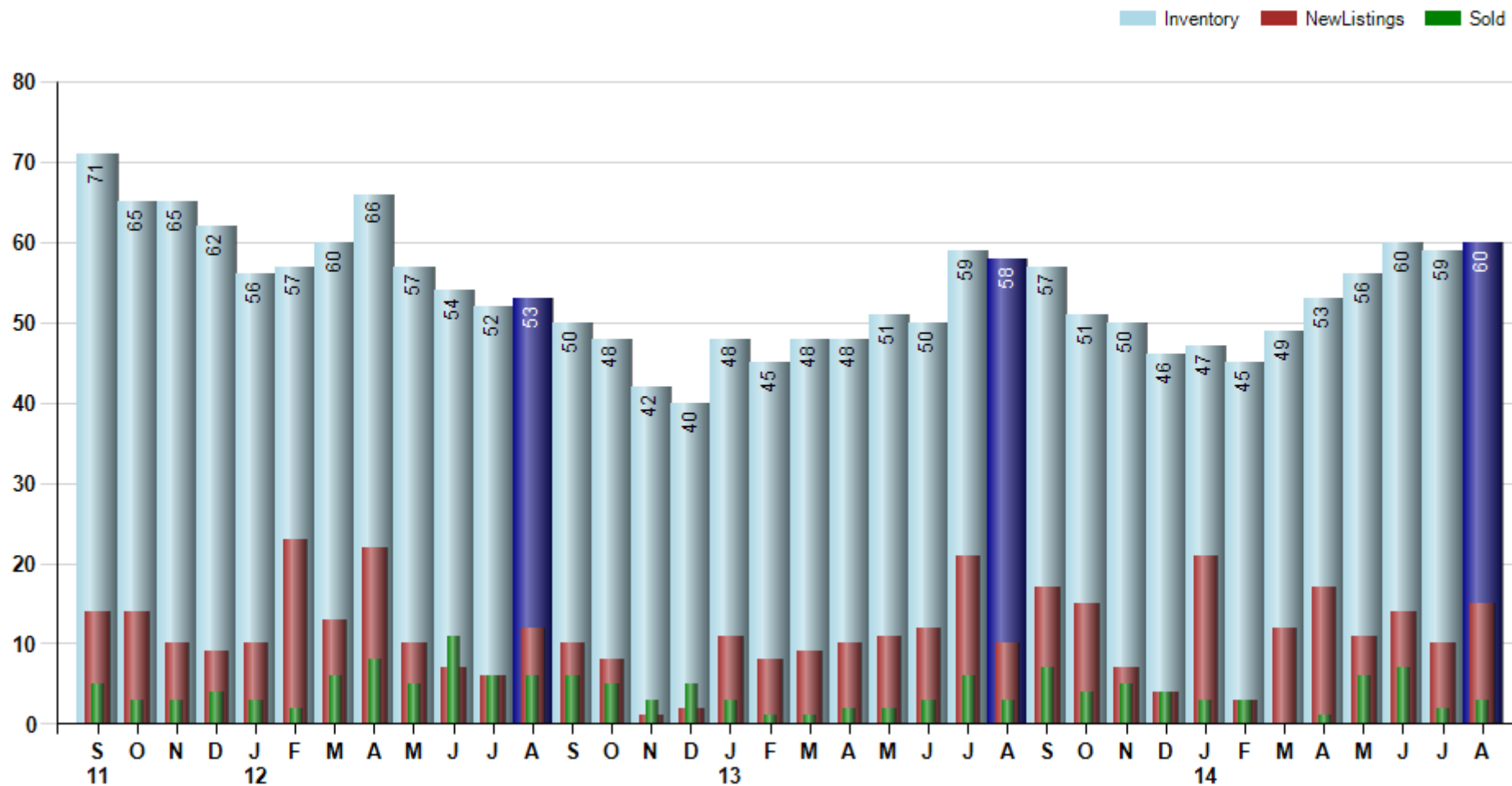
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Inventory / New Listings / Sales

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 15, up 50.0% from 10 last month and up 50.0% 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 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	5	3	3	4	3	2	6	8	5	11	6	6	6	5	3	5	3	1	1	2	2	3	6	3	7	4	5	4	3	3	0	1	6	7	2	3
3 Mo. Roll Avg			4	3	3	3	4	5	6	8	7	8	6	6	5	4	4	3	2	1	2	2	4	4	5	5	5	4	4	3	2	1	2	5	5	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
Median Sale Price	565	1,000	413	555	675	614	495	523	481	685	526	813	451	965	452	745	1,225	289	701	563	764	400	575	330	350	695	960	932	1,750	423	0	968	579	675	533	600
3 Mo. Roll Avg			659	656	548	615	595	544	500	563	564	674	596	743	623	721	807	753	738	518	676	576	580	435	418	458	668	862	1,214	1,035	724	463	515	740	595	603

	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	71	65	65	62	56	57	60	66	57	54	52	53	50	48	42	40	48	45	48	48	51	50	59	58	57	51	50	46	47	45	49	53	56	60	59	60
MSI	14	22	22	16	19	29	10	8	11	5	9	9	8	10	14	8	16	45	48	24	26	17	10	19	8	13	10	12	16	15	0	53	9	9	30	20

	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	176	93	110	123	135	25	96	53	135	173	214	118	105	109	473	191	125	338	18	31	89	220	151	85	78	136	152	100	80	64	0	20	71	74	28	30
3 Mo. Roll Avg			126	109	123	94	85	58	95	120	174	168	146	111	229	258	263	218	160	129	46	113	153	152	105	100	122	129	111	81	48	28	30	55	58	44

	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	0.912	0.889	0.895	0.894	0.924	0.914	0.967	0.954	0.873	0.932	0.890	0.932	0.893	0.951	0.931	0.928	0.914	0.932	1.016	0.974	0.947	0.892	0.842	0.891	0.865	0.934	0.927	0.964	0.951	0.929	0.000	0.969	0.925	0.939	0.931	0.938
3 Mo. Roll Avg			0.899	0.893	0.904	0.911	0.935	0.945	0.931	0.920	0.898	0.918	0.905	0.925	0.925	0.937	0.924	0.925	0.954	0.974	0.979	0.938	0.894	0.875	0.866	0.897	0.909	0.942	0.947	0.948	0.627	0.633	0.631	0.944	0.932	0.936

	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	14	10	9	10	23	13	22	10	7	6	12	10	8	1	2	11	8	9	10	11	12	21	10	17	15	7	4	21	3	12	17	11	14	10	15
Inventory	71	65	65	62	56	57	60	66	57	54	52	53	50	48	42	40	48	45	48	48	51	50	59	58	57	51	50	46	47	45	49	53	56	60	59	60
Sales	5	3	3	4	3	2	6	8	5	11	6	6	6	5	3	5	3	1	1	2	2	3	6	3	7	4	5	4	3	3	0	1	6	7	2	3

	(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	613	918	593	565	885	614	548	647	622	682	722	855	588	782	614	684	1,030	289	701	563	764	660	800	600	362	855	882	964	1,642	386	0	968	695	954	533	867
3 Mo. Roll Avg			708	692	681	688	682	603	606	650	675	753	721	741	661	693	776	668	673	518	676	662	741	687	587	606	700	900	1,163	997	676	451	554	872	727	784

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