

City: Sea Bright



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



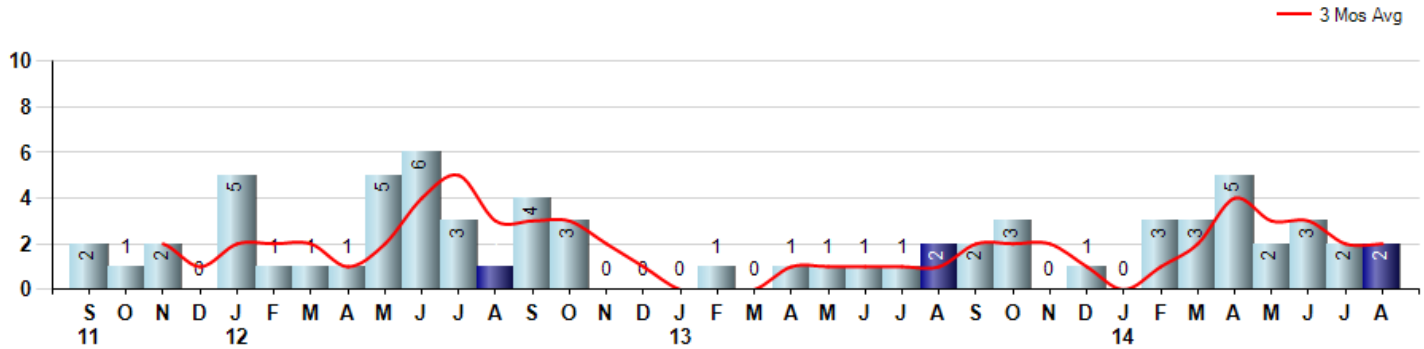
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

| Market Profile & Trends Overview | Trending Versus*: | | | | | Trending Versus*: | | |
|---|-------------------|------|------|------|------|-------------------|----------|-----------|
| | Month | LM | L3M | PYM | LY | YTD | PriorYTD | PriorYear |
| Median List Price of all Current Listings | \$695,000 | 3% | | 43% | | | | |
| Average List Price of all Current Listings | \$809,270 | -5% | | 20% | | | | |
| August Median Sales Price | \$1,107,500 | 127% | 254% | 843% | 167% | \$379,250 | 35% | -9% |
| August Average Sales Price | \$1,107,500 | 127% | 48% | 843% | 69% | \$627,644 | -13% | -4% |
| Total Properties Currently for Sale (Inventory) | 41 | -13% | | 17% | | | | |
| August Number of Properties Sold | 2 | 0% | | 0% | | | 186% | |
| August Average Days on Market (Solds) | 55 | 77% | 62% | -51% | -55% | 49 | -51% | -60% |
| August Month's Supply of Inventory | 20.5 | -13% | 4% | 17% | 5% | 13.5 | -39% | -31% |
| August Sale Price vs List Price Ratio | 89.5% | 2.4% | -1% | 51% | 6.7% | 91.9% | 10.5% | 9.6% |

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

Property Sales

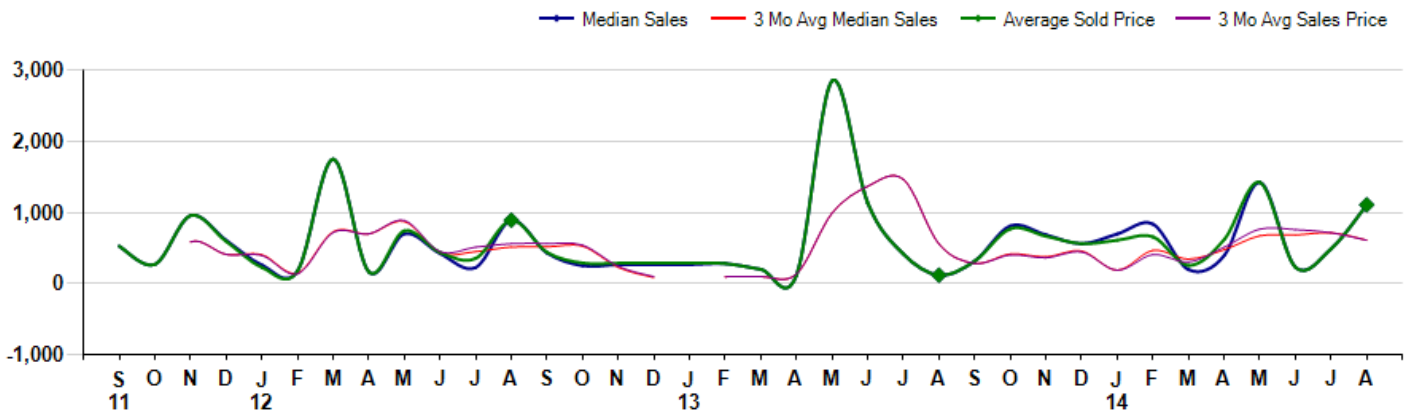
August Property sales were 2, equal to 2 in August of 2013 and equal to 0.0% 2 sales last month. August 2014 sales were at a mid level compared to August of 2013 and 2012. August YTD sales of 20 are running 185.7% ahead of last year's year-to-date sales of 7.



Prices

The Median Sales Price in August was \$1,107,500, up 842.6% from \$117,500 in August of 2013 and up 126.8% from \$488,313 last month. The Average Sales Price in August was \$1,107,500, up 842.6% from \$117,500 in August of 2013 and up 126.8% from \$488,313 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)



City: Sea Bright



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



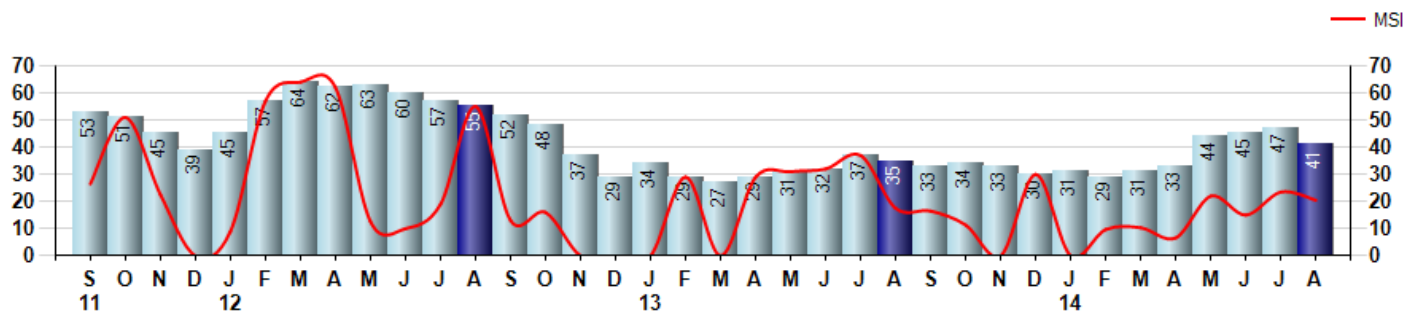
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

Inventory & MSI

The Total Inventory of Properties available for sale as of August was 41, down -12.8% from 47 last month and up 17.1% from 35 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 20.5 months was at a mid range compared with August of 2013 and 2012.

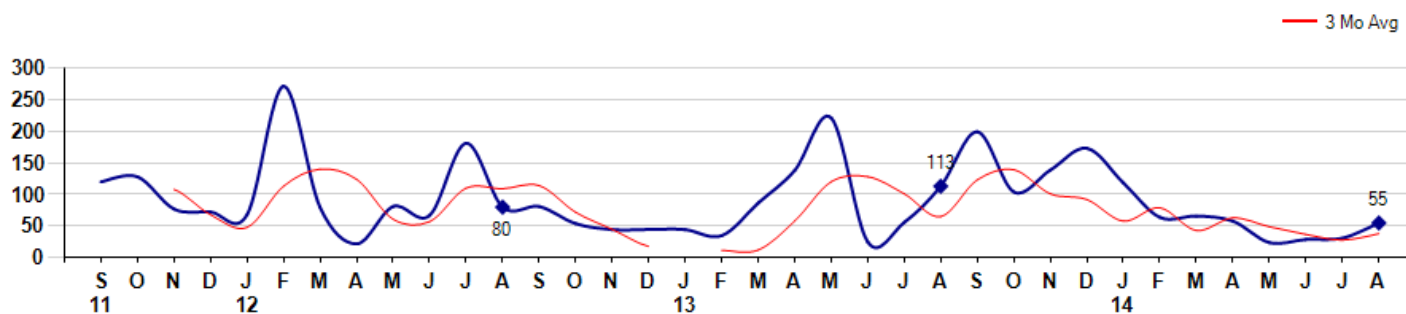
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 55, up 77.4% from 31 days last month and down -51.3% from 113 days in August of last year. The August 2014 DOM was at its lowest level compared with August of 2013 and 2012.

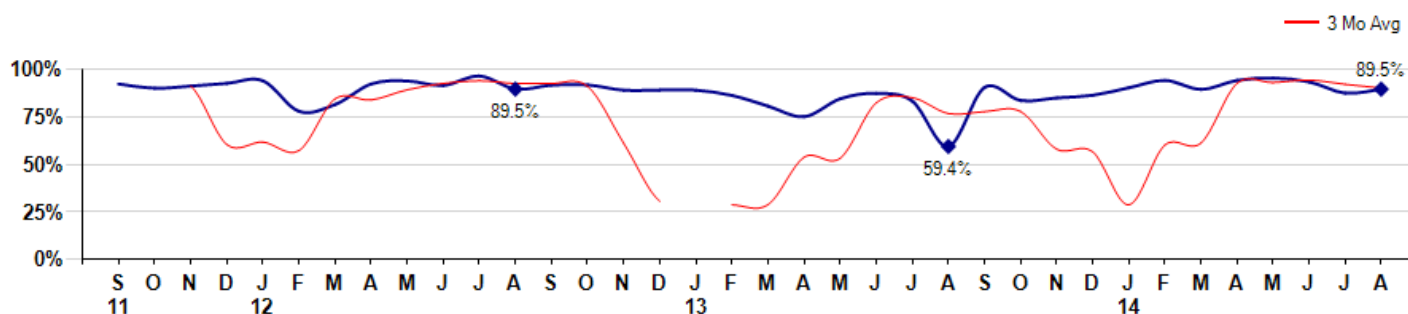
Average Days on Market(Listing to Contract) for properties sold during the month



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 89.5% was up from 87.4% last month and up from 59.4% in August of last year.

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



© 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.



City: Sea Bright



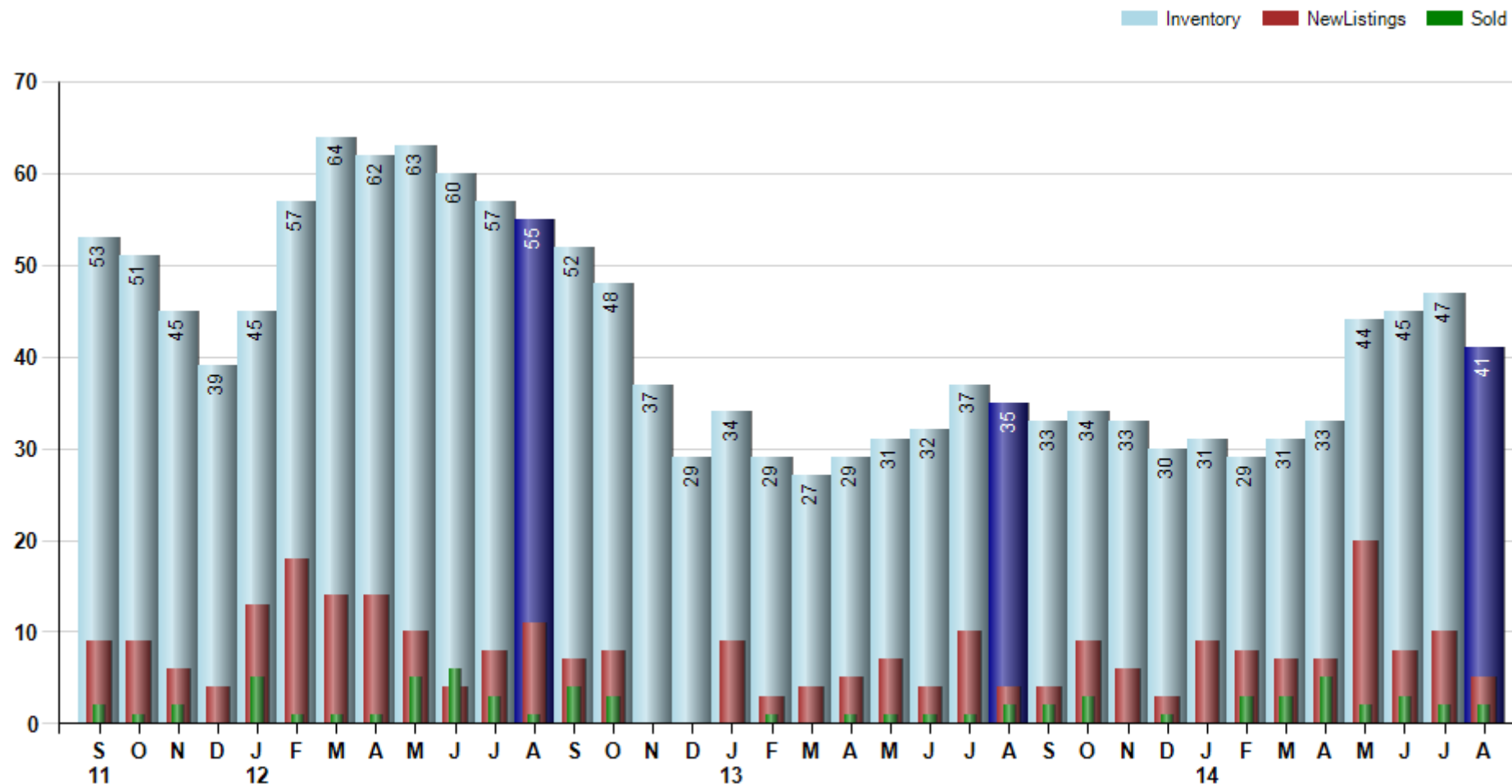
Barbara Scaffidi
 Sales Associate
 (732) 233-8248 (Cell) (732) 449-2777 (Office)
 www.JerseyShoreSpecialist.com
 Barbara.Scaffidi@cbmoves.com



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

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 5, down -50.0% from 10 last month and up 25.0% from 4 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: Sea Bright



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, Townhome, Condo

| | 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 | 1 | 2 | 0 | 5 | 1 | 1 | 1 | 5 | 6 | 3 | 1 | 4 | 3 | 0 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | 1 | 2 | 2 | 3 | 0 | 1 | 0 | 3 | 3 | 5 | 2 | 3 | 2 | 2 |
| 3 Mo. Roll Avg | | | 2 | 1 | 2 | 2 | 2 | 1 | 2 | 4 | 5 | 3 | 3 | 3 | 2 | 1 | 0 | 0 | 0 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 1 | 0 | 1 | 2 | 4 | 3 | 3 | 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 | 525 | 270 | 956 | 0 | 260 | 175 | 1,750 | 165 | 700 | 422 | 225 | 890 | 430 | 250 | 0 | 0 | 0 | 280 | 0 | 120 | 2,850 | 1,130 | 415 | 118 | 316 | 810 | 0 | 560 | 0 | 835 | 195 | 394 | 1,423 | 230 | 488 | 1,108 |
| 3 Mo. Roll Avg | | | 584 | 409 | 405 | 145 | 728 | 697 | 872 | 429 | 449 | 512 | 515 | 523 | 227 | 83 | 0 | 93 | 93 | 133 | 990 | 1,367 | 1,465 | 554 | 283 | 414 | 375 | 457 | 187 | 465 | 343 | 475 | 670 | 682 | 714 | 609 |

| | 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 | 53 | 51 | 45 | 39 | 45 | 57 | 64 | 62 | 63 | 60 | 57 | 55 | 52 | 48 | 37 | 29 | 34 | 29 | 27 | 29 | 31 | 32 | 37 | 35 | 33 | 34 | 33 | 30 | 31 | 29 | 31 | 33 | 44 | 45 | 47 | 41 |
| MSI | 27 | 51 | 23 | 0 | 9 | 57 | 64 | 62 | 13 | 10 | 19 | 55 | 13 | 16 | 0 | 0 | 0 | 29 | 0 | 29 | 31 | 32 | 37 | 18 | 17 | 11 | 0 | 30 | 0 | 10 | 10 | 7 | 22 | 15 | 24 | 21 |

| | 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 | 120 | 128 | 77 | 0 | 68 | 271 | 80 | 22 | 81 | 67 | 181 | 80 | 81 | 54 | 0 | 0 | 0 | 35 | 0 | 138 | 221 | 25 | 56 | 113 | 199 | 104 | 0 | 173 | 0 | 64 | 66 | 58 | 24 | 29 | 31 | 55 |
| 3 Mo. Roll Avg | | | 108 | 68 | 48 | 113 | 140 | 124 | 61 | 57 | 110 | 109 | 114 | 72 | 45 | 18 | 0 | 12 | 12 | 58 | 120 | 128 | 101 | 65 | 123 | 139 | 101 | 92 | 58 | 79 | 43 | 63 | 49 | 37 | 28 | 38 |

| | 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 | 0.900 | 0.911 | 0.000 | 0.939 | 0.778 | 0.814 | 0.922 | 0.938 | 0.914 | 0.964 | 0.895 | 0.916 | 0.917 | 0.000 | 0.000 | 0.000 | 0.862 | 0.000 | 0.750 | 0.844 | 0.873 | 0.832 | 0.594 | 0.904 | 0.835 | 0.000 | 0.863 | 0.000 | 0.941 | 0.894 | 0.941 | 0.953 | 0.933 | 0.874 | 0.895 |
| 3 Mo. Roll Avg | | | 0.911 | 0.604 | 0.617 | 0.572 | 0.844 | 0.838 | 0.891 | 0.925 | 0.939 | 0.924 | 0.925 | 0.909 | 0.611 | 0.306 | 0.000 | 0.287 | 0.287 | 0.537 | 0.531 | 0.822 | 0.850 | 0.766 | 0.777 | 0.778 | 0.580 | 0.566 | 0.288 | 0.601 | 0.612 | 0.925 | 0.929 | 0.942 | 0.920 | 0.901 |

| | 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 | 9 | 9 | 6 | 4 | 13 | 18 | 14 | 14 | 10 | 4 | 8 | 11 | 7 | 8 | 0 | 0 | 9 | 3 | 4 | 5 | 7 | 4 | 10 | 4 | 4 | 9 | 6 | 3 | 9 | 8 | 7 | 7 | 20 | 8 | 10 | 5 |
| Inventory | 53 | 51 | 45 | 39 | 45 | 57 | 64 | 62 | 63 | 60 | 57 | 55 | 52 | 48 | 37 | 29 | 34 | 29 | 27 | 29 | 31 | 32 | 37 | 35 | 33 | 34 | 33 | 30 | 31 | 29 | 31 | 33 | 44 | 45 | 47 | 41 |
| Sales | 2 | 1 | 2 | 0 | 5 | 1 | 1 | 1 | 5 | 6 | 3 | 1 | 4 | 3 | 0 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | 1 | 2 | 2 | 3 | 0 | 1 | 0 | 3 | 3 | 5 | 2 | 3 | 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 |
|----------------|------|-----|-----|-----|------|-----|-------|-----|-----|-----|-----|-----|-----|-----|-----|----|------|-----|----|-----|-------|-------|-------|-----|-----|-----|-----|-----|------|-----|-----|-----|-------|-----|-----|-------|
| Avg Sale Price | 525 | 270 | 956 | 0 | 227 | 175 | 1,750 | 165 | 743 | 437 | 353 | 890 | 439 | 289 | 0 | 0 | 0 | 280 | 0 | 120 | 2,850 | 1,130 | 415 | 118 | 316 | 770 | 0 | 560 | 0 | 657 | 253 | 619 | 1,423 | 229 | 488 | 1,108 |
| 3 Mo. Roll Avg | | | 584 | 409 | 394 | 134 | 717 | 697 | 886 | 448 | 511 | 560 | 561 | 539 | 243 | 96 | 0 | 93 | 93 | 133 | 990 | 1,367 | 1,465 | 554 | 283 | 401 | 362 | 443 | 187 | 406 | 304 | 510 | 765 | 757 | 713 | 608 |

© 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.

