

Ric Martel & Roksana Bedrij of Prudential Zack Shore Properties
Market Watch for Avon – Closed Sales July 1, 2008 – March 31, 2009

MLS#	Ar	Sta	StaDate	Typ	Address	Styl	SqFt	BR	Bth	YrBl	WF	WV	LPrice	OrgPrice	DOM/CDOM
20749657	AVO	CLS	7/15/2008	DET	508 SYLVANIA AVE	Colonial	0	4	2/0	1904	N	N	\$475,000	\$525,000	172/172
SP: \$450,000 SD: 07/15/2008 \$/Sqft: \$0															
20845298	AVO	CLS	1/20/2009	DET	507 JEFFERSON AVE	Ranch	0	3	1/0		N	Y	\$579,000	\$579,000	31/31
SP: \$535,000 SD: 01/20/2009 \$/Sqft: \$0															
20744097	AVO	CLS	10/1/2008	DET	501 WOODLAND AVE	Colonial	0	2	1/1		N	N	\$699,000	\$725,000	295/295
SP: \$575,000 SD: 10/01/2008 \$/Sqft: \$0															
20817471	AVO	CLS	1/13/2009	DET	501 WASHINGTON AVE	Colonial	0	4	3/1	1915	N	Y	\$749,000	\$825,000	155/155
SP: \$575,000 SD: 01/13/2009 \$/Sqft: \$0															
20839749	AVO	CLS	11/21/2008	DET	523 WASHINGTON AVE	Colonial	0	3	1/1		N	N	\$749,000	\$749,000	21/21
SP: \$615,000 SD: 11/21/2008 \$/Sqft: \$0															
20812109	AVO	CLS	7/31/2008	DET	232 NORWOOD AVE	Colonial	0	3	2/1	1920	N	Y	\$999,999	\$1,150,000	88/88
SP: \$960,000 SD: 07/31/2008 \$/Sqft: \$0															
20846752	AVO	CLS	3/18/2009	DET	405 2ND AVE	ExpRan	0	4	3/0	1978	N	N	\$1,360,000	\$1,360,000	45/45
SP: \$1,200,000 SD: 03/18/2009 \$/Sqft: \$0															
20829656	AVO	CLS	9/27/2008	DET	105 WASHINGTON AVE	Colonial	0	4	1/1	1940	N	N	\$1,225,000	\$1,225,000	11/11
SP: \$1,200,000 SD: 09/27/2008 \$/Sqft: \$0															
20826941	AVO	CLS	12/2/2008	DET	308 SYLVANIA AVE	Colonial, Custom	0	4	2/1	2005	N	N	\$1,179,000	\$1,179,000	134/134
SP: \$1,200,000 SD: 12/02/2008 \$/Sqft: \$0															
20906274	AVO	CLS	3/21/2009	DET	12 WASHINGTON AVE	Cape	0	4	1/0		N	Y	\$1,300,000	\$1,300,000	12/12
SP: \$1,250,000 SD: 03/21/2009 \$/Sqft: \$0															
20807815	AVO	CLS	2/4/2009	DET	321 LINCOLN AVE	Colonial	0	5	3/1	1937	N	N	\$1,880,000	\$2,400,000	176/176
SP: \$1,450,000 SD: 02/04/2009 \$/Sqft:															
20745274	AVO	CLS	7/14/2008	DET	216 ROOSEVELT AVE	Cape	0	3	3/0		Y	Y	\$1,650,000	\$2,100,000	223/223
SP: \$1,500,000 SD: 07/14/2008 \$/Sqft: \$0															
20803236	AVO	CLS	1/9/2009	DET	24 NORWOOD AVE	Colonial	0	7	3/2	1920	N	Y	\$1,875,000	\$1,979,000	312/312
SP: \$1,500,000 SD: 01/09/2009 \$/Sqft: \$0															
20813336	AVO	CLS	11/14/2008	DET	29 SYLVANIA AVE	Colonial	3,500	4	3/0	1990	N	Y	\$1,685,000	\$1,685,000	8/8
SP: \$1,685,000 SD: 11/14/2008 \$/Sqft: \$481															
20838896	AVO	CLS	11/25/2008	DET	309 OCEAN AVE	Colonial	0	6	2/1		Y	Y	\$2,199,000	\$2,199,000	29/29
SP: \$1,880,000 SD: 11/25/2008 \$/Sqft: \$0															
20732150	AVO	CLS	7/30/2008	DET	309 OCEAN AVE	ShoreCo	0	6	2/1		Y	Y	\$2,100,000	\$2,700,000	312/312

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SP: \$2,020,000 SD: 07/30/2008 \$/Sqft: \$0

Status	Total	Avg Price	Avg \$ Per Sqft	Median	Low	High	Avg DOM
ACT	0	\$0	\$0.00	\$0	\$0	\$0	0
UC	0	\$0	\$0.00	\$0	\$0	\$0	0
CLS	16	\$1,162,188	\$481.43	\$1,200,000	\$450,000	\$2,020,000	127
CWH	0	\$0	\$0.00	\$0	\$0	\$0	0
EXP	0	\$0	\$0.00	\$0	\$0	\$0	0
Total	16	\$1,162,188	\$481.43	\$1,200,000	\$450,000	\$2,020,000	127

This CMA is not an appraisal and should not be considered the equivalent of an appraisal.

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Provided by RICHARD MARTEL of PRUDENTIAL ZACK SHORE PROPERTIES on 4/14/2009 10:56:15 AM