

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

MLS#	Ar	Sta	StaDate	Typ	Address	Style	SqFt	BR	Bth	YrBlt	WF	WV	LPrice	OrgPrice	DOM/CDOM
20816878	BEL	CLS	9/4/2008	DET	1211 BRIARWOOD RD	Cot/Bng	512	1	1/0		N	Y	\$149,000	\$239,900	100/100
SP: \$139,000 SD: 09/04/2008 \$/Sqft: \$271															
20742659	BEL	CLS	8/18/2008	DET	905 13TH AVE	Ranch, Cot/Bng	940	3	1/0		N	N	\$295,000	\$349,900	252/252
SP: \$280,000 SD: 08/18/2008 \$/Sqft: \$298															
20845054	BEL	CLS	2/26/2009	DET	1200 16TH AVE	Colonial	3,478	3	2/0		N	N	\$345,000	\$345,000	45/45
SP: \$323,000 SD: 02/26/2009 \$/Sqft: \$93															
20833020	BEL	CLS	10/17/2008	DET	418 16TH AVE	Colonial	0	3	1/0		N	N	\$359,999	\$359,999	9/9
SP: \$330,000 SD: 10/17/2008 \$/Sqft: \$0															
20809251	BEL	CLS	1/23/2009	DET	517 13TH AVE	Colonial	1,376	3	1/1	1940	N	N	\$389,900	\$419,900	148/148
SP: \$330,500 SD: 01/23/2009 \$/Sqft: \$240															
20841140	BEL	CLS	12/29/2008	DET	1227 BRIARWOOD RD	Ranch	1,166	3	1/0	1940	Y	Y	\$364,900	\$364,900	57/57
SP: \$337,000 SD: 12/29/2008 \$/Sqft: \$289															
20821465	BEL	CLS	3/26/2009	DET	214 15TH AVE	ShoreCo	0	5	1/1	1930	N	Y	\$434,900	\$434,900	73/73
SP: \$360,000 SD: 03/26/2009 \$/Sqft: \$0															
20838210	BEL	CLS	12/30/2008	DET	1249 BRIARWOOD RD	Cape	1,118	3	1/1	1940	N	Y	\$399,900	\$399,900	65/65
SP: \$375,000 SD: 12/30/2008 \$/Sqft: \$335															
20819449	BEL	CLS	8/14/2008	DET	1717 RIVER RD	Ranch, RaisRan	0	4	2/0		N	Y	\$399,000	\$419,900	61/61
SP: \$380,000 SD: 08/14/2008 \$/Sqft: \$0															
20816105	BEL	CLS	7/30/2008	DET	408 15TH AVE	Colonial	0	3	2/0		N	N	\$450,000	\$450,000	69/69
SP: \$400,000 SD: 07/30/2008 \$/Sqft: \$0															
20822371	BEL	CLS	12/19/2008	DET	924 16TH AVE	Colonial	0	3	2/1	2004	N	N	\$439,900	\$439,900	176/176
SP: \$417,000 SD: 12/19/2008 \$/Sqft: \$0															
20828751	BEL	CLS	12/15/2008	DET	829 13TH AVE	Victoria	2,280	4	3/0	1900	N	Y	\$519,900	\$559,000	110/110
SP: \$465,000 SD: 12/15/2008 \$/Sqft: \$204															
20808606	BEL	CLS	11/18/2008	DET	403 C ST	Ranch	0	3	1/0	1950	N	N	\$559,000	\$599,000	224/224
SP: \$490,000 SD: 11/18/2008 \$/Sqft: \$0															
20813153	BEL	CLS	10/24/2008	DET	103 15TH AVE	Ranch	0	3	1/0		N	Y	\$575,000	\$599,000	172/172
SP: \$540,000 SD: 10/24/2008 \$/Sqft: \$0															
20824109	BEL	CLS	12/10/2008	DET	305 11TH AVE	Cape	1,600	3	2/0		N	N	\$599,000	\$619,000	95/95
SP: \$550,000 SD: 12/10/2008 \$/Sqft: \$344															
20807590	BEL	CLS	8/1/2008	DET	305 5TH AVE	Colonial	1,944	4	2/1	1993	N	Y	\$749,900	\$774,900	89/89
SP: \$715,000 SD: 08/01/2008 \$/Sqft: \$368															
20711313	BEL	CLS	7/14/2008	DET	606 10TH AVE	Colonial, Custom	0	4	3/0	2006	N	N	\$749,900	\$895,000	442/442
SP: \$730,000 SD: 07/14/2008 \$/Sqft: \$0															
20822887	BEL	CLS	11/24/2008	DET	203 15TH AVE	Colonial, Custom	0	4	2/1	2005	N	Y	\$775,999	\$824,999	140/140
SP: \$730,000 SD: 11/24/2008 \$/Sqft: \$0															

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20820411	BEL CLS 12/4/2008	DET 305 7TH AVE	Colonial, M/d	0	5	2/0	1950	Y	Y	\$875,000	\$895,000	155/155
SP: \$791,005 SD: 12/04/2008 \$/Sqft: \$0												
20811443	BEL CLS 8/20/2008	DET 115 8TH AVE	Victoria	0	6	1/2	1884	N	Y	\$1,000,000	\$1,000,000	31/31
SP: \$900,000 SD: 08/20/2008 \$/Sqft: \$0												
20832159	BEL CLS 8/27/2008	DET 317 10TH AVE	Colonial	0	5	4/0		N	N	\$1,199,000	\$1,199,000	6/6
SP: \$995,000 SD: 08/27/2008 \$/Sqft: \$0												
20728611	BEL CLS 7/31/2008	DET 74 INLET TER	Colonial	0	6	3/2		Y	Y	\$1,699,000	\$2,199,000	387/387
SP: \$1,400,000 SD: 07/31/2008 \$/Sqft: \$0												
20829375	BEL CLS 1/23/2009	DET 105 4TH AVE	Colonial	3,700	5	4/0	2008	N	Y	\$1,799,000	\$1,799,000	132/132
SP: \$1,550,000 SD: 01/23/2009 \$/Sqft: \$419												
20847642	BEL CLS 3/27/2009	DET 110 INLET TER	Colonial	3,982	5	3/2	1922	Y	Y	\$1,899,000	\$1,899,000	82/82
SP: \$1,750,000 SD: 03/27/2009 \$/Sqft: \$439												
20728873	BEL CLS 8/13/2008	DET 103 11TH AVE	Other	0	0	0/0		N	Y	\$2,375,000	\$2,375,000	272/272
SP: \$2,250,000 SD: 08/13/2008 \$/Sqft:												

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	25	\$701,100	\$300.07	\$490,000	\$139,000	\$2,250,000	136
CWH	0	\$0	\$0.00	\$0	\$0	\$0	0
EXP	0	\$0	\$0.00	\$0	\$0	\$0	0
Total	25	\$701,100	\$300.07	\$490,000	\$139,000	\$2,250,000	136

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