

Ric Martel & Roksana Bedrijf of Prudential Zack Shore Properties
Market Watch for Brielle – Closed Sales July 1, 2009 to June 30, 2010

MLS#	Ar	Sta	StaDate	Typ	Address	Style	SqFt	BR	Bth	YrBlt	WF	WV	LPrice	OrgPrice	DOM/CDOM
20936652	BRI	CLS	12/15/2009	DET	620 AGNES AVE	Ranch	0	3	1/0		N	N	\$268,000	\$268,000	32/90
SP: \$240,000 SD: 12/15/2009 \$/Sqft: \$0															
20945678	BRI	CLS	1/15/2010	DET	606 PARK AVE	Victoria	0	4	1/1		N	N	\$274,900	\$274,900	14/14
SP: \$270,000 SD: 01/15/2010 \$/Sqft: \$0															
20916807	BRI	CLS	8/31/2009	DET	803 PINE RD	Cot/Bng	0	3	1/0	1930	N	N	\$329,500	\$349,900	124/124
SP: \$300,000 SD: 08/31/2009 \$/Sqft: \$0															
21007179	BRI	CLS	6/2/2010	DET	610 CARDEZA AVE	Ranch	0	2	1/1		N	N	\$390,000	\$425,000	30/30
SP: \$340,000 SD: 06/02/2010 \$/Sqft: \$0															
20904846	BRI	CLS	7/31/2009	DET	802 ASHLEY AVE	Ranch	0	2	1/0		N	N	\$449,000	\$449,000	105/105
SP: \$350,000 SD: 07/31/2009 \$/Sqft: \$0															
20930304	BRI	CLS	11/24/2009	DET	309 SOUTH ST	Ctemp	0	4	2/1		N	N	\$410,000	\$410,000	98/98
SP: \$350,000 SD: 11/24/2009 \$/Sqft: \$0															
20926431	BRI	CLS	10/19/2009	DET	505 LESLIE AVE	Cape	0	3	1/0	1950	N	N	\$429,900	\$429,900	68/68
SP: \$380,000 SD: 10/19/2009 \$/Sqft: \$0															
21007152	BRI	CLS	4/30/2010	DET	526 BORRIE AVE	Ranch	0	3	1/0		N	N	\$379,900	\$379,900	20/20
SP: \$385,000 SD: 04/30/2010 \$/Sqft: \$0															
20915927	BRI	CLS	9/11/2009	DET	534 MAGNOLIA AVE	Cape	0	4	2/0	1960	N	N	\$440,000	\$450,000	100/100
SP: \$390,000 SD: 09/11/2009 \$/Sqft: \$0															
21009738	BRI	CLS	6/22/2010	DET	525 BORRIE AVE	Ranch	0	3	1/0		N	N	\$439,000	\$439,000	34/34
SP: \$395,000 SD: 06/22/2010 \$/Sqft: \$0															
20912542	BRI	CLS	9/2/2009	ATT	636 PARK AVE	Ranch	1,800	3	3/0	1956	N	N	\$445,000	\$510,000	137/137
SP: \$430,000 SD: 09/02/2009 \$/Sqft: \$239															
20945178	BRI	CLS	6/16/2010	DET	632 CEDARCREST DR	Ctemp	0	3	1/1	1973	N	N	\$450,000	\$488,000	131/131
SP: \$430,000 SD: 06/16/2010 \$/Sqft: \$0															
21003709	BRI	CLS	4/23/2010	DET	414 BROWN ST	Ranch, ExpRan	0	3	2/0		N	N	\$499,000	\$499,000	48/48
SP: \$437,500 SD: 04/23/2010 \$/Sqft: \$0															
21000191	BRI	CLS	5/27/2010	DET	532 HARRIS AVE	Cape	0	4	2/0		N	N	\$469,000	\$479,000	117/117
SP: \$437,500 SD: 05/27/2010 \$/Sqft: \$0															
20923044	BRI	CLS	9/17/2009	DET	511 WOODLAND AVE	Cape	0	3	2/0		N	N	\$475,000	\$529,000	68/68
SP: \$445,000 SD: 09/17/2009 \$/Sqft: \$0															
20820458	BRI	CLS	1/21/2010	DET	621 WOODLAND AVE	Colonial	1,800	3	1/1	1995	N	N	\$460,000	\$485,900	589/589
SP: \$450,000 SD: 01/21/2010 \$/Sqft: \$250															
20931651	BRI	CLS	12/18/2009	DET	705 RANKIN RD	RaisRan	0	3	2/1		N	N	\$545,900	\$545,900	104/104
SP: \$475,000 SD: 12/18/2009 \$/Sqft: \$0															
20923027	BRI	CLS	1/5/2010	DET	815 RIVERVIEW DR	Ranch	0	3	2/0		N	N	\$499,900	\$624,900	187/187
SP: \$480,000 SD: 01/05/2010 \$/Sqft: \$0															
20834936	BRI	CLS	3/5/2010	DET	611 HOMESTEAD RD	Cape	0	3	2/0		N	N	\$649,000	\$729,000	343/343
SP: \$503,000 SD: 03/05/2010 \$/Sqft: \$0															

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20943652	BRI	CLS	1/29/2010	DET	626 BORRIE AVE	Ranch	0	3	2/0	1985	N	N	\$519,900	\$519,900	17/17
SP: \$510,000 SD: 01/29/2010 \$/Sqft: \$0															
20906223	BRI	CLS	8/26/2009	DET	633 RANKIN RD	Ranch	1,800	3	1/1		N	N	\$549,900	\$599,900	179/179
SP: \$515,000 SD: 08/26/2009 \$/Sqft: \$286															
21006236	BRI	CLS	4/7/2010	DET	705 UNION LN	Ranch	1,260	3	2/0	1960	N	N	\$545,000	\$545,000	7/7
SP: \$520,000 SD: 04/07/2010 \$/Sqft: \$413															
20941459	BRI	CLS	12/4/2009	DET	650 VALLEY RD	SplitLvl	2,200	3	2/1	1965	N	N	\$535,000	\$535,000	16/16
SP: \$525,000 SD: 12/04/2009 \$/Sqft: \$239															
20926073	BRI	CLS	12/14/2009	DET	604 LOCUST DR	Ranch	0	3	2/0	1950	N	N	\$559,000	\$725,000	123/123
SP: \$527,000 SD: 12/14/2009 \$/Sqft: \$0															
20923999	BRI	CLS	4/7/2010	DET	628 WOODLAND AVE	Colonial	2,800	5	3/0	1997	N	N	\$577,777	\$597,000	259/259
SP: \$557,000 SD: 04/07/2010 \$/Sqft: \$199															
21014632	BRI	CLS	6/22/2010	DET	616 HARRIS AVE	Custom	0	4	3/0		N	N	\$559,900	\$559,900	15/15
SP: \$580,000 SD: 06/22/2010 \$/Sqft: \$0															
20940343	BRI	CLS	4/30/2010	DET	2 SHERWOOD DR	Colonial	0	3	2/1	1992	N	N	\$660,000	\$660,000	138/138
SP: \$610,000 SD: 04/30/2010 \$/Sqft: \$0															
20908936	BRI	CLS	10/15/2009	ATT	614 RANKIN RD	Colonial, Dutch Co	0	6	3/0		N	N	\$749,000	\$849,900	185/185
SP: \$662,500 SD: 10/15/2009 \$/Sqft: \$0															
20911554	BRI	CLS	10/21/2009	DET	502 CARDEZA AVE	Custom	3,534	5	3/1	1998	N	N	\$689,000	\$699,000	138/138
SP: \$665,000 SD: 10/21/2009 \$/Sqft: \$188															
20909625	BRI	CLS	8/5/2009	DET	297 OLD BRIDGE RD	Colonial	0	4	2/1		N	N	\$725,000	\$725,000	113/113
SP: \$670,000 SD: 08/05/2009 \$/Sqft: \$0															
20918195	BRI	CLS	9/15/2009	DET	7 SEQUOIA CT	Colonial, Custom	0	4	3/1		N	N	\$749,900	\$849,900	83/83
SP: \$700,000 SD: 09/15/2009 \$/Sqft: \$0															
20916841	BRI	CLS	1/25/2010	DET	102 OCEAN AVE	Custom	2,744	3	3/2	2007	N	N	\$788,000	\$858,000	189/189
SP: \$735,000 SD: 01/25/2010 \$/Sqft: \$268															
20932195	BRI	CLS	9/8/2009	DET	644 WOODLAND AVE	Colonial	3,500	5	3/0	2001	N	N	\$794,900	\$794,900	18/18
SP: \$771,000 SD: 09/08/2009 \$/Sqft: \$220															
20912101	BRI	CLS	7/8/2009	DET	508 WOODLAND AVE	Colonial, Ctemp	3,300	4	3/1	2008	N	N	\$849,900	\$859,900	103/103
SP: \$783,500 SD: 07/08/2009 \$/Sqft: \$237															
21004892	BRI	CLS	5/14/2010	DET	10 N TAMARACK DR	Colonial	0	5	2/1		N	N	\$849,000	\$849,000	69/99
SP: \$810,000 SD: 05/14/2010 \$/Sqft: \$0															
20809216	BRI	CLS	10/8/2009	DET	412 RIVERVIEW LN	Other	0	6	3/0		N	N	\$895,000	\$1,075,000	576/576
SP: \$817,000 SD: 10/08/2009 \$/Sqft: \$0															
20917929	BRI	CLS	12/1/2009	DET	631 OCEANVIEW RD	Cape	0	4	3/0		N	N	\$899,000	\$990,000	195/195
SP: \$880,000 SD: 12/01/2009 \$/Sqft: \$0															
20921466	BRI	CLS	10/16/2009	DET	925 WOODVIEW	Colonial	0	5	3/0		N	N	\$925,000	\$925,000	72/72

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[RD](#)

SP: \$900,000 SD: 10/16/2009 \$/Sqft: \$0

20904823 BRI CLS 9/25/2009 DET [403 NORTHEAST DR](#) Custom 0 3 2/2 1989 N N \$1,158,800 \$1,295,900 94/94

SP: \$1,100,000 SD: 09/25/2009 \$/Sqft: \$0

20932474 BRI CLS 3/11/2010 DET [6 S TAMARACK DR](#) Colonial, Custom 0 5 4/1 2009 N N \$1,149,000 \$1,149,000 190/190

SP: \$1,149,000 SD: 03/11/2010 \$/Sqft: \$0

20926169 BRI CLS 9/1/2009 DET [1012 SUNSET DR](#) Custom 0 5 4/2 2008 N N \$1,349,000 \$1,349,000 28/28

SP: \$1,270,000 SD: 09/01/2009 \$/Sqft: \$0

20938254 BRI CLS 2/16/2010 DET [833 RIVERVIEW DR](#) Colonial 4,000 6 4/1 2000 N Y \$1,699,000 \$1,699,000 92/92

SP: \$1,400,000 SD: 02/16/2010 \$/Sqft: \$350

20900446 BRI CLS 8/21/2009 DET [1109 SHORE DR](#) Colonial 0 5 4/1 2008 N Y \$1,990,900 \$2,149,900 176/176

SP: \$1,600,000 SD: 08/21/2009 \$/Sqft: \$0

20930627 BRI CLS 10/1/2009 DET [616 OCEANVIEW RD](#) Custom 6,000 5 5/0 N Y \$1,999,000 \$2,149,000 23/23

SP: \$1,850,000 SD: 10/01/2009 \$/Sqft: \$308

20800559 BRI CLS 9/4/2009 DET [804 ASHLEY AVE](#) Colonial, Custom 0 7 6/1 Y Y \$3,999,999 \$5,875,000 503/503

SP: \$3,662,500 SD: 09/04/2009 \$/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	45	\$716,833	\$266.45	\$525,000	\$240,000	\$3,662,500	132
CWH	0	\$0	\$0.00	\$0	\$0	\$0	0
EXP	0	\$0	\$0.00	\$0	\$0	\$0	0
Total	45	\$716,833	\$266.45	\$525,000	\$240,000	\$3,662,500	132

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

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