

**Ric Martel & Roksana Bedrij of Prudential Zack Shore Properties**  
**Market Watch for Fair Haven – 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
20934664	FAI	CLS	11/30/2009	DET	<a href="#">82 PARK AVE</a>	Cape	0	3	1/0	1950	N	N	\$369,000	\$389,900	57/57
SP: \$325,000 SD: 11/30/2009 \$/Sqft: \$0															
20915467	FAI	CLS	8/6/2009	DET	<a href="#">138 FAIR HAVEN RD</a>	Victoria	0	3	1/0	1917	N	N	\$385,000	\$385,000	77/77
SP: \$340,000 SD: 08/06/2009 \$/Sqft: \$0															
21006916	FAI	CLS	6/18/2010	DET	<a href="#">18 2ND ST</a>	Ranch	826	2	1/0	1940	N	N	\$369,900	\$389,900	68/68
SP: \$342,000 SD: 06/18/2010 \$/Sqft: \$414															
20937286	FAI	CLS	2/26/2010	DET	<a href="#">82 CHURCH ST</a>	SplitLvl	0	3	2/0	1957	N	N	\$399,900	\$419,900	95/95
SP: \$360,000 SD: 02/26/2010 \$/Sqft: \$0															
21008860	FAI	CLS	5/20/2010	DET	<a href="#">12 GILLESPIE AVE</a>	Colonial	1,353	2	2/1	1922	N	N	\$389,900	\$389,900	26/26
SP: \$363,000 SD: 05/20/2010 \$/Sqft: \$268															
20944901	FAI	CLS	3/2/2010	DET	<a href="#">124 HANCE RD</a>	Tudor	2,294	4	2/0	1907	N	N	\$389,900	\$400,000	58/58
SP: \$375,000 SD: 03/02/2010 \$/Sqft: \$163															
20944514	FAI	CLS	5/12/2010	DET	<a href="#">68 LAKE AVE</a>	Cape	0	3	1/0	1930	N	N	\$409,500	\$419,500	116/116
SP: \$385,000 SD: 05/12/2010 \$/Sqft: \$0															
20918389	FAI	CLS	7/6/2009	DET	<a href="#">150 CHURCH ST</a>	Cape	0	3	2/0		N	N	\$412,900	\$412,900	30/30
SP: \$407,000 SD: 07/06/2009 \$/Sqft: \$0															
20920134	FAI	CLS	8/6/2009	DET	<a href="#">28 PARKER AVE</a>	Ranch	0	3	2/0	1942	N	N	\$448,000	\$448,000	56/56
SP: \$430,000 SD: 08/06/2009 \$/Sqft: \$0															
20934673	FAI	CLS	11/10/2009	DET	<a href="#">28 FORMAN ST</a>	Cape	2,238	3	2/1		N	N	\$450,000	\$460,000	36/36
SP: \$437,500 SD: 11/10/2009 \$/Sqft: \$195															
20919071	FAI	CLS	12/28/2009	DET	<a href="#">101 HARRISON AVE</a>	Colonial, Dutch Co	0	3	2/0	1922	N	N	\$470,000	\$539,000	137/137
SP: \$445,000 SD: 12/28/2009 \$/Sqft: \$0															
20928168	FAI	CLS	8/20/2009	DET	<a href="#">61 DE NORMANDIE AVE</a>	Colonial	0	3	2/1	1903	N	N	\$425,000	\$425,000	9/9
SP: \$450,000 SD: 08/20/2009 \$/Sqft: \$0															
20941315	FAI	CLS	3/31/2010	DET	<a href="#">415 RIVER RD</a>	Colonial	0	3	2/0	1907	N	N	\$468,900	\$468,900	85/85
SP: \$450,000 SD: 03/31/2010 \$/Sqft: \$0															
20929517	FAI	CLS	6/1/2010	DET	<a href="#">3 HENDRICKSON PL</a>	Colonial	0	4	2/1	1937	N	N	\$529,000	\$549,000	267/267
SP: \$510,000 SD: 06/01/2010 \$/Sqft: \$0															
20906555	FAI	CLS	7/10/2009	DET	<a href="#">19 GRANGE AVE</a>	Colonial	0	4	2/0		N	N	\$599,000	\$649,900	114/114
SP: \$515,000 SD: 07/10/2009 \$/Sqft: \$0															
20926269	FAI	CLS	10/16/2009	DET	<a href="#">27 PARK LN</a>	Ranch	1,488	3	2/0	1950	N	N	\$575,000	\$625,000	60/60
SP: \$525,000 SD: 10/16/2009 \$/Sqft: \$353															
20945902	FAI	CLS	4/23/2010	DET	<a href="#">490 RIVER RD</a>	Colonial	0	4	2/1	1985	N	N	\$599,900	\$599,900	93/93
SP: \$570,000 SD: 04/23/2010 \$/Sqft: \$0															
21012450	FAI	CLS	6/17/2010	DET	<a href="#">118 LINCOLN AVE</a>	Colonial	0	3	2/1	2001	N	N	\$599,000	\$599,000	52/52
SP: \$575,000 SD: 06/17/2010 \$/Sqft: \$0															
20921927	FAI	CLS	1/8/2010	ATT	<a href="#">42 MAPLE AVE</a>	Cape	0	4	2/1	1985	N	N	\$599,900	\$659,000	131/131
SP: \$587,500 SD: 01/08/2010 \$/Sqft: \$0															
20940151	FAI	CLS	4/19/2010	DET	<a href="#">112 WILLOW ST</a>	Colonial, FarmHse	0	3	2/1	1912	N	N	\$650,000	\$725,000	125/125
SP: \$598,750 SD: 04/19/2010 \$/Sqft: \$0															
20924932	FAI	CLS	8/10/2009	DET	<a href="#">80 BUTTONWOOD DR</a>	Ranch	0	3	2/0		N	N	\$619,000	\$619,000	5/5
SP: \$605,000 SD: 08/10/2009 \$/Sqft: \$0															
20902510	FAI	CLS	8/19/2009	DET	<a href="#">114 LEXINGTON AVE</a>	Colonial	0	4	2/1	1985	N	N	\$629,900	\$629,900	203/203

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

SP: \$610,000 SD: 08/19/2009 \$/Sqft: \$0														
20922875	FAI CLS	8/21/2009	DET	<a href="#">181 CAMBRIDGE AVE</a>	Colonial	0	3	2/1		N	N	\$669,000	\$685,000	43/43
SP: \$610,000 SD: 08/21/2009 \$/Sqft: \$0														
20910906	FAI CLS	7/31/2009	DET	<a href="#">80 MAPLE AVE</a>	Colonial	2,200	4	2/1		N	N	\$649,900	\$689,900	99/99
SP: \$625,000 SD: 07/31/2009 \$/Sqft: \$284														
21017078	FAI CLS	6/25/2010	DET	<a href="#">56 2ND ST</a>	Colonial	0	4	2/1	2005	N	N	\$659,000	\$659,000	36/36
SP: \$641,000 SD: 06/25/2010 \$/Sqft: \$0														
20940437	FAI CLS	6/24/2010	DET	<a href="#">93 SPRUCE DR</a>	SplitLvl	0	5	2/1		N	N	\$699,900	\$779,000	174/174
SP: \$655,000 SD: 06/24/2010 \$/Sqft: \$0														
20915245	FAI CLS	9/18/2009	DET	<a href="#">52 LAKE AVE</a>	Colonial, ShoreCo	2,774	4	2/1		N	N	\$694,700	\$694,700	111/111
SP: \$660,000 SD: 09/18/2009 \$/Sqft: \$238														
20940772	FAI CLS	5/18/2010	DET	<a href="#">110 PARK RD</a>	Colonial	0	4	3/1		N	Y	\$699,000	\$699,000	140/319
SP: \$660,000 SD: 05/18/2010 \$/Sqft: \$0														
20913185	FAI CLS	7/26/2009	DET	<a href="#">122 LINCOLN AVE</a>	Colonial	0	4	2/1	2001	N	N	\$695,000	\$695,000	57/57
SP: \$662,500 SD: 07/26/2009 \$/Sqft: \$0														
20940999	FAI CLS	1/22/2010	DET	<a href="#">43 MCCARTER AVE</a>	Cape	0	5	2/0	1950	N	N	\$725,000	\$725,000	30/30
SP: \$663,400 SD: 01/22/2010 \$/Sqft: \$0														
20916905	FAI CLS	7/1/2009	DET	<a href="#">3 CYPRESS CT</a>	Colonial	0	4	2/1	1992	N	N	\$699,000	\$699,000	37/37
SP: \$665,000 SD: 07/01/2009 \$/Sqft: \$0														
20936446	FAI CLS	12/18/2009	ATT	<a href="#">86 MAPLE AVE</a>	Colonial	0	4	2/1	2009	N	N	\$689,000	\$689,000	0/0
SP: \$665,000 SD: 12/18/2009 \$/Sqft: \$0														
20907451	FAI CLS	7/27/2009	DET	<a href="#">107 PARK LN</a>	ExpRan	0	4	3/0	1952	N	N	\$699,999	\$699,999	86/86
SP: \$668,000 SD: 07/27/2009 \$/Sqft: \$0														
21000368	FAI CLS	4/30/2010	DET	<a href="#">234 3RD ST</a>	Colonial	0	4	3/1	2010	N	N	\$779,900	\$779,900	92/92
SP: \$725,000 SD: 04/30/2010 \$/Sqft: \$0														
21008567	FAI CLS	6/2/2010	DET	<a href="#">125 HARVARD RD</a>	Colonial	0	3	2/1	1927	N	N	\$819,000	\$819,000	18/18
SP: \$770,000 SD: 06/02/2010 \$/Sqft: \$0														
20838424	FAI CLS	7/2/2009	DET	<a href="#">26 WILLIAM ST</a>	Colonial	2,193	4	3/1	2002	N	N	\$849,900	\$899,000	189/189
SP: \$817,000 SD: 07/02/2009 \$/Sqft: \$373														
20924614	FAI CLS	2/9/2010	DET	<a href="#">31 POPLAR AVE</a>	Colonial	2,200	4	2/2	2009	N	N	\$869,000	\$869,000	173/173
SP: \$830,000 SD: 02/09/2010 \$/Sqft: \$377														
20918421	FAI CLS	3/31/2010	DET	<a href="#">119 WILLOW ST</a>	Victoria	2,999	4	4/0	1908	N	Y	\$895,000	\$995,000	288/288
SP: \$835,000 SD: 03/31/2010 \$/Sqft: \$278														
20924601	FAI CLS	9/25/2009	DET	<a href="#">37 POPLAR AVE</a>	Colonial	2,200	4	2/1	2009	N	N	\$849,000	\$849,000	26/26
SP: \$840,005 SD: 09/25/2009 \$/Sqft: \$382														
20925690	FAI CLS	8/31/2009	DET	<a href="#">108 HENDRICKSON PL</a>	Colonial	2,856	4	2/1	2008	N	N	\$929,000	\$929,000	13/13
SP: \$899,000 SD: 08/31/2009 \$/Sqft: \$315														
21007040	FAI CLS	5/7/2010	DET	<a href="#">102 BUTTONWOOD DR</a>	Colonial	0	5	2/1		N	N	\$985,000	\$985,000	22/22
SP: \$925,000 SD: 05/07/2010 \$/Sqft: \$0														
20927779	FAI CLS	2/2/2010	DET	<a href="#">120 WILLOW ST</a>	Colonial	2,964	4	3/1	1903	N	N	\$975,000	\$975,000	138/138
SP: \$930,000 SD: 02/02/2010 \$/Sqft: \$314														
20932725	FAI CLS	2/17/2010	DET	<a href="#">9 CYPRESS CT</a>	Colonial	0	4	3/1	2007	N	N	\$995,900	\$995,900	148/148
SP: \$937,500 SD: 02/17/2010 \$/Sqft: \$0														
20927386	FAI CLS	10/23/2009	DET	<a href="#">76 FAIR HAVEN RD</a>	Dutch Co	1,875	4	3/1	1920	N	N	\$995,000	\$995,000	41/41
SP: \$997,000 SD: 10/23/2009 \$/Sqft: \$532														

**Ric Martel & Roksana Bedrij of Prudential Zack Shore Properties**  
**Market Watch for Fair Haven – Closed Sales July 1, 2009 to June 30, 2010**

20936084	FAI CLS	1/22/2010	DET	<a href="#">94 LEWIS LN</a>	Colonial	3,196	5 3/0	1957	N	N	\$1,100,000	\$1,100,000	65/65
SP: \$999,999 SD: 01/22/2010 \$/Sqft: \$313													
20913228	FAI CLS	7/2/2009	DET	<a href="#">65 HEIGHTS TER</a>	Colonial	0	4 2/1		N	N	\$1,189,000	\$1,189,000	28/28
SP: \$1,150,000 SD: 07/02/2009 \$/Sqft: \$0													
21007594	FAI CLS	6/28/2010	DET	<a href="#">42 KEMP AVE</a>	Colonial	4,200	4 2/2	2008	N	N	\$1,399,000	\$1,399,000	53/293
SP: \$1,360,000 SD: 06/28/2010 \$/Sqft: \$324													
21001741	FAI CLS	3/25/2010	DET	<a href="#">16 HILLSIDE PL</a>	Colonial	0	5 4/1	2008	N	N	\$1,369,000	\$1,369,000	19/201
SP: \$1,365,000 SD: 03/25/2010 \$/Sqft: \$0													
20921580	FAI CLS	11/18/2009	DET	<a href="#">70 SPRUCE DR</a>	Colonial, Custom	0	4 3/0	2007	N	N	\$1,449,000	\$1,499,000	122/162
SP: \$1,370,000 SD: 11/18/2009 \$/Sqft: \$0													
20940595	FAI CLS	12/18/2009	DET	<a href="#">228 KEMP AVE</a>	Colonial, Custom	0	4 3/1		N	N	\$1,375,000	\$1,375,000	11/11
SP: \$1,375,000 SD: 12/18/2009 \$/Sqft: \$0													
20905504	FAI CLS	7/2/2009	DET	<a href="#">34 BRIARWOOD RD</a>	Colonial	3,800	5 3/1		N	N	\$1,475,000	\$1,525,000	51/51
SP: \$1,400,000 SD: 07/02/2009 \$/Sqft: \$368													
20912685	FAI CLS	11/23/2009	DET	<a href="#">20 BATTIN RD</a>	ShoreCo	0	4 4/1	2008	N	N	\$1,579,000	\$1,649,000	164/164
SP: \$1,475,000 SD: 11/23/2009 \$/Sqft: \$0													
20938393	FAI CLS	5/14/2010	DET	<a href="#">49 DOGWOOD LN</a>	Colonial	3,225	4 3/2	2008	N	N	\$1,585,000	\$1,585,000	180/180
SP: \$1,487,500 SD: 05/14/2010 \$/Sqft: \$461													

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	53	\$733,371	\$330.71	\$660,000	\$325,000	\$1,487,500	86
CWH	0	\$0	\$0.00	\$0	\$0	\$0	0
EXP	0	\$0	\$0.00	\$0	\$0	\$0	0
<b>Total</b>	<b>53</b>	<b>\$733,371</b>	<b>\$330.71</b>	<b>\$660,000</b>	<b>\$325,000</b>	<b>\$1,487,500</b>	<b>86</b>

This CMA is not an appraisal and should not be considered the equivalent of an appraisal.  
 --Information deemed reliable but not guaranteed--Copyright: 2010 by the Monmouth County Association of REALTORS®  
 Provided by Richard Martel of Prudential Zack Shore Properties on 7/1/2010 12:08:17 PM