

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

	Ar	Sta	StaDate	Typ	Address	Styl	SqFt	BR	Bth	YrBlt	WF	WV	LPrice	OrgPrice	DOM/CDOM
20906501	LIT	CLS	8/17/2009	DET	<a href="#">453 BRANCH AVE</a>	Ranch	0	2	1/0		N	N	\$289,900	\$299,900	132/132
SP: \$279,500 SD: 08/17/2009 \$/Sqft: \$0															
20942090	LIT	CLS	6/23/2010	DET	<a href="#">124 WOODBINE AVE</a>	Ranch	1,914	2	1/1	1949	N	N	\$349,000	\$349,000	175/175
SP: \$300,000 SD: 06/23/2010 \$/Sqft: \$157															
20943544	LIT	CLS	2/18/2010	DET	<a href="#">298 WHITE RD</a>	Cape	0	3	2/0	1953	N	N	\$349,900	\$349,900	29/29
SP: \$305,000 SD: 02/18/2010 \$/Sqft: \$0															
21004433	LIT	CLS	5/4/2010	DET	<a href="#">104 SILVERTON AVE</a>	Cape	1,453	3	1/0	1949	N	N	\$364,900	\$364,900	78/78
SP: \$325,000 SD: 05/04/2010 \$/Sqft: \$224															
21005889	LIT	CLS	5/27/2010	DET	<a href="#">251 BRANCH AVE</a>	Cape	1,853	3	1/0	1954	N	N	\$344,900	\$344,900	55/55
SP: \$344,000 SD: 05/27/2010 \$/Sqft: \$186															
20946047	LIT	CLS	3/5/2010	DET	<a href="#">41 LITTLE SILVER PKWY</a>	Cape	0	4	2/0		N	N	\$379,000	\$379,000	19/19
SP: \$345,000 SD: 03/05/2010 \$/Sqft: \$0															
20935887	LIT	CLS	1/20/2010	DET	<a href="#">35 RUMSON PL</a>	Cape	1,324	3	2/0	1958	N	N	\$374,900	\$409,900	83/83
SP: \$355,000 SD: 01/20/2010 \$/Sqft: \$268															
20933044	LIT	CLS	9/24/2009	DET	<a href="#">59 LOVETT AVE</a>	Colonial	0	3	1/0		N	N	\$399,900	\$399,900	16/16
SP: \$365,000 SD: 09/24/2009 \$/Sqft: \$0															
20923668	LIT	CLS	5/28/2010	DET	<a href="#">102 MADISON AVE</a>	Colonial	1,779	4	1/1	1927	N	N	\$397,000	\$439,000	258/258
SP: \$385,000 SD: 05/28/2010 \$/Sqft: \$216															
20926700	LIT	CLS	9/25/2009	DET	<a href="#">54 LITTLE SILVER POINT RD</a>	Cape	0	4	1/1		N	N	\$415,000	\$415,000	25/25
SP: \$398,000 SD: 09/25/2009 \$/Sqft: \$0															
21004567	LIT	CLS	4/15/2010	DET	<a href="#">16 TABOR ST</a>	SplitLvl	2,362	4	2/1	1961	N	N	\$429,000	\$429,000	39/39
SP: \$405,000 SD: 04/15/2010 \$/Sqft: \$171															
20844671	LIT	CLS	8/7/2009	DET	<a href="#">221 S QUEENS DR</a>	Ranch	0	3	2/0	1951	N	N	\$439,900	\$479,900	232/232
SP: \$406,500 SD: 08/07/2009 \$/Sqft: \$0															
20935513	LIT	CLS	1/29/2010	DET	<a href="#">96 LAUREL DR</a>	Ranch	1,564	3	1/1	1948	N	N	\$439,000	\$439,000	53/53
SP: \$412,500 SD: 01/29/2010 \$/Sqft: \$264															
20903987	LIT	CLS	8/4/2009	DET	<a href="#">46 GRANT PL</a>	Colonial	1,700	3	1/1		N	N	\$439,900	\$434,900	163/163
SP: \$427,000 SD: 08/04/2009 \$/Sqft: \$251															
20934190	LIT	CLS	2/26/2010	DET	<a href="#">98 MARKHAM PL</a>	Cape	0	3	1/0	1950	N	N	\$450,000	\$475,000	129/129
SP: \$432,500 SD: 02/26/2010 \$/Sqft: \$0															
20914595	LIT	CLS	7/14/2009	DET	<a href="#">18 MONROE AVE</a>	Cape	0	3	1/1	1941	N	N	\$435,000	\$435,000	38/38
SP: \$435,000 SD: 07/14/2009 \$/Sqft: \$0															
20933502	LIT	CLS	4/30/2010	DET	<a href="#">191 PINCKNEY RD</a>	Dutch Co	0	3	1/1		N	N	\$489,900	\$499,900	218/218
SP: \$450,000 SD: 04/30/2010 \$/Sqft: \$0															
20937022	LIT	CLS	1/29/2010	DET	<a href="#">3 SILVERTON AVE</a>	SplitLvl	0	3	2/1	1945	N	N	\$445,000	\$459,900	42/42
SP: \$450,000 SD: 01/29/2010 \$/Sqft: \$0															
20941314	LIT	CLS	1/29/2010	DET	<a href="#">53 WOODBINE AVE</a>	Dutch Co	0	3	2/1		N	N	\$535,000	\$535,000	91/91
SP: \$455,000 SD: 01/29/2010 \$/Sqft: \$0															
20908764	LIT	CLS	7/7/2009	DET	<a href="#">78 LOVETT AVE</a>	Ranch	0	3	2/1		N	N	\$499,000	\$499,000	32/32
SP: \$460,000 SD: 07/07/2009 \$/Sqft: \$0															
20922930	LIT	CLS	8/3/2009	DET	<a href="#">5 ALDEN TER</a>	Colonial	0	2	1/1		N	N	\$489,000	\$489,000	28/28
SP: \$465,000 SD: 08/03/2009 \$/Sqft: \$0															
20904086	LIT	CLS	7/24/2009	DET	<a href="#">9 N SUNNYCREST DR</a>	Cape	1,900	3	2/0		N	N	\$479,500	\$500,000	97/97
SP: \$475,000 SD: 07/24/2009 \$/Sqft: \$250															
20934143	LIT	CLS	11/20/2009	DET	<a href="#">35 LOVETT AVE</a>	Dutch Co	0	3	1/1	1927	N	N	\$489,900	\$489,900	39/39
SP: \$475,000 SD: 11/20/2009 \$/Sqft: \$0															
20939588	LIT	CLS	1/29/2010	DET	<a href="#">62 WOODBINE AVE</a>	Colonial	0	3	2/1		N	N	\$499,000	\$499,000	17/203
SP: \$490,000 SD: 01/29/2010 \$/Sqft: \$0															
20914837	LIT	CLS	2/8/2010	DET	<a href="#">156 QUEENS DR S</a>	Ranch	0	3	1/0		N	N	\$515,000	\$515,000	5/5
SP: \$497,000 SD: 02/08/2010 \$/Sqft: \$0															
21013186	LIT	CLS	6/17/2010	DET	<a href="#">27 KINGS RD</a>	Cape	0	3	2/0		N	N	\$520,000	\$520,000	11/11
SP: \$505,000 SD: 06/17/2010 \$/Sqft: \$0															
21006102	LIT	CLS	6/1/2010	DET	<a href="#">115 CROSS ST</a>	Colonial	0	3	1/1	1946	N	N	\$539,000	\$549,900	61/61
SP: \$520,000 SD: 06/01/2010 \$/Sqft: \$0															
20941548	LIT	CLS	5/27/2010	DET	<a href="#">28 SALEM LN</a>	Colonial	0	4	1/1	1945	N	N	\$539,000	\$589,900	178/178
SP: \$520,000 SD: 05/27/2010 \$/Sqft: \$0															

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

21016731	LIT CLS	6/25/2010	DET	<a href="#">20 WESTWOOD RD</a>	Ranch	0	3	2/0	1952	N	N	\$529,000	\$529,000	30/30
SP: \$524,900 SD: 06/25/2010 \$/Sqft: \$0														
20935241	LIT CLS	2/4/2010	DET	<a href="#">21 JUDITH RD</a>	Custom	2,259	4	3/1		N	N	\$535,000	\$535,000	94/94
SP: \$525,000 SD: 02/04/2010 \$/Sqft: \$232														
20817701	LIT CLS	8/4/2009	DET	<a href="#">103 SILVERTON AVE</a>	Cape	0	4	2/0		N	N	\$543,000	\$617,000	383/383
SP: \$530,000 SD: 08/04/2009 \$/Sqft: \$0														
20918403	LIT CLS	7/29/2009	DET	<a href="#">155 PINCKNEY RD</a>	Cape	1,912	3	2/1		N	N	\$539,000	\$539,000	21/21
SP: \$530,000 SD: 07/29/2009 \$/Sqft: \$277														
21003184	LIT CLS	5/17/2010	DET	<a href="#">5 CARLILE TER</a>	Cape	0	3	2/0	1947	N	N	\$539,000	\$539,000	31/31
SP: \$539,000 SD: 05/17/2010 \$/Sqft: \$0														
20927357	LIT CLS	9/25/2009	DET	<a href="#">29 SILVERTON AVE</a>	Tudor	0	3	1/1	1928	N	N	\$575,000	\$575,000	18/18
SP: \$540,000 SD: 09/25/2009 \$/Sqft: \$0														
21001287	LIT CLS	3/25/2010	DET	<a href="#">45 SALEM LN</a>	Colonial	0	4	2/0	1939	N	N	\$599,000	\$599,000	28/28
SP: \$550,000 SD: 03/25/2010 \$/Sqft: \$0														
20923963	LIT CLS	11/13/2009	DET	<a href="#">17 LITTLE SILVER PKWY</a>	Cape	0	3	2/0		N	N	\$595,000	\$624,500	95/95
SP: \$568,000 SD: 11/13/2009 \$/Sqft: \$0														
21007920	LIT CLS	5/10/2010	DET	<a href="#">165 N LOVETT AVE</a>	Cape	0	3	2/0		N	N	\$599,000	\$599,000	2/2
SP: \$590,000 SD: 05/10/2010 \$/Sqft: \$0														
21005225	LIT CLS	6/17/2010	DET	<a href="#">19 LAURELWOOD DR</a>	Colonial	0	3	2/1	1953	N	N	\$648,000	\$725,000	79/79
SP: \$620,000 SD: 06/17/2010 \$/Sqft: \$0														
20904474	LIT CLS	7/31/2009	DET	<a href="#">11 CAROLYN RD</a>	Colonial, SplitLvl	0	4	2/1		N	N	\$649,000	\$729,000	144/144
SP: \$625,000 SD: 07/31/2009 \$/Sqft: \$0														
20904563	LIT CLS	10/20/2009	DET	<a href="#">60 SUNNYCREST DR S</a>	Colonial	3,220	4	2/1		N	N	\$685,000	\$775,000	256/256
SP: \$625,000 SD: 10/20/2009 \$/Sqft: \$194														
21001775	LIT CLS	4/26/2010	DET	<a href="#">4 LISA CT</a>	Colonial	2,672	4	3/0	1983	N	N	\$675,000	\$675,000	63/63
SP: \$630,000 SD: 04/26/2010 \$/Sqft: \$236														
20936507	LIT CLS	4/30/2010	DET	<a href="#">595 HARDING RD</a>	Ranch	0	4	2/1		N	N	\$659,000	\$699,000	205/205
SP: \$632,500 SD: 04/30/2010 \$/Sqft: \$0														
20930798	LIT CLS	3/30/2010	DET	<a href="#">13 BREEZY POINT RD</a>	Colonial	0	4	2/1	1969	N	N	\$679,999	\$700,000	181/181
SP: \$645,000 SD: 03/30/2010 \$/Sqft: \$0														
21005595	LIT CLS	6/30/2010	DET	<a href="#">40 TABOR ST</a>	Colonial, Custom	0	4	3/0		N	N	\$699,900	\$799,000	97/97
SP: \$690,000 SD: 06/30/2010 \$/Sqft: \$0														
20938321	LIT CLS	6/4/2010	DET	<a href="#">563 SEVEN BRIDGES RD</a>	Colonial	3,816	4	2/1	1984	Y	Y	\$800,000	\$849,000	195/195
SP: \$722,500 SD: 06/04/2010 \$/Sqft: \$189														
20917632	LIT CLS	7/9/2009	DET	<a href="#">32 RIVERS EDGE DR</a>	Colonial, Custom	2,839	4	2/1		N	Y	\$749,000	\$749,000	23/23
SP: \$725,000 SD: 07/09/2009 \$/Sqft: \$255														
20931704	LIT CLS	6/1/2010	DET	<a href="#">500 SEVEN BRIDGES RD</a>	Colonial	4,354	4	4/0	1969	N	N	\$825,000	\$1,195,000	241/241
SP: \$735,000 SD: 06/01/2010 \$/Sqft: \$169														
20923341	LIT CLS	12/18/2009	DET	<a href="#">116 N SUNNYCREST DR</a>	Cape	3,350	5	3/0		N	N	\$777,000	\$786,000	176/176
SP: \$750,000 SD: 12/18/2009 \$/Sqft: \$224														
20914600	LIT CLS	10/28/2009	DET	<a href="#">600 PROSPECT AVE</a>	Colonial, FarmHse	2,658	4	3/0	1895	N	N	\$849,000	\$849,000	170/170
SP: \$814,000 SD: 10/28/2009 \$/Sqft: \$306														
20942366	LIT CLS	1/12/2010	DET	<a href="#">107 MAPLE AVE</a>	Colonial	0	4	2/2	1992	N	N	\$799,999	\$799,999	27/27
SP: \$821,000 SD: 01/12/2010 \$/Sqft: \$0														
21012403	LIT CLS	6/19/2010	DET	<a href="#">60 LOVETT AVE</a>	Cape, Custom	0	4	2/2		N	N	\$899,900	\$899,900	28/28
SP: \$875,000 SD: 06/19/2010 \$/Sqft: \$0														
21001631	LIT CLS	3/25/2010	DET	<a href="#">27 TABOR ST</a>	Colonial	3,700	4	2/1	2006	N	N	\$899,000	\$899,000	25/25
SP: \$875,000 SD: 03/25/2010 \$/Sqft: \$236														
20910244	LIT CLS	8/3/2009	DET	<a href="#">33 QUEENS DR E</a>	Colonial	3,600	5	3/1		N	N	\$999,900	\$1,100,000	118/118
SP: \$915,000 SD: 08/03/2009 \$/Sqft: \$254														
21004356	LIT CLS	3/25/2010	DET	<a href="#">9 PRINCE PL</a>	Custom	0	4	3/1		N	N	\$990,000	\$990,000	31/31
SP: \$925,000 SD: 03/25/2010 \$/Sqft: \$0														
20842802	LIT CLS	9/24/2009	DET	<a href="#">573 PROSPECT AVE</a>	Colonial	3,950	5	3/1	2009	N	N	\$999,900	\$1,099,000	273/273

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

SP: \$945,000 SD: 09/24/2009 \$/Sqft: \$239												
20911634	LIT CLS	10/2/2009	DET	<a href="#">108 PARKER AVE</a>	Colonial	0	4	2/1	2009	N	N	\$999,900 \$999,900 164/164
SP: \$975,000 SD: 10/02/2009 \$/Sqft: \$0												
20841032	LIT CLS	6/4/2010	DET	<a href="#">41 PINE DR</a>	Ranch	0	4	3/0	1956	Y	Y	\$875,000 \$1,395,000 526/526
SP: \$976,011 SD: 06/04/2010 \$/Sqft: \$0												
20901972	LIT CLS	9/23/2009	DET	<a href="#">35 EDGEWOOD AVE</a>	Colonial	0	4	3/3		N	N	\$1,250,000 \$1,250,000 183/183
SP: \$995,000 SD: 09/23/2009 \$/Sqft: \$0												
20926013	LIT CLS	3/25/2010	DET	<a href="#">692 HARDING RD</a>	Colonial, Custom	3,770	5	3/1		N	N	\$1,090,000 \$1,389,000 252/252
SP: \$998,000 SD: 03/25/2010 \$/Sqft: \$265												
20843252	LIT CLS	7/20/2009	DET	<a href="#">74 OAKES RD</a>	Ranch	2,977	4	4/1		Y	Y	\$1,295,000 \$1,675,000 195/195
SP: \$999,000 SD: 07/20/2009 \$/Sqft: \$336												
20905645	LIT CLS	9/25/2009	DET	<a href="#">19 ALWIN TER</a>	Custom	0	5	3/1		N	N	\$1,195,000 \$1,395,000 172/172
SP: \$999,000 SD: 09/25/2009 \$/Sqft: \$0												
20916569	LIT CLS	6/7/2010	DET	<a href="#">14 PRINCE PL</a>	Colonial	0	4	3/1	2009	N	N	\$1,200,000 \$1,300,000 214/214
SP: \$999,000 SD: 06/07/2010 \$/Sqft: \$0												
20914245	LIT CLS	1/19/2010	DET	<a href="#">36 LAURELWOOD DR</a>	Colonial	3,348	4	3/2		N	N	\$1,195,000 \$1,195,000 223/223
SP: \$1,080,000 SD: 01/19/2010 \$/Sqft: \$323												
20914108	LIT CLS	7/28/2009	DET	<a href="#">11 HASLER LN</a>	Colonial, Custom	0	6	4/0		N	N	\$1,250,000 \$1,250,000 70/70
SP: \$1,080,000 SD: 07/28/2009 \$/Sqft: \$0												
20916571	LIT CLS	6/2/2010	DET	<a href="#">12 BORDEN PL</a>	Colonial	0	5	3/1	2009	N	N	\$1,500,000 \$1,500,000 361/361
SP: \$1,378,250 SD: 06/02/2010 \$/Sqft: \$0												
21004994	LIT CLS	4/26/2010	DET	<a href="#">36 SHERWOOD CIR</a>	Colonial, Custom	0	5	3/2		N	N	\$1,445,000 \$1,445,000 19/29
SP: \$1,425,000 SD: 04/26/2010 \$/Sqft: \$0												
20911319	LIT CLS	1/26/2010	DET	<a href="#">29 WINDING WAY</a>	Colonial, Custom	5,100	5	4/1	2009	N	N	\$1,599,000 \$1,599,000 77/77
SP: \$1,560,000 SD: 01/26/2010 \$/Sqft: \$306												
20926099	LIT CLS	4/26/2010	DET	<a href="#">510 SEVEN BRIDGES RD</a>	ShoreCo	5,979	5	4/1	2001	N	Y	\$2,295,000 \$2,295,000 215/215
SP: \$1,870,000 SD: 04/26/2010 \$/Sqft: \$313												
20923904	LIT CLS	2/5/2010	DET	<a href="#">56 OAKES RD</a>	Colonial, Custom	7,400	6	5/2		Y	Y	\$2,649,000 \$2,799,000 183/183
SP: \$2,325,000 SD: 02/05/2010 \$/Sqft: \$314												

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	69	\$692,872	\$246.51	\$550,000	\$279,500	\$2,325,000	119
CWH	0	\$0	\$0.00	\$0	\$0	\$0	0
EXP	0	\$0	\$0.00	\$0	\$0	\$0	0
<b>Total</b>	<b>69</b>	<b>\$692,872</b>	<b>\$246.51</b>	<b>\$550,000</b>	<b>\$279,500</b>	<b>\$2,325,000</b>	<b>119</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 12:01:14 PM