

**Prudential Zack Shore Properties**  
**Market Watch for Long Branch Condos– Closed Sales July 1, 2009 to June 30, 2010**

MLS#	Ar	Sta	StaDate	Tvp	Address	Style	SqFt	BR	Bth	YrBlt	WF	WV	LPrice	OrgPrice	DOM/CDOM
20929398	LON	CLS	3/26/2010		<a href="#">455-16 OCEAN BLVD</a>	One Lvl, Lower Le	540	1	1/0	1970	N	Y	\$159,000	\$159,000	34/34
SP: \$125,000 SD: 03/26/2010 \$/Sqft: \$294															
21009066	LON	CLS	6/3/2010		<a href="#">170 ROCKWELL AVE</a>	Attached	1,008	2	1/1	1999	N	N	\$139,900	\$139,900	42/42
SP: \$127,500 SD: 06/03/2010 \$/Sqft: \$139															
20814335	LON	CLS	7/21/2009		<a href="#">455-19 OCEAN BLVD</a>	End Unit, Lower Le, Attached	0	1	1/0	1972	N	Y	\$225,000	\$225,000	452/452
SP: \$165,000 SD: 07/21/2009 \$/Sqft: \$0															
20938818	LON	CLS	4/12/2010		<a href="#">65-A3 CEDAR AVE</a>	Upr Leve	790	1	1/0	1965	N	N	\$198,000	\$209,999	165/165
SP: \$179,900 SD: 04/12/2010 \$/Sqft: \$251															
20830408	LON	CLS	6/3/2010		<a href="#">735-1A GREENS AVE</a>	End Unit, Lower Le, Attached	868	2	1/0	1960	N	N	\$194,000	\$203,000	614/614
SP: \$185,000 SD: 06/03/2010 \$/Sqft: \$224															
20918231	LON	CLS	7/31/2009		<a href="#">735-2B GREENS AVE</a>	Townhous	0	2	1/0	1960	N	N	\$199,000	\$199,000	36/36
SP: \$185,000 SD: 07/31/2009 \$/Sqft: \$0															
20925647	LON	CLS	12/14/2009		<a href="#">480-1D OCEAN AVE</a>	High Ris	0	1	1/0	1972	Y	Y	\$224,900	\$229,900	125/125
SP: \$210,000 SD: 12/14/2009 \$/Sqft: \$0															
21013297	LON	CLS	5/17/2010		<a href="#">65-B8 CEDAR AVE</a>	One Lvl, Upr Leve	0	1	1/0	1965	N	N	\$225,000	\$225,000	20/20
SP: \$215,000 SD: 05/17/2010 \$/Sqft: \$0															
20936029	LON	CLS	3/11/2010		<a href="#">65-10D CEDAR AVE</a>	Lower Le	0	2	2/0		N	N	\$232,500	\$255,000	151/151
SP: \$220,000 SD: 03/11/2010 \$/Sqft: \$0															
20933498	LON	CLS	12/18/2009		<a href="#">31-15 CEDAR AVE</a>	One Lvl	0	2	1/0	1952	N	N	\$229,900	\$232,000	52/52
SP: \$222,000 SD: 12/18/2009 \$/Sqft: \$0															
20920500	LON	CLS	9/10/2009		<a href="#">480-5G OCEAN AVE</a>	One Lvl, High Ris	696	1	1/0	1972	Y	Y	\$239,000	\$239,000	68/68
SP: \$229,500 SD: 09/10/2009 \$/Sqft: \$343															
20913475	LON	CLS	9/25/2009		<a href="#">31-27 CEDAR AVE</a>	Lower Le, Attached	0	2	1/0		N	N	\$244,000	\$279,900	130/130
SP: \$232,000 SD: 09/25/2009 \$/Sqft: \$0															
20939752	LON	CLS	2/24/2010		<a href="#">675-7N OCEAN AVE</a>	High Ris	1,113	2	2/0	1968	Y	N	\$250,000	\$289,900	50/50
SP: \$250,000 SD: 02/24/2010 \$/Sqft: \$225															
20904488	LON	CLS	10/5/2009		<a href="#">480-6G OCEAN AVE</a>	One Lvl, High Ris	696	1	1/0	1972	Y	Y	\$269,000	\$269,000	179/179
SP: \$250,000 SD: 10/05/2009 \$/Sqft: \$386															
20909181	LON	CLS	4/4/2010		<a href="#">448-15A OCEAN AVE</a>	Attached	0	1	1/1	1975	Y	Y	\$275,000	\$329,000	378/378
SP: \$250,000 SD: 04/04/2010 \$/Sqft: \$0															
20923394	LON	CLS	9/30/2009		<a href="#">705-14 GREENS AVE</a>	Townhous, Attached	1,024	2	1/1	1964	Y	N	\$283,000	\$289,000	58/58
SP: \$250,000 SD: 09/30/2009 \$/Sqft: \$282															
20939153	LON	CLS	2/25/2010		<a href="#">787-407 OCEAN AVE</a>	High Ris	0	1	1/0	1974	Y	Y	\$264,005	\$292,000	75/75
SP: \$251,000 SD: 02/25/2010 \$/Sqft: \$0															
21010563	LON	CLS	6/3/2010		<a href="#">480-6K E OCEAN AVE</a>	High Ris	0	1	1/0	1972	Y	Y	\$275,900	\$275,900	44/44
SP: \$255,000 SD: 06/03/2010 \$/Sqft: \$0															
21008257	LON	CLS	6/25/2010		<a href="#">787-207 OCEAN AVE</a>	High Ris	0	1	1/0	1972	N	Y	\$310,000	\$339,000	106/106
SP: \$255,000 SD: 06/25/2010 \$/Sqft: \$0															
20914855	LON	CLS	10/8/2009		<a href="#">480-5B OCEAN AVE</a>	High Ris	800	1	1/0	1972	Y	Y	\$275,000	\$319,000	119/119
SP: \$265,000 SD: 10/08/2009 \$/Sqft: \$344															
21001921	LON	CLS	2/17/2010		<a href="#">50-6 STERNBERGER</a>	Attached	2,156	2	2/1	1988	N	N	\$299,900	\$339,900	22/22

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<u>AVE</u>														
<b>SP: \$265,000 SD: 02/17/2010 \$/Sqft: \$158</b>														
20918833	LON	CLS	7/30/2009	<a href="#">65-B10 CEDAR AVE</a>	One Lvl, Lower Le	1,015	2	2/0	1965	N	N	\$279,900	\$279,900	21/27
<b>SP: \$270,000 SD: 07/30/2009 \$/Sqft: \$276</b>														
20916657	LON	CLS	11/23/2009	<a href="#">32 SHORE DR</a>	End Unit	1,590	3	2/1	1989	N	N	\$287,000	\$329,000	175/175
<b>SP: \$270,000 SD: 11/23/2009 \$/Sqft: \$181</b>														
20921654	LON	CLS	1/29/2010	<a href="#">675-8L OCEAN AVE</a>	High Ris	1,104	2	1/1	1965	Y	Y	\$290,000	\$325,000	191/191
<b>SP: \$270,000 SD: 01/29/2010 \$/Sqft: \$263</b>														
20919943	LON	CLS	10/30/2009	<a href="#">35 SHORE DR</a>	Townhous, End Unit	1,590	3	2/1	1989	N	N	\$294,900	\$324,000	123/123
<b>SP: \$272,000 SD: 10/30/2009 \$/Sqft: \$204</b>														
20934189	LON	CLS	11/20/2009	<a href="#">675-5N OCEAN AVE</a>	High Ris	1,100	2	2/0	1968	Y	Y	\$299,900	\$299,900	18/18
<b>SP: \$280,000 SD: 11/20/2009 \$/Sqft: \$273</b>														
20937503	LON	CLS	10/30/2009	<a href="#">448-29A OCEAN AVE</a>	Townhous	1,000	1	1/1	1975	Y	N	\$290,000	\$290,000	6/6
<b>SP: \$290,000 SD: 10/30/2009 \$/Sqft: \$290</b>														
20932687	LON	CLS	12/23/2009	<a href="#">787-507 OCEAN AVE</a>	High Ris	1,020	1	1/0	1972	N	Y	\$359,000	\$359,000	97/97
<b>SP: \$290,000 SD: 12/23/2009 \$/Sqft: \$352</b>														
21018075	LON	CLS	6/29/2010	<a href="#">50-8 STERNBERGER AVE</a>	Townhous, Multi-le, End Unit, Attached	1,800	2	2/1	1988	N	N	\$300,000	\$300,000	30/30
<b>SP: \$300,000 SD: 06/29/2010 \$/Sqft: \$167</b>														
20927512	LON	CLS	10/13/2009	<a href="#">721-31 GREENS AVE</a>	End Unit	1,524	2	2/0	1973	N	N	\$300,000	\$324,900	39/39
<b>SP: \$307,200 SD: 10/13/2009 \$/Sqft: \$213</b>														
20943691	LON	CLS	4/5/2010	<a href="#">448-4A OCEAN AVE</a>	Multi-le, Attached	1,000	1	1/1		N	Y	\$329,900	\$329,900	62/62
<b>SP: \$314,000 SD: 04/05/2010 \$/Sqft: \$330</b>														
20942774	LON	CLS	4/1/2010	<a href="#">6 SEAWINDS WAY</a>	Attached	2,062	2	2/1	1987	N	Y	\$329,900	\$359,000	83/83
<b>SP: \$322,500 SD: 04/01/2010 \$/Sqft: \$160</b>														
20930413	LON	CLS	11/30/2009	<a href="#">432-205 OCEAN BLVD N</a>	High Ris	0	2	2/1		N	N	\$395,900	\$395,900	22/22
<b>SP: \$345,910 SD: 11/30/2009 \$/Sqft: \$0</b>														
20920821	LON	CLS	8/21/2009	<a href="#">54 GANSETT CT</a>	Townhous, Attached	0	2	2/1	2001	N	N	\$369,999	\$369,999	38/38
<b>SP: \$347,000 SD: 08/21/2009 \$/Sqft: \$0</b>														
20928436	LON	CLS	10/5/2009	<a href="#">422-4F N OCEAN BLVD</a>	One Lvl, High Ris	0	2	2/0		N	Y	\$355,000	\$355,000	46/46
<b>SP: \$350,000 SD: 10/05/2009 \$/Sqft: \$0</b>														
20939927	LON	CLS	1/20/2010	<a href="#">764-B4 OCEAN AVE</a>	Townhous, Attached	0	3	1/1		N	Y	\$381,000	\$381,000	44/44
<b>SP: \$350,000 SD: 01/20/2010 \$/Sqft: \$0</b>														
20934795	LON	CLS	3/18/2010	<a href="#">432-216 OCEAN BLVD</a>	High Ris, Attached	1,639	2	2/1	2007	N	N	\$395,910	\$404,910	153/153
<b>SP: \$354,900 SD: 03/18/2010 \$/Sqft: \$242</b>														
20931734	LON	CLS	5/14/2010	<a href="#">7 NAVESINK CT</a>	Attached	2,172	3	3/1	1989	N	N	\$355,000	\$385,000	221/221
<b>SP: \$355,000 SD: 05/14/2010 \$/Sqft: \$168</b>														
20921435	LON	CLS	3/12/2010	<a href="#">787-414 OCEAN AVE</a>	High Ris	1,453	2	2/0	1972	N	Y	\$399,000	\$539,000	248/248
<b>SP: \$365,000 SD: 03/12/2010 \$/Sqft: \$323</b>														
21001354	LON	CLS	5/28/2010	<a href="#">787-304 OCEAN AVE</a>	High Ris, Attached	1,550	2	2/0	1972	Y	Y	\$379,500	\$499,000	141/141
<b>SP: \$368,500 SD: 05/28/2010 \$/Sqft: \$268</b>														
20941796	LON	CLS	3/13/2010	<a href="#">422-5F OCEAN BLVD</a>	High Ris	0	2	2/0	1989	Y	Y	\$395,000	\$395,000	91/91

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<b>SP: \$370,000 SD: 03/13/2010 \$/Sqft: \$0</b>												
20914813	LON	CLS	8/12/2009	<a href="#">580-48 PATTEN AVE</a>	Townhous, Multi-le, Attached	2,067	3	2/1	1985	N	N	\$404,900 \$419,900 64/64
<b>SP: \$380,000 SD: 08/12/2009 \$/Sqft: \$196</b>												
20928805	LON	CLS	10/15/2009	<a href="#">764-A4 OCEAN AVE</a>	Attached	0	3	2/1	1985	N	Y	\$399,000 \$399,000 21/21
<b>SP: \$385,000 SD: 10/15/2009 \$/Sqft: \$0</b>												
20927748	LON	CLS	10/15/2009	<a href="#">787-1210 OCEAN AVE</a>	High Ris	1,436	2	2/0	1972	Y	Y	\$449,900 \$449,900 79/79
<b>SP: \$385,000 SD: 10/15/2009 \$/Sqft: \$313</b>												
20939036	LON	CLS	5/18/2010	<a href="#">50-15 STERNBERGER AVE</a>	Multi-le, End Unit	2,063	3	3/1	2000	N	N	\$399,000 \$579,000 198/198
<b>SP: \$390,000 SD: 05/18/2010 \$/Sqft: \$218</b>												
21014188	LON	CLS	5/14/2010	<a href="#">50-6 STERNBERGER AVE</a>	Townhous	2,156	2	2/1	1988	N	N	\$419,000 \$419,000 33/33
<b>SP: \$390,000 SD: 05/14/2010 \$/Sqft: \$194</b>												
20904534	LON	CLS	11/20/2009	<a href="#">44 SUNSET AVE</a>	Townhous, Multi-le, End Unit, Attached	2,152	3	3/1	1987	N	Y	\$429,000 \$499,000 249/249
<b>SP: \$395,000 SD: 11/20/2009 \$/Sqft: \$199</b>												
20924491	LON	CLS	11/12/2009	<a href="#">525-403 OCEAN BLVD</a>	One Lvl	1,706	2	2/0	1990	Y	Y	\$440,000 \$440,000 139/139
<b>SP: \$399,900 SD: 11/12/2009 \$/Sqft: \$258</b>												
20927838	LON	CLS	11/20/2009	<a href="#">675-7D OCEAN AVE</a>	High Ris	0	3	2/0		Y	Y	\$439,000 \$489,000 74/74
<b>SP: \$400,000 SD: 11/20/2009 \$/Sqft: \$0</b>												
20903727	LON	CLS	7/22/2009	<a href="#">525-205 OCEAN BLVD</a>	High Ris	0	2	2/0	1990	Y	Y	\$448,000 \$448,000 148/148
<b>SP: \$400,000 SD: 07/22/2009 \$/Sqft: \$0</b>												
20909971	LON	CLS	7/17/2009	<a href="#">525-208 OCEAN BLVD</a>	High Ris	1,638	2	2/0	1990	Y	Y	\$429,000 \$429,000 109/109
<b>SP: \$410,000 SD: 07/17/2009 \$/Sqft: \$262</b>												
20937299	LON	CLS	6/24/2010	<a href="#">787-1101 OCEAN AVE</a>	High Ris	0	2	2/0	1974	N	Y	\$449,000 \$449,000 246/246
<b>SP: \$410,000 SD: 06/24/2010 \$/Sqft: \$0</b>												
20929187	LON	CLS	10/15/2009	<a href="#">525-203 OCEAN BLVD</a>	One Lvl	0	2	2/0	1990	Y	Y	\$427,000 \$427,000 33/33
<b>SP: \$414,000 SD: 10/15/2009 \$/Sqft: \$0</b>												
21002879	LON	CLS	4/29/2010	<a href="#">580-20 PATTEN AVE</a>	Townhous	0	3	2/1		N	N	\$459,000 \$459,000 69/69
<b>SP: \$422,500 SD: 04/29/2010 \$/Sqft: \$0</b>												
20911231	LON	CLS	11/4/2009	<a href="#">422-6B OCEAN BLVD</a>	Middle L	1,900	2	2/1	1990	Y	Y	\$435,000 \$435,000 173/173
<b>SP: \$435,500 SD: 11/04/2009 \$/Sqft: \$229</b>												
20940541	LON	CLS	3/31/2010	<a href="#">432-516 OCEAN BLVD</a>	High Ris, Attached	1,639	2	2/1	2007	N	N	\$414,900 \$414,900 73/73
<b>SP: \$440,910 SD: 03/31/2010 \$/Sqft: \$253</b>												
21000301	LON	CLS	5/27/2010	<a href="#">787-1511 OCEAN AVE</a>	End Unit	1,450	2	2/0	1972	Y	Y	\$539,900 \$539,900 83/83
<b>SP: \$454,000 SD: 05/27/2010 \$/Sqft: \$372</b>												
21006475	LON	CLS	5/20/2010	<a href="#">310-A3 N OCEAN AVE</a>	Townhous, Multi-le, Attached	1,825	2	2/1	1985	N	Y	\$499,000 \$525,000 75/75
<b>SP: \$460,000 SD: 05/20/2010 \$/Sqft: \$273</b>												
21007376	LON	CLS	5/25/2010	<a href="#">52 RIVERGATE WAY</a>	Townhous, End Unit, Attached	2,817	3	3/1	1990	N	N	\$469,000 \$529,000 84/205
<b>SP: \$469,000 SD: 05/25/2010 \$/Sqft: \$188</b>												
21010084	LON	CLS	6/8/2010	<a href="#">280-B5 N OCEAN AVE</a>	Townhous, Multi-le, End Unit, Attached	1,746	2	2/1	1984	N	Y	\$500,000 \$500,000 56/56

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<b>SP: \$480,000 SD: 06/08/2010 \$/Sqft: \$286</b>														
21012165	LON	CLS	5/27/2010	<a href="#">58 RIVERGATE WAY</a>	Townhous	2,420	2	3/1	1990	Y	Y	\$559,000	\$559,000	40/40
<b>SP: \$490,000 SD: 05/27/2010 \$/Sqft: \$231</b>														
20923463	LON	CLS	8/31/2009	<a href="#">280-A4 OCEAN AVEN</a>	Townhous, Attached	1,746	2	1/2	1985	N	Y	\$539,000	\$539,000	29/29
<b>SP: \$510,000 SD: 08/31/2009 \$/Sqft: \$309</b>														
21002596	LON	CLS	4/30/2010	<a href="#">51-4 S BATH AVE</a>	Townhous	0	3	2/1	2004	N	N	\$569,900	\$589,900	66/66
<b>SP: \$510,000 SD: 04/30/2010 \$/Sqft: \$0</b>														
21004788	LON	CLS	4/29/2010	<a href="#">580-92 PATTEN AVE</a>	Townhous, Attached	2,604	2	3/1	1985	N	Y	\$519,200	\$519,200	56/56
<b>SP: \$519,200 SD: 04/29/2010 \$/Sqft: \$199</b>														
20912810	LON	CLS	8/10/2009	<a href="#">310-A4 OCEAN AVEN</a>	Townhous	1,825	3	2/1	1985	N	Y	\$539,000	\$559,000	99/99
<b>SP: \$529,000 SD: 08/10/2009 \$/Sqft: \$295</b>														
20931293	LON	CLS	10/1/2009	<a href="#">22-202 COOPER AVE</a>	Multi-le	0	2	2/0	2005	N	N	\$539,999	\$539,999	5/5
<b>SP: \$530,000 SD: 10/01/2009 \$/Sqft: \$0</b>														
20939725	LON	CLS	12/23/2009	<a href="#">510-7 OCEAN AVE</a>	High Ris	1,504	2	2/1	1972	Y	Y	\$574,835	\$625,000	36/36
<b>SP: \$547,000 SD: 12/23/2009 \$/Sqft: \$382</b>														
20915144	LON	CLS	7/24/2009	<a href="#">310-B7 OCEAN AVE</a>	Townhous, End Unit, Attached	1,825	2	2/1	1985	N	Y	\$599,000	\$599,000	93/93
<b>SP: \$555,000 SD: 07/24/2009 \$/Sqft: \$328</b>														
20912117	LON	CLS	11/20/2009	<a href="#">11-205 COOPER AVE</a>	Attached	1,592	2	2/0	2006	Y	N	\$589,000	\$589,000	194/194
<b>SP: \$558,000 SD: 11/20/2009 \$/Sqft: \$370</b>														
20923935	LON	CLS	9/16/2009	<a href="#">66 RIVERGATE WAY</a>	Townhous, Multi-le, Attached	0	2	3/1		Y	Y	\$669,000	\$669,000	36/36
<b>SP: \$562,500 SD: 09/16/2009 \$/Sqft: \$0</b>														
21009583	LON	CLS	5/28/2010	<a href="#">22-406 COOPER AVE</a>	End Unit, Upr Leve	1,592	2	2/0	2005	Y	Y	\$589,000	\$599,999	58/58
<b>SP: \$565,000 SD: 05/28/2010 \$/Sqft: \$370</b>														
20937579	LON	CLS	3/3/2010	<a href="#">295-2 OCEAN BLVD</a>	Townhous	1,838	3	2/2	1989	Y	Y	\$639,000	\$639,000	78/78
<b>SP: \$570,000 SD: 03/03/2010 \$/Sqft: \$348</b>														
20908425	LON	CLS	8/10/2009	<a href="#">51-1 S BATH AVE</a>	Townhous, End Unit, Attached	2,200	3	3/1	2004	N	Y	\$599,900	\$619,900	144/144
<b>SP: \$585,000 SD: 08/10/2009 \$/Sqft: \$282</b>														
21006060	LON	CLS	5/17/2010	<a href="#">33-311 COOPER AVE</a>	One Lvl	0	2	2/0	2005	N	Y	\$615,000	\$615,000	52/52
<b>SP: \$590,000 SD: 05/17/2010 \$/Sqft: \$0</b>														
21002566	LON	CLS	5/12/2010	<a href="#">33-109 COOPER AVE</a>	One Lvl	1,556	2	2/0	2005	Y	N	\$629,000	\$629,000	93/93
<b>SP: \$590,000 SD: 05/12/2010 \$/Sqft: \$404</b>														
20934035	LON	CLS	11/13/2009	<a href="#">432-PH601 OCEAN BLVD</a>	High Ris	0	1	2/1	2007	N	Y	\$799,900	\$800,000	31/31
<b>SP: \$600,000 SD: 11/13/2009 \$/Sqft: \$0</b>														
20937660	LON	CLS	12/11/2009	<a href="#">388-2A OCEAN AVEN</a>	One Lvl, End Unit, Detached	0	2	2/0	1988	Y	Y	\$675,000	\$675,000	19/19
<b>SP: \$625,000 SD: 12/11/2009 \$/Sqft: \$0</b>														
20931714	LON	CLS	11/25/2009	<a href="#">213-213 RIVIERA DR</a>	Multi-le	2,000	3	3/0	2001	Y	Y	\$699,000	\$699,000	56/191
<b>SP: \$640,000 SD: 11/25/2009 \$/Sqft: \$320</b>														
20925793	LON	CLS	9/23/2009	<a href="#">33 PAVILION AVE</a>	Townhous, Multi-le	2,150	3	2/1	2001	N	Y	\$699,000	\$699,000	34/34
<b>SP: \$650,000 SD: 09/23/2009 \$/Sqft: \$325</b>														
20914275	LON	CLS	10/30/2009	<a href="#">10 RIVIERA DR</a>	Townhous	2,317	3	3/1	2001	N	Y	\$799,000	\$799,000	182/182
<b>SP: \$660,000 SD: 10/30/2009 \$/Sqft: \$345</b>														
20931577	LON	CLS	5/6/2010	<a href="#">123 RIVIERA DR</a>	One Lvl	2,050	3	2/0	2003	N	Y	\$759,000	\$759,000	235/235
<b>SP: \$690,000 SD: 05/06/2010 \$/Sqft: \$370</b>														

## Prudential Zack Shore Properties

### Market Watch for Long Branch Condos– Closed Sales July 1, 2009 to June 30, 2010

20917175	LON	CLS	11/4/2009	<a href="#">411-F RIVIERA DR</a>	One Lvl, End Unit	1,920	4	2/0	2001	Y	Y	\$825,000	\$825,000	136/136
SP: \$692,000 SD: 11/04/2009 \$/Sqft: \$430														
20944822	LON	CLS	6/11/2010	<a href="#">477-A1 N OCEAN AVEN</a>	One Lvl	1,540	2	2/1	1989	Y	Y	\$725,000	\$779,000	161/161
SP: \$695,000 SD: 06/11/2010 \$/Sqft: \$471														
20920908	LON	CLS	10/6/2009	<a href="#">432-508 OCEAN BLVD</a>	High Ris	2,518	2	2/1	2007	N	Y	\$749,610	\$749,610	81/81
SP: \$699,610 SD: 10/06/2009 \$/Sqft: \$298														
20938215	LON	CLS	12/7/2009	<a href="#">477-D2 N OCEAN AVEN</a>	One Lvl, Middle L	1,590	2	2/1	1989	Y	Y	\$779,000	\$779,000	29/47
SP: \$700,000 SD: 12/07/2009 \$/Sqft: \$490														
20928726	LON	CLS	12/30/2009	<a href="#">323-323 RIVIERA DR</a>	One Lvl, Middle L, Attached	2,100	3	2/1	2001	Y	Y	\$789,000	\$875,000	147/147
SP: \$700,000 SD: 12/30/2009 \$/Sqft: \$417														
20932433	LON	CLS	1/26/2010	<a href="#">224 RIVIERA DR</a>	One Lvl	2,118	3	3/0	2001	Y	Y	\$825,000	\$899,000	108/108
SP: \$700,000 SD: 01/26/2010 \$/Sqft: \$424														
21007301	LON	CLS	4/23/2010	<a href="#">22-410 COOPER AVE</a>	Attached	1,592	2	2/0	2005	Y	Y	\$749,999	\$749,999	35/35
SP: \$725,000 SD: 04/23/2010 \$/Sqft: \$471														
20927302	LON	CLS	4/1/2010	<a href="#">33-413 COOPER AVE</a>	One Lvl	1,885	3	2/0	2005	Y	Y	\$769,999	\$769,999	202/202
SP: \$730,000 SD: 04/01/2010 \$/Sqft: \$408														
21006982	LON	CLS	6/16/2010	<a href="#">300-6A PH OCEAN AVEN</a>	Multi-le, High Ris	3,277	4	3/0	1989	Y	Y	\$799,000	\$985,000	96/96
SP: \$750,000 SD: 06/16/2010 \$/Sqft: \$244														
20929186	LON	CLS	9/9/2009	<a href="#">11-411 COOPER AVE</a>	One Lvl	1,592	2	2/0	2006	Y	Y	\$874,999	\$874,999	19/19
SP: \$820,000 SD: 09/09/2009 \$/Sqft: \$550														
21007615	LON	CLS	6/11/2010	<a href="#">22-311 COOPER AVE</a>	One Lvl, Upr Leve, Attached	0	3	2/0	2005	Y	Y	\$879,000	\$879,000	64/64
SP: \$840,000 SD: 06/11/2010 \$/Sqft: \$0														
20906390	LON	CLS	9/2/2009	<a href="#">9 MADISON AVE</a>	Townhous	2,672	4	3/1	2004	N	N	\$879,999	\$879,999	139/139
SP: \$840,000 SD: 09/02/2009 \$/Sqft: \$329														
20930826	LON	CLS	12/18/2009	<a href="#">384-2A OCEAN AVEN</a>	One Lvl, High Ris, End Unit	2,436	3	2/1	1994	Y	Y	\$875,000	\$875,000	19/19
SP: \$850,000 SD: 12/18/2009 \$/Sqft: \$359														
20914543	LON	CLS	4/28/2010	<a href="#">216 RIVIERA DR</a>	Multi-le	2,630	5	3/0	2001	Y	Y	\$1,130,000	\$1,375,000	307/307
SP: \$900,000 SD: 04/28/2010 \$/Sqft: \$523														
21007117	LON	CLS	4/23/2010	<a href="#">23 GRANT AVE</a>	Townhous, End Unit	2,623	4	3/1	2004	N	Y	\$1,150,000	\$1,150,000	30/30
SP: \$1,100,000 SD: 04/23/2010 \$/Sqft: \$438														
20902501	LON	CLS	9/25/2009	<a href="#">16 MCKINLEY ST</a>	Townhous, End Unit, Attached	0	4	3/1	2005	Y	Y	\$1,999,900	\$1,999,900	109/362
SP: \$1,900,000 SD: 09/25/2009 \$/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	97	\$459,969	\$303.38	\$400,000	\$125,000	\$1,900,000	104
CWH	0	\$0	\$0.00	\$0	\$0	\$0	0
EXP	0	\$0	\$0.00	\$0	\$0	\$0	0
<b>Total</b>	<b>97</b>	<b>\$459,969</b>	<b>\$303.38</b>	<b>\$400,000</b>	<b>\$125,000</b>	<b>\$1,900,000</b>	<b>104</b>

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