

**Ric Martel & Roksana Bedrij of Prudential Zack Shore Properties**  
**Market Watch for Monmouth Beach—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
20924255	MON	CLS	7/24/2009	DET	<a href="#">7 MONMOUTH PL</a>	Ranch	0	2	1/0	1951	N	N	\$299,000	\$299,000	10/10
SP: \$341,004 SD: 07/24/2009 \$/Sqft: \$0															
10092772	MON	CLS	7/14/2009	DET	<a href="#">20 BAYONNE AVE</a>	Ranch	0	5	2/0	1955	Y	Y	\$679,000	\$1,199,000	1031/1031
SP: \$525,000 SD: 07/14/2009 \$/Sqft: \$0															
20915355	MON	CLS	1/8/2010	DET	<a href="#">5 RIVERDALE AVE</a>	Colonial	1,663	3	1/1	1908	N	N	\$569,900	\$595,000	182/182
SP: \$530,000 SD: 01/08/2010 \$/Sqft: \$319															
21010257	MON	CLS	6/8/2010	DET	<a href="#">16 COOK ST</a>	Colonial	1,657	4	2/0	1907	N	N	\$545,000	\$545,000	25/25
SP: \$530,000 SD: 06/08/2010 \$/Sqft: \$320															
20918826	MON	CLS	9/1/2009	DET	<a href="#">35 VALENTINE ST</a>	RaisRan	2,386	4	2/1	1993	N	N	\$539,900	\$539,900	57/57
SP: \$561,000 SD: 09/01/2009 \$/Sqft: \$235															
21003131	MON	CLS	5/27/2010	DET	<a href="#">27 RIVER AVE</a>	Ranch	0	3	2/0	1925	N	N	\$600,000	\$695,000	94/94
SP: \$610,000 SD: 05/27/2010 \$/Sqft: \$0															
20915538	MON	CLS	9/22/2009	DET	<a href="#">17 BORDEN ST</a>	ShoreCo	4,548	5	3/1		N	N	\$1,285,000	\$1,285,000	131/131
SP: \$640,700 SD: 09/22/2009 \$/Sqft: \$141															
20918671	MON	CLS	7/29/2009	DET	<a href="#">15 SEAVIEW AVE</a>	Colonial, Carriage	0	4	1/1		N	Y	\$709,900	\$709,900	26/26
SP: \$665,000 SD: 07/29/2009 \$/Sqft: \$0															
20906596	MON	CLS	7/1/2009	DET	<a href="#">40 WEST ST</a>	Colonial	0	4	2/0		N	Y	\$739,000	\$775,000	85/85
SP: \$680,000 SD: 07/01/2009 \$/Sqft: \$0															
20846540	MON	CLS	9/28/2009	DET	<a href="#">2 SAILORS WAY</a>	Custom	2,992	4	4/0	1982	N	Y	\$989,000	\$989,000	171/171
SP: \$700,000 SD: 09/28/2009 \$/Sqft: \$234															
20917736	MON	CLS	12/10/2009	DET	<a href="#">7 HARBOUR WAY</a>	Colonial	0	4	2/1	1973	N	Y	\$799,900	\$850,000	158/158
SP: \$707,500 SD: 12/10/2009 \$/Sqft: \$0															
20935706	MON	CLS	10/21/2009	DET	<a href="#">23 BEACH RD</a>	Colonial	2,917	6	4/2	1905	N	N	\$769,900	\$769,900	5/5
SP: \$820,000 SD: 10/21/2009 \$/Sqft: \$281															
20910113	MON	CLS	9/25/2009	DET	<a href="#">8 SPAULDING PL</a>	Colonial	3,100	5	3/0	2004	N	N	\$969,900	\$995,900	165/165
SP: \$825,000 SD: 09/25/2009 \$/Sqft: \$266															
20915879	MON	CLS	10/14/2009	DET	<a href="#">60 MONMOUTH PKWY</a>	Custom	3,500	4	2/1	1990	N	Y	\$895,000	\$929,000	139/139
SP: \$825,000 SD: 10/14/2009 \$/Sqft: \$236															
20944941	MON	CLS	1/15/2010	DET	<a href="#">37 SHREWSBURY DR</a>	Colonial	2,660	3	2/1	1974	N	Y	\$999,900	\$999,900	6/258
SP: \$899,000 SD: 01/15/2010 \$/Sqft: \$338															
20935540	MON	CLS	11/15/2009	DET	<a href="#">10 CENTRAL RD</a>	Colonial	2,320	4	2/1	1986	N	N	\$1,050,000	\$1,050,000	16/284
SP: \$940,000 SD: 11/15/2009 \$/Sqft: \$405															
20935835	MON	CLS	12/9/2009	DET	<a href="#">146 OCEAN AVE</a>	Ctemp	0	4	2/1	1986	N	Y	\$999,900	\$999,900	26/26
SP: \$989,900 SD: 12/09/2009 \$/Sqft: \$0															
20831814	MON	CLS	9/11/2009	DET	<a href="#">23 SEAVIEW AVE</a>	Historic, Carriage, ShoreCo	0	5	3/1		N	Y	\$1,199,000	\$1,399,000	382/382
SP: \$998,000 SD: 09/11/2009 \$/Sqft: \$0															
20909642	MON	CLS	9/3/2009	DET	<a href="#">21 HARBOUR WAY</a>	ShoreCo	4,100	4	3/1		N	N	\$1,199,900	\$1,199,900	113/113
SP: \$999,900 SD: 09/03/2009 \$/Sqft: \$244															
20922507	MON	CLS	10/17/2009	DET	<a href="#">8 BAYONNE AVE</a>	Colonial	0	5	4/1		N	N	\$1,199,900	\$1,199,900	100/100
SP: \$1,025,000 SD: 10/17/2009 \$/Sqft: \$0															
20922888	MON	CLS	12/22/2009	DET	<a href="#">10 ANDERSON</a>	Custom	0	4	3/1		N	N	\$1,399,900	\$1,399,900	194/194

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SP: \$1,250,000 SD: 12/22/2009 \$/Sqft: \$0													
21015680	MON	CLS	6/2/2010	DET	<a href="#">26 PARK RD</a>	Custom	3,140	3	3/1	N	Y	\$1,279,900 \$1,279,900 22/22	
SP: \$1,250,000 SD: 06/02/2010 \$/Sqft: \$398													
<p align="center"><a href="#">27</a></p>													
20944085	MON	CLS	4/5/2010	DET	<a href="#">MONMOUTH PKWY</a>	Custom	0	4	3/1	N	N	\$1,299,900 \$1,299,900 73/73	
SP: \$1,280,000 SD: 04/05/2010 \$/Sqft: \$0													
21003413	MON	CLS	4/30/2010	DET	<a href="#">17 JOHNSON ST</a>	Colonial, Custom	4,000	5	4/1	2010	N	N	\$1,429,900 \$1,429,900 67/67
SP: \$1,340,000 SD: 04/30/2010 \$/Sqft: \$335													
21000009	MON	CLS	5/7/2010	DET	<a href="#">4 NORTH RD</a>	Colonial, Custom	4,500	4	4/1	2009	N	Y	\$2,185,000 \$2,185,000 69/69
SP: \$2,025,000 SD: 05/07/2010 \$/Sqft: \$450													
20910790	MON	CLS	12/4/2009	DET	<a href="#">90 OCEAN AVE</a>	Custom	5,098	7	5/1	1905	Y	Y	\$2,000,000 \$2,895,000 224/224
SP: \$2,160,000 SD: 12/04/2009 \$/Sqft: \$424													
20917753	MON	CLS	3/2/2010	DET	<a href="#">92 OCEAN AVE</a>	Custom	6,600	4	3/1	2005	Y	Y	\$3,975,000 \$3,975,000 291/291
SP: \$3,350,000 SD: 03/02/2010 \$/Sqft: \$508													

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	27	\$1,017,296	\$320.80	\$825,000	\$341,004	\$3,350,000	143
CWH	0	\$0	\$0.00	\$0	\$0	\$0	0
EXP	0	\$0	\$0.00	\$0	\$0	\$0	0
<b>Total</b>	<b>27</b>	<b>\$1,017,296</b>	<b>\$320.80</b>	<b>\$825,000</b>	<b>\$341,004</b>	<b>\$3,350,000</b>	<b>143</b>

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

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