

Ric Martel & Roksana Bedrij of Prudential Zack Shore Properties
Market Watch for Ocean Township – 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
20840933	OCE	CLS	10/28/2009	DET	1009 BENDERMERE AVE	Cape	1,000	2	1/0		N	N	\$149,900	\$275,000	339/339
SP: \$118,000 SD: 10/28/2009 \$/Sqft: \$118															
20905210	OCE	CLS	11/5/2009	DET	35 BROWN PL	Colonial	1,488	2	1/0	1905	N	N	\$217,500	\$299,900	237/237
SP: \$120,000 SD: 11/05/2009 \$/Sqft: \$81															
20936509	OCE	CLS	1/14/2010	DET	1304 S MAPLE AVE	Cape	0	3	1/0	1955	N	N	\$225,000	\$225,000	4/4
SP: \$135,000 SD: 01/14/2010 \$/Sqft: \$0															
20945597	OCE	CLS	3/25/2010	DET	500 CORLIES AVE	Cot/Bng	742	2	1/0		N	Y	\$249,000	\$275,000	81/81
SP: \$165,000 SD: 03/25/2010 \$/Sqft: \$222															
20925698	OCE	CLS	9/28/2009	ATT	233-5 OVERBROOK AVE	Cot/Bng	638	1	1/0	1930	N	N	\$175,000	\$175,000	35/35
SP: \$170,000 SD: 09/28/2009 \$/Sqft: \$266															
20930489	OCE	CLS	10/19/2009	DET	2306 SUNSET AVE	ShoreCo	1,180	3	1/0		N	N	\$169,900	\$169,900	13/13
SP: \$185,000 SD: 10/19/2009 \$/Sqft: \$157															
20927613	OCE	CLS	3/11/2010	DET	1024 BENDERMERE AVE	Ranch	0	3	1/0	1957	N	N	\$288,000	\$288,000	88/88
SP: \$205,000 SD: 03/11/2010 \$/Sqft: \$0															
20945568	OCE	CLS	3/16/2010	DET	26 BERGER AVE	Ranch	1,194	3	1/1		N	N	\$229,000	\$279,900	68/68
SP: \$205,000 SD: 03/16/2010 \$/Sqft: \$172															
20910784	OCE	CLS	12/28/2009	DET	1000 GRASSMERE AVE	SplitLvl	0	3	1/0		N	N	\$212,500	\$269,000	219/219
SP: \$210,000 SD: 12/28/2009 \$/Sqft: \$0															
21017744	OCE	CLS	6/7/2010	DET	17 CAROLE DR	Cape	1,723	4	2/0	1956	N	N	\$204,000	\$204,000	13/13
SP: \$212,000 SD: 06/07/2010 \$/Sqft: \$123															
20918741	OCE	CLS	7/10/2009	DET	1307 EDGEWOOD AVE	SplitLvl	1,848	3	2/0	1955	N	N	\$219,900	\$219,900	9/9
SP: \$230,000 SD: 07/10/2009 \$/Sqft: \$124															
20938521	OCE	CLS	12/10/2009	DET	251 WILSON AVE	Cape	2,303	4	2/1	1957	N	N	\$259,000	\$299,999	38/38
SP: \$230,000 SD: 12/10/2009 \$/Sqft: \$100															
20918847	OCE	CLS	7/24/2009	DET	1401 SPRUCE AVE	Cape	1,536	4	1/1		N	N	\$260,000	\$260,000	41/41
SP: \$234,000 SD: 07/24/2009 \$/Sqft: \$152															
20834687	OCE	CLS	9/4/2009	DET	1413 MAPLE AVE	Ranch	0	3	1/0	1959	N	N	\$245,000	\$301,900	237/237
SP: \$235,000 SD: 09/04/2009 \$/Sqft: \$0															
20907833	OCE	CLS	7/1/2009	DET	495 GARWOOD ST	Cape	0	4	1/1		N	N	\$249,900	\$279,900	83/83
SP: \$240,000 SD: 07/01/2009 \$/Sqft: \$0															
20921839	OCE	CLS	8/21/2009	DET	150 AMPERE AVE	Cot/Bng	996	2	1/0		N	N	\$259,900	\$259,900	34/34
SP: \$240,000 SD: 08/21/2009 \$/Sqft: \$241															
20929374	OCE	CLS	9/26/2009	DET	1314 LOGAN RD	Cape	0	3	1/0	1948	N	N	\$249,900	\$249,900	18/18
SP: \$245,000 SD: 09/26/2009 \$/Sqft: \$0															
20912710	OCE	CLS	9/30/2009	DET	32 WARDELL PL	Ranch	0	2	1/0	1928	N	N	\$279,000	\$279,000	24/24
SP: \$250,000 SD: 09/30/2009 \$/Sqft: \$0															
20913649	OCE	CLS	8/21/2009	DET	210 ROOSEVELT AVE	Ranch	0	2	1/0		N	N	\$285,000	\$318,000	107/107

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SP: \$250,000 SD: 08/21/2009 \$/Sqft: \$0													
20920354	OCE CLS	12/11/2009	DET	224 CEDAR ST	Ranch	1,236	3 2/0	1953	N	N	\$290,000	\$290,000	71/71
SP: \$250,000 SD: 12/11/2009 \$/Sqft: \$202													
21000575	OCE CLS	6/30/2010	DET	1124 INTERLAKEN AVE	SplitLvl	1,900	3 1/1	1957	N	N	\$273,500	\$325,000	116/116
SP: \$255,000 SD: 06/30/2010 \$/Sqft: \$134													
20941618	OCE CLS	2/24/2010	DET	519 LAUREL AVE	Cot/Bng	895	2 2/0		N	N	\$299,000	\$299,000	68/68
SP: \$255,000 SD: 02/24/2010 \$/Sqft: \$285													
20908945	OCE CLS	9/15/2009	DET	1204 BIRCH AVE	SplitLvl, Cape	1,116	3 1/0		N	N	\$259,900	\$274,900	159/159
SP: \$258,000 SD: 09/15/2009 \$/Sqft: \$231													
20903146	OCE CLS	12/24/2009	DET	220 COLD INDIAN SPRINGS RD	Ranch	1,772	3 2/0	1952	N	N	\$279,900	\$379,900	286/286
SP: \$265,000 SD: 12/24/2009 \$/Sqft: \$150													
20916297	OCE CLS	7/29/2009	DET	1116 RAYMERE AVE	SplitLvl	0	5 1/0	1948	N	N	\$285,000	\$285,000	60/60
SP: \$270,000 SD: 07/29/2009 \$/Sqft: \$0													
20935414	OCE CLS	6/23/2010	DET	1508 WALNUT AVE	Colonial	1,050	3 2/0		N	N	\$282,900	\$299,000	230/230
SP: \$274,000 SD: 06/23/2010 \$/Sqft: \$261													
20929639	OCE CLS	11/25/2009	DET	1308 FRANKLIN PKWY	Cape	0	3 1/0	1948	N	N	\$295,000	\$295,000	51/51
SP: \$279,000 SD: 11/25/2009 \$/Sqft: \$0													
21011341	OCE CLS	5/29/2010	DET	1114 RAYMERE AVE	SplitLvl	1,260	3 1/1	1948	Y	N	\$289,000	\$289,000	23/23
SP: \$279,000 SD: 05/29/2010 \$/Sqft: \$221													
20917993	OCE CLS	7/1/2009	DET	1904 S WANAMASSA DR	Ranch	1,440	3 1/1		N	N	\$289,900	\$289,900	19/19
SP: \$280,000 SD: 07/01/2009 \$/Sqft: \$194													
20923748	OCE CLS	9/14/2009	DET	1904 HAMPDEN ST	Colonial	1,482	3 1/1		N	N	\$329,000	\$329,000	55/55
SP: \$282,500 SD: 09/14/2009 \$/Sqft: \$191													
20914682	OCE CLS	9/29/2009	DET	255 LAWRENCE AVE	AFrame	1,368	3 1/1	1935	N	N	\$319,000	\$319,000	24/24
SP: \$285,000 SD: 09/29/2009 \$/Sqft: \$208													
21003688	OCE CLS	6/24/2010	DET	1604 LOGAN RD	SplitLvl	1,116	3 1/1	1948	N	N	\$309,500	\$329,000	90/90
SP: \$285,000 SD: 06/24/2010 \$/Sqft: \$255													
20938066	OCE CLS	1/29/2010	DET	904 BLOOMFIELD AVE	Ranch	1,776	3 2/1		N	N	\$299,900	\$299,900	20/20
SP: \$287,900 SD: 01/29/2010 \$/Sqft: \$162													
21014662	OCE CLS	6/24/2010	DET	2 LYNN DR	Ranch	1,500	3 2/0		N	N	\$292,500	\$292,500	16/16
SP: \$290,000 SD: 06/24/2010 \$/Sqft: \$193													
20940039	OCE CLS	12/30/2009	DET	1024 GRASSMERE AVE	Cape	0	4 2/0	1951	N	N	\$299,000	\$339,000	47/47
SP: \$292,500 SD: 12/30/2009 \$/Sqft: \$0													
20908632	OCE CLS	12/1/2009	DET	244 PERRINE AVE	Ranch	1,184	2 1/0	1920	N	N	\$309,000	\$399,900	220/220
SP: \$297,000 SD: 12/01/2009 \$/Sqft: \$251													
21000310	OCE CLS	6/7/2010	DET	608 DEAL RD	Ranch	0	4 2/0	1958	N	N	\$325,000	\$350,000	84/84
SP: \$297,000 SD: 06/07/2010 \$/Sqft: \$0													
20917148	OCE CLS	11/30/2009	DET	14 ARNO ST	SplitLvl	1,717	3 1/1	1957	N	N	\$339,000	\$399,000	175/175
SP: \$299,000 SD: 11/30/2009 \$/Sqft: \$174													
20926610	OCE CLS	1/29/2010	DET	317 BELMONT AVE	Cape	1,500	4 2/0	1950	N	N	\$299,900	\$339,900	167/167

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SP: \$299,900 SD: 01/29/2010 \$/Sqft: \$200												
21002742	OCE CLS	6/17/2010	DET	260 PERRINE AVE	Colonial	1,796	4	2/0	1927	N	N	\$349,900 \$399,900 145/145
SP: \$300,000 SD: 06/17/2010 \$/Sqft: \$167												
21016273	OCE CLS	6/24/2010	DET	606 WEST PARK AVE	Ranch	0	3	1/1		N	N	\$340,000 \$340,000 47/47
SP: \$302,500 SD: 06/24/2010 \$/Sqft: \$0												
20911383	OCE CLS	11/6/2009	DET	456 BROOKSIDE AVE	Cape	0	3	2/0		N	Y	\$329,900 \$329,900 214/214
SP: \$305,000 SD: 11/06/2009 \$/Sqft: \$0												
20938784	OCE CLS	4/19/2010	DET	209 CEDAR ST	Colonial, ShoreCo	1,775	4	1/1		N	N	\$324,900 \$324,900 123/123
SP: \$307,500 SD: 04/19/2010 \$/Sqft: \$173												
21013479	OCE CLS	5/27/2010	DET	1302 STEWART AVE	Cape	1,608	4	2/0	1948	N	N	\$318,500 \$318,500 24/24
SP: \$310,000 SD: 05/27/2010 \$/Sqft: \$193												
20944255	OCE CLS	4/9/2010	DET	1405 EDGEWOOD AVE	Custom	0	3	1/0		N	N	\$319,900 \$339,900 54/54
SP: \$310,000 SD: 04/09/2010 \$/Sqft: \$0												
21008644	OCE CLS	4/30/2010	ATT	1 CAROLE DR	Cape	1,723	4	2/0		N	N	\$320,000 \$320,000 13/13
SP: \$312,500 SD: 04/30/2010 \$/Sqft: \$181												
20904608	OCE CLS	9/1/2009	DET	23 ARBOR WAY	ExpRan	2,846	5	3/0	1956	N	N	\$314,900 \$424,900 174/174
SP: \$315,000 SD: 09/01/2009 \$/Sqft: \$111												
20905540	OCE CLS	3/3/2010	DET	610 PALMER AVE	Ranch	0	3	1/0		N	N	\$334,500 \$585,000 192/192
SP: \$318,000 SD: 03/03/2010 \$/Sqft: \$0												
20941077	OCE CLS	3/19/2010	DET	1204 ALLENHURST AVE	Ranch	1,550	3	2/0	1970	N	N	\$329,900 \$359,000 120/120
SP: \$319,000 SD: 03/19/2010 \$/Sqft: \$206												
20846406	OCE CLS	2/17/2010	DET	424 WEST LAKE AVE	Colonial	1,808	3	1/1	1981	N	N	\$345,000 \$354,900 408/408
SP: \$320,000 SD: 02/17/2010 \$/Sqft: \$177												
20931534	OCE CLS	5/20/2010	DET	1108 BERKELEY AVE	ExpRan	1,529	3	2/0	1930	N	N	\$339,000 \$339,000 31/31
SP: \$320,000 SD: 05/20/2010 \$/Sqft: \$209												
21015973	OCE CLS	6/16/2010	DET	360 LAKE AVE	Colonial	0	3	2/0		N	N	\$349,000 \$349,000 21/21
SP: \$320,000 SD: 06/16/2010 \$/Sqft: \$0												
20929505	OCE CLS	12/1/2009	DET	413 REDMOND AVE	Colonial	2,348	4	1/1		N	N	\$375,000 \$375,000 54/54
SP: \$323,100 SD: 12/01/2009 \$/Sqft: \$138												
20919205	OCE CLS	12/15/2009	DET	233 OAKHURST RD	Cape	2,124	3	2/0		N	N	\$329,500 \$398,000 175/175
SP: \$325,000 SD: 12/15/2009 \$/Sqft: \$153												
20934704	OCE CLS	12/22/2009	DET	912 GRASSMERE AVE	Ranch	0	3	2/0	1960	N	N	\$349,900 \$349,900 25/25
SP: \$325,000 SD: 12/22/2009 \$/Sqft: \$0												
20943699	OCE CLS	3/15/2010	DET	2012 VERNON ST	ExpRan	1,936	3	2/1	1965	N	N	\$344,900 \$344,900 72/72
SP: \$325,000 SD: 03/15/2010 \$/Sqft: \$168												
21009330	OCE CLS	6/24/2010	DET	147 AMPERE AVE	Colonial	1,488	3	1/1	1972	N	N	\$329,000 \$329,000 86/86
SP: \$327,000 SD: 06/24/2010 \$/Sqft: \$220												
20918220	OCE CLS	10/28/2009	DET	1311 EVERGREEN AVE	Cape	0	3	2/0	1948	N	N	\$335,000 \$339,000 132/132
SP: \$328,000 SD: 10/28/2009 \$/Sqft: \$0												
20915464	OCE CLS	10/30/2009	DET	320-S S	Ranch	1,752	3	2/0		N	N	\$363,900 \$378,000 132/132

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<u>LINCOLN AVE</u>												
SP: \$330,000 SD: 10/30/2009 \$/Sqft: \$188												
20921677	OCE CLS	6/18/2010	DET	<u>225 LAWRENCE AVE</u>	Colonial	1,948	4	2/0	1930	N	N	\$350,000 \$475,000 25/25
SP: \$330,000 SD: 06/18/2010 \$/Sqft: \$169												
20925387	OCE CLS	10/30/2009	DET	<u>23 PATTERSON AVE</u>	Cape	1,100	4	2/0	1965	N	Y	\$339,000 \$339,000 73/73
SP: \$330,000 SD: 10/30/2009 \$/Sqft: \$300												
21002878	OCE CLS	4/9/2010	DET	<u>5 ALVORD ST</u>	Colonial	1,700	3	1/1	1967	N	N	\$349,900 \$369,900 47/47
SP: \$335,000 SD: 04/09/2010 \$/Sqft: \$197												
20942867	OCE CLS	6/18/2010	DET	<u>73 PARK BLVD</u>	SplitLvl	1,670	4	2/1		N	N	\$339,900 \$349,000 163/163
SP: \$337,500 SD: 06/18/2010 \$/Sqft: \$202												
20908287	OCE CLS	9/3/2009	DET	<u>16 BRANCH RD</u>	SplitLvl	0	3	1/1	1960	N	N	\$359,900 \$359,900 139/139
SP: \$340,000 SD: 09/03/2009 \$/Sqft: \$0												
20915695	OCE CLS	7/1/2009	DET	<u>11 EISELE AVE</u>	SplitLvl	1,629	3	1/1	1959	Y	N	\$349,000 \$369,000 56/56
SP: \$340,000 SD: 07/01/2009 \$/Sqft: \$209												
20923638	OCE CLS	8/21/2009	DET	<u>235 HIGHWOOD RD</u>	Cape	2,100	4	2/1	1965	N	N	\$349,000 \$349,000 14/14
SP: \$340,000 SD: 08/21/2009 \$/Sqft: \$162												
20941760	OCE CLS	2/9/2010	DET	<u>614 DOW AVE</u>	Ranch	1,718	3	2/0	1958	N	N	\$359,990 \$359,990 43/43
SP: \$340,000 SD: 02/09/2010 \$/Sqft: \$198												
21003365	OCE CLS	3/19/2010	DET	<u>6 STANDISH DR</u>	Cape	0	4	2/1		N	N	\$329,000 \$329,000 18/18
SP: \$340,300 SD: 03/19/2010 \$/Sqft: \$0												
20939929	OCE CLS	5/24/2010	DET	<u>8 CUTTER DR</u>	SplitLvl	1,610	3	2/0	1963	N	N	\$349,900 \$389,900 149/149
SP: \$341,000 SD: 05/24/2010 \$/Sqft: \$212												
21006992	OCE CLS	4/28/2010	DET	<u>11 SHIRLEY ANN DR</u>	Bi-level	0	4	2/0	1962	N	N	\$364,900 \$364,900 37/37
SP: \$342,000 SD: 04/28/2010 \$/Sqft: \$0												
20918064	OCE CLS	7/29/2009	DET	<u>49 HILLSIDE TER</u>	Ranch	0	3	2/0		N	N	\$358,000 \$358,000 23/89
SP: \$345,000 SD: 07/29/2009 \$/Sqft: \$0												
20932526	OCE CLS	11/30/2009	DET	<u>13 EISELE AVE</u>	SplitLvl	1,938	4	2/0	1961	N	N	\$349,900 \$374,500 68/68
SP: \$345,000 SD: 11/30/2009 \$/Sqft: \$178												
20938195	OCE CLS	1/29/2010	DET	<u>1904 FANWOOD ST</u>	Ranch	0	3	1/1	1965	N	N	\$354,900 \$369,900 72/72
SP: \$345,000 SD: 01/29/2010 \$/Sqft: \$0												
20822239	OCE CLS	10/30/2009	DET	<u>622 CORLIES AVE</u>	Ranch	0	4	2/0	1951	N	N	\$399,900 \$449,900 478/478
SP: \$350,000 SD: 10/30/2009 \$/Sqft: \$0												
20928866	OCE CLS	10/19/2009	DET	<u>2304 APPLEBY DR</u>	Colonial, SplitLvl	0	3	2/0		N	N	\$379,900 \$379,900 61/128
SP: \$352,000 SD: 10/19/2009 \$/Sqft: \$0												
21010471	OCE CLS	5/13/2010	DET	<u>515 LAUREL AVE</u>	Dutch Co	1,344	3	1/0	1924	N	N	\$379,000 \$379,000 15/15
SP: \$355,000 SD: 05/13/2010 \$/Sqft: \$264												
20918764	OCE CLS	9/17/2009	DET	<u>413 BELMONT AVE</u>	Tudor	1,800	3	2/1		N	N	\$369,000 \$369,000 28/28
SP: \$357,500 SD: 09/17/2009 \$/Sqft: \$199												
20907701	OCE CLS	6/30/2010	DET	<u>239 DIXON AVE</u>	Cape	2,286	3	3/0	1940	N	N	\$399,000 \$492,000 460/460
SP: \$360,000 SD: 06/30/2010 \$/Sqft: \$157												
20917580	OCE CLS	10/15/2009	DET	<u>4 HIGH RIDGE RD</u>	Colonial	3,540	4	2/1	1982	N	N	\$371,900 \$439,900 150/150
SP: \$360,000 SD: 10/15/2009 \$/Sqft: \$102												
20930070	OCE CLS	10/5/2009	DET	<u>11 ARON CT</u>	Colonial	2,824	5	2/1	1979	N	N	\$419,000 \$419,000 30/151
SP: \$360,000 SD: 10/05/2009 \$/Sqft: \$127												
20936619	OCE CLS	11/30/2009	DET	<u>1307 EDGEWOOD AVE</u>	SplitLvl	1,848	3	2/0	1955	N	N	\$389,000 \$389,000 30/30

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SP: \$360,000 SD: 11/30/2009 \$/Sqft: \$195												
20833567	OCE CLS	10/2/2009	DET	1216 STEWART AVE	Colonial	2,126	3	1/1	1911	N	N	\$357,500 \$439,900 374/374
SP: \$360,500 SD: 10/02/2009 \$/Sqft: \$170												
21004838	OCE CLS	4/26/2010	DET	155 AMPERE AVE	SplitLvl	0	3	2/1	1959	N	N	\$379,900 \$379,900 13/13
SP: \$361,500 SD: 04/26/2010 \$/Sqft: \$0												
20925970	OCE CLS	10/28/2009	DET	232 PERRINE AVE	ExpRan	2,362	3	2/0		N	N	\$379,900 \$379,900 48/48
SP: \$362,500 SD: 10/28/2009 \$/Sqft: \$153												
20912125	OCE CLS	7/23/2009	DET	712 PALMER AVE	Ranch	0	3	2/0	1957	N	N	\$395,000 \$414,900 63/63
SP: \$365,000 SD: 07/23/2009 \$/Sqft: \$0												
20943693	OCE CLS	6/16/2010	DET	613 AUTH AVE	Colonial	0	3	3/0	1974	N	N	\$349,900 \$369,900 141/141
SP: \$365,000 SD: 06/16/2010 \$/Sqft: \$0												
21006323	OCE CLS	5/14/2010	DET	2002 HOLBROOK ST	Bi-level	0	4	2/1	1965	N	N	\$379,000 \$379,000 31/31
SP: \$367,000 SD: 05/14/2010 \$/Sqft: \$0												
20944348	OCE CLS	4/13/2010	DET	1806 FINDERNE ST	Bi-level	3,402	4	2/1	1970	N	N	\$379,900 \$379,900 58/58
SP: \$367,500 SD: 04/13/2010 \$/Sqft: \$108												
21008562	OCE CLS	4/9/2010	DET	1304 WALNUT AVE	Colonial	1,776	4	2/1	1998	N	N	\$379,900 \$379,900 13/13
SP: \$368,000 SD: 04/09/2010 \$/Sqft: \$207												
20946072	OCE CLS	3/26/2010	DET	5 PHOENIX PKWY	Colonial	1,943	4	2/1	1969	N	N	\$377,500 \$377,500 49/49
SP: \$369,000 SD: 03/26/2010 \$/Sqft: \$190												
20900208	OCE CLS	9/11/2009	DET	5 KENNETH DR	Ranch	0	3	2/0	1979	N	N	\$379,900 \$419,900 201/201
SP: \$370,000 SD: 09/11/2009 \$/Sqft: \$0												
20935460	OCE CLS	2/9/2010	DET	13 ROSLYN DR	Colonial, SplitLvl	2,686	4	2/1	1964	N	N	\$399,900 \$399,900 79/79
SP: \$370,000 SD: 02/09/2010 \$/Sqft: \$138												
20931051	OCE CLS	12/29/2009	DET	224-B COLD INDIAN SPRINGS RD	Cape	0	4	2/0	1962	N	N	\$385,000 \$385,000 117/117
SP: \$370,000 SD: 12/29/2009 \$/Sqft: \$0												
20932675	OCE CLS	4/2/2010	DET	31 COLD INDIAN SPRINGS RD	Colonial, Ctemp	0	4	2/1	1978	N	N	\$399,900 \$439,900 181/181
SP: \$370,000 SD: 04/02/2010 \$/Sqft: \$0												
21011882	OCE CLS	6/29/2010	DET	271 JEROME AVE	Ranch	1,536	3	2/0		N	N	\$389,000 \$389,000 65/65
SP: \$370,000 SD: 06/29/2010 \$/Sqft: \$241												
20923330	OCE CLS	8/7/2009	DET	1 ROBERT PL	Custom	2,327	3	2/0		N	N	\$384,750 \$384,750 32/32
SP: \$372,000 SD: 08/07/2009 \$/Sqft: \$160												
20901591	OCE CLS	9/25/2009	DET	183 ELMWOOD RD	Ranch, Custom	0	3	2/0	1946	N	N	\$395,000 \$525,000 165/165
SP: \$375,000 SD: 09/25/2009 \$/Sqft: \$0												
21002220	OCE CLS	6/29/2010	DET	420 GREEN GROVE RD	Colonial	1,812	3	2/0		N	N	\$424,900 \$424 104/104
SP: \$375,000 SD: 06/29/2010 \$/Sqft: \$207												
20925881	OCE CLS	3/2/2010	DET	805 DARLENE AVE	SplitLvl	2,146	4	2/1	1960	N	N	\$429,900 \$495,000 161/161
SP: \$377,000 SD: 03/02/2010 \$/Sqft: \$176												
20929847	OCE CLS	9/29/2009	DET	14 LAMBERT JOHNSON DR	Ranch	2,407	3	2/0	1975	N	N	\$415,000 \$415,000 15/15
SP: \$377,500 SD: 09/29/2009 \$/Sqft: \$157												
20916592	OCE CLS	7/15/2009	DET	1404 VINA AVE	Colonial	2,000	4	2/1		N	N	\$399,999 \$399,999 58/58
SP: \$380,000 SD: 07/15/2009 \$/Sqft: \$190												

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20923109	OCE CLS	8/14/2009	DET	38 LYNN DR	Bi-level	1,814	3	1/1	1959	N	N	\$394,500	\$394,500	21/21
SP: \$380,000 SD: 08/14/2009 \$/Sqft: \$209														
20903343	OCE CLS	9/30/2009	DET	1202 FRANKLIN AVE	Bi-level, Tudor	2,144	4	3/0	1977	N	N	\$399,000	\$449,000	185/185
SP: \$381,000 SD: 09/30/2009 \$/Sqft: \$178														
20933954	OCE CLS	1/13/2010	DET	17 FIELDSTONE LN	SplitLvl	2,356	4	2/1		N	N	\$399,900	\$439,000	101/101
SP: \$382,500 SD: 01/13/2010 \$/Sqft: \$162														
20935434	OCE CLS	11/13/2009	DET	210 ELMWOOD RD	Tudor	0	4	2/0		N	N	\$399,900	\$399,900	24/24
SP: \$383,000 SD: 11/13/2009 \$/Sqft: \$0														
20925227	OCE CLS	6/18/2010	DET	8 WILLIAM LN	Ranch	1,846	3	2/0	1979	N	N	\$399,900	\$469,900	234/234
SP: \$385,000 SD: 06/18/2010 \$/Sqft: \$209														
21006779	OCE CLS	3/15/2010	DET	1002 BEVERLY AVE	Custom	1,586	3	2/0	1964	N	N	\$398,000	\$398,000	24/24
SP: \$385,000 SD: 03/15/2010 \$/Sqft: \$243														
20829182	OCE CLS	1/6/2010	DET	510 BLANCHARD PKWY	Mediterr	1,739	4	1/1	1926	N	N	\$498,999	\$629,900	378/378
SP: \$395,000 SD: 01/06/2010 \$/Sqft: \$227														
20822784	OCE CLS	2/2/2010	DET	102 MARCY PL	Colonial, Ctemp	1,918	3	2/1	1991	N	N	\$415,000	\$599,000	487/487
SP: \$400,000 SD: 02/02/2010 \$/Sqft: \$209														
20910757	OCE CLS	7/15/2009	DET	509 BLANCHARD PKWY	Colonial	1,960	3	1/1	1948	N	N	\$485,000	\$485,000	107/107
SP: \$400,000 SD: 07/15/2009 \$/Sqft: \$204														
20920269	OCE CLS	9/30/2009	DET	103 LINCOLN DR	Other	0	3	1/1		N	N	\$379,000	\$379,000	26/26
SP: \$401,000 SD: 09/30/2009 \$/Sqft: \$0														
20926277	OCE CLS	11/13/2009	DET	619 WILDWOOD RD	Cape	2,100	3	3/0	1955	N	N	\$429,900	\$429,900	87/87
SP: \$410,000 SD: 11/13/2009 \$/Sqft: \$195														
20940531	OCE CLS	3/29/2010	DET	768 BOWNE RD	Bi-level	1,920	3	2/1	1962	N	N	\$439,000	\$439,000	51/51
SP: \$410,000 SD: 03/29/2010 \$/Sqft: \$214														
21003584	OCE CLS	6/18/2010	DET	54 DEAL LAKE POINT RD	Colonial	0	3	2/0		Y	Y	\$450,000	\$450,000	76/76
SP: \$420,000 SD: 06/18/2010 \$/Sqft: \$0														
20905252	OCE CLS	7/14/2009	DET	3 WAYCAKE DR	Colonial	0	4	2/1		N	N	\$425,000	\$499,900	126/126
SP: \$421,500 SD: 07/14/2009 \$/Sqft: \$0														
21004779	OCE CLS	5/17/2010	DET	614 BLANCHARD PKWY	Custom	2,400	4	2/0	1951	N	N	\$425,000	\$443,500	94/94
SP: \$422,000 SD: 05/17/2010 \$/Sqft: \$176														
21004703	OCE CLS	3/31/2010	DET	1606 WESTFIELD ST	Colonial	2,080	4	2/1	2002	N	N	\$439,000	\$439,000	22/22
SP: \$427,500 SD: 03/31/2010 \$/Sqft: \$206														
20919809	OCE CLS	10/28/2009	DET	18 DAVID ST	Colonial	0	4	2/1	1987	N	N	\$499,000	\$549,000	124/124
SP: \$433,000 SD: 10/28/2009 \$/Sqft: \$0														
20933815	OCE CLS	2/10/2010	DET	18 MEADOWS LN	Colonial	2,928	4	2/1	1987	N	N	\$399,900	\$399,000	23/23
SP: \$435,000 SD: 02/10/2010 \$/Sqft: \$149														
20944199	OCE CLS	1/29/2010	DET	42 DWIGHT DR	Colonial	0	3	2/1		N	N	\$459,900	\$459,900	32/32
SP: \$435,000 SD: 01/29/2010 \$/Sqft: \$0														
21001532	OCE CLS	4/30/2010	DET	79 WHALEPOND RD	ExpRan	0	4	3/1	1925	N	N	\$449,900	\$449,900	31/31
SP: \$435,500 SD: 04/30/2010 \$/Sqft: \$0														
20936998	OCE CLS	6/24/2010	DET	34 SEWARD DR	Colonial	2,494	4	2/1	1978	N	N	\$459,900	\$499,900	223/223

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SP: \$437,000 SD: 06/24/2010 \$/Sqft: \$175												
20903295	OCE CLS	8/5/2009	DET	536 APPLE DR	Colonial	0	4	2/1	1972	N	N	\$439,000 \$459,000 75/75
SP: \$439,000 SD: 08/05/2009 \$/Sqft: \$0												
21000822	OCE CLS	4/15/2010	DET	4 WAYCAKE DR	Other	2,881	4	3/1	1969	N	N	\$424,900 \$424,900 33/33
SP: \$440,000 SD: 04/15/2010 \$/Sqft: \$153												
21007109	OCE CLS	4/22/2010	DET	375 W PARK AVE	Ranch	2,316	3	2/1	2001	N	N	\$479,000 \$479,000 25/25
SP: \$457,500 SD: 04/22/2010 \$/Sqft: \$198												
20938233	OCE CLS	1/15/2010	DET	9 HIGH RIDGE RD	Colonial	0	4	2/1	1980	N	N	\$469,900 \$469,900 15/15
SP: \$463,450 SD: 01/15/2010 \$/Sqft: \$0												
20925316	OCE CLS	10/23/2009	DET	27 MEADOWS LN	Colonial	3,380	4	2/1	1990	N	N	\$499,900 \$539,900 98/171
SP: \$465,000 SD: 10/23/2009 \$/Sqft: \$138												
20935113	OCE CLS	6/4/2010	DET	905 BERKELEY AVE	Custom	3,038	6	3/0	2003	N	N	\$480,000 \$520,000 196/196
SP: \$465,000 SD: 06/04/2010 \$/Sqft: \$153												
20946015	OCE CLS	5/14/2010	DET	500 LAKEVIEW AVE	ExpRan	1,967	4	2/0	1960	N	N	\$488,800 \$488,800 112/112
SP: \$475,000 SD: 05/14/2010 \$/Sqft: \$241												
20911714	OCE CLS	7/2/2009	DET	909 BROOKSIDE AVE	Colonial	0	4	3/1	2002	N	N	\$529,900 \$529,900 90/90
SP: \$480,000 SD: 07/02/2009 \$/Sqft: \$0												
20928654	OCE CLS	9/29/2009	DET	18 STONEHENGE DR	Colonial	2,768	5	3/0	1975	N	N	\$499,900 \$499,900 45/134
SP: \$480,000 SD: 09/29/2009 \$/Sqft: \$173												
20900014	OCE CLS	11/4/2009	DET	1220 DEAL RD	Dutch Co	2,626	4	3/0	1961	N	N	\$515,000 \$525,000 276/276
SP: \$485,000 SD: 11/04/2009 \$/Sqft: \$185												
21003830	OCE CLS	6/21/2010	DET	15 CARBURY RD	Ranch	2,854	4	2/2	1973	N	N	\$499,999 \$549,900 132/132
SP: \$485,000 SD: 06/21/2010 \$/Sqft: \$170												
20944457	OCE CLS	3/30/2010	DET	606 BEECHWOOD AVE	Colonial	2,200	4	2/1	2009	N	N	\$499,900 \$529,900 64/64
SP: \$490,000 SD: 03/30/2010 \$/Sqft: \$223												
20911024	OCE CLS	9/1/2009	DET	1704 MELVILLE ST	Colonial	2,800	4	2/1	2002	N	N	\$534,900 \$639,000 136/136
SP: \$500,000 SD: 09/01/2009 \$/Sqft: \$179												
21008192	OCE CLS	5/26/2010	DET	31 MEADOWS LN	Colonial	2,928	4	3/1	1987	N	N	\$535,000 \$574,900 36/36
SP: \$507,500 SD: 05/26/2010 \$/Sqft: \$173												
20909534	OCE CLS	7/31/2009	DET	8 WEMROCK DR	SplitLvl	2,638	4	2/2	1968	N	N	\$548,000 \$548,000 93/93
SP: \$518,000 SD: 07/31/2009 \$/Sqft: \$196												
20914890	OCE CLS	7/15/2009	DET	14 ROBBY DR	Colonial	2,405	4	2/1	1998	N	N	\$549,000 \$549,000 22/22
SP: \$525,000 SD: 07/15/2009 \$/Sqft: \$218												
20923421	OCE CLS	2/5/2010	DET	6 CONASKONK DR	Ranch	2,681	4	4/0	1971	N	N	\$599,000 \$627,000 120/120
SP: \$530,000 SD: 02/05/2010 \$/Sqft: \$198												
20922408	OCE CLS	12/11/2009	DET	705 BOWNE RD	Colonial	3,460	4	3/2	1976	N	N	\$549,900 \$599,750 161/161
SP: \$532,500 SD: 12/11/2009 \$/Sqft: \$154												
20912609	OCE CLS	7/9/2009	DET	33 MEADOWS LN	Colonial	2,952	4	2/1	1991	N	N	\$574,900 \$589,000 73/73
SP: \$535,000 SD: 07/09/2009 \$/Sqft: \$181												
20910128	OCE CLS	7/1/2009	DET	62 COLD INDIAN SPRINGS RD	Colonial	2,768	5	3/1	1975	N	N	\$539,000 \$539,000 29/29
SP: \$539,000 SD: 07/01/2009 \$/Sqft: \$195												

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20911699	OCE CLS	9/17/2009	DET	32 ASCOT DR	Colonial	3,179	4 3/1	1979	N	N	\$574,900	\$649,900	157/157
SP: \$565,000 SD: 09/17/2009 \$/Sqft: \$178													
20936617	OCE CLS	11/5/2009	DET	1 BUCKINGHAM DR	Colonial	3,132	4 2/1	1974	N	N	\$589,900	\$589,900	7/7
SP: \$565,000 SD: 11/05/2009 \$/Sqft: \$180													
20945402	OCE CLS	6/10/2010	DET	622 WOODLAND RD	Colonial	4,073	4 4/1	1951	N	N	\$625,000	\$675,000	160/160
SP: \$567,000 SD: 06/10/2010 \$/Sqft: \$139													
21010004	OCE CLS	6/24/2010	DET	34 TUDOR DR	Colonial	2,483	4 2/1	1985	N	N	\$599,900	\$599,900	51/51
SP: \$570,000 SD: 06/24/2010 \$/Sqft: \$230													
20907202	OCE CLS	7/24/2009	DET	14 PAL DR	Ranch, ExpRan	3,800	4 3/1	1966	N	N	\$599,900	\$629,900	116/496
SP: \$575,000 SD: 07/24/2009 \$/Sqft: \$151													
20930693	OCE CLS	12/3/2009	DET	5 PILGRIM HOLLOW RD	Ranch	3,072	4 3/0	1978	N	N	\$629,000	\$629,000	81/81
SP: \$605,000 SD: 12/03/2009 \$/Sqft: \$197													
20844358	OCE CLS	10/1/2009	DET	2 PARK PL	Tudor	0	4 2/1	1943	N	N	\$699,900	\$749,900	336/336
SP: \$620,000 SD: 10/01/2009 \$/Sqft: \$0													
20925462	OCE CLS	9/11/2009	DET	13 MALKE DR	Ctemp	3,533	4 2/2	1986	N	N	\$649,000	\$649,000	20/20
SP: \$620,000 SD: 09/11/2009 \$/Sqft: \$175													
20923315	OCE CLS	8/28/2009	DET	5 HORICON DR	Custom	3,500	4 3/1	1970	N	N	\$739,900	\$739,900	37/37
SP: \$652,000 SD: 08/28/2009 \$/Sqft: \$186													
20921107	OCE CLS	1/29/2010	DET	8 THE FELLSWAY	Colonial	0	5 3/0	2005	N	N	\$725,000	\$759,900	178/178
SP: \$690,000 SD: 01/29/2010 \$/Sqft: \$0													
20934617	OCE CLS	11/6/2009	DET	12 VIOLET DR	Colonial	3,232	4 2/1	1988	N	N	\$729,000	\$729,000	24/24
SP: \$695,000 SD: 11/06/2009 \$/Sqft: \$215													
21005600	OCE CLS	5/17/2010	DET	4 YORKE LN	Colonial	3,200	4 2/1	1997	N	N	\$719,900	\$719,900	10/10
SP: \$700,000 SD: 05/17/2010 \$/Sqft: \$219													
20921534	OCE CLS	9/8/2009	DET	45 DUNE RD	Colonial	3,488	4 2/1	1999	N	N	\$725,000	\$725,000	38/38
SP: \$705,000 SD: 09/08/2009 \$/Sqft: \$202													
20902660	OCE CLS	9/2/2009	DET	14 NORTHWOODS RD	Custom	0	5 3/1		N	N	\$799,000	\$859,000	172/172
SP: \$750,000 SD: 09/02/2009 \$/Sqft: \$0													
20916460	OCE CLS	11/13/2009	DET	7 SHADOW LAWN DR	Ranch	0	3 2/1	1981	N	N	\$849,000	\$999,000	205/205
SP: \$750,000 SD: 11/13/2009 \$/Sqft: \$0													
20915548	OCE CLS	7/2/2009	DET	22 NORTHWOODS RD	Colonial	3,775	5 4/0	2002	N	N	\$819,900	\$819,900	30/30
SP: \$800,000 SD: 07/02/2009 \$/Sqft: \$212													
21004967	OCE CLS	6/29/2010	DET	12 OXFORD DR	Colonial	4,300	5 3/1	2001	N	N	\$839,900	\$839,900	89/89
SP: \$817,500 SD: 06/29/2010 \$/Sqft: \$190													
20929439	OCE CLS	3/2/2010	DET	2 DONNA CT	Colonial, Custom	0	5 3/0	1999	N	N	\$994,000	\$994,000	152/152
SP: \$935,000 SD: 03/02/2010 \$/Sqft: \$0													
20919833	OCE CLS	12/1/2009	DET	23 FRAMINGHAM RD	Colonial	0	5 5/0	2005	N	N	\$1,370,000	\$1,405,000	199/199
SP: \$1,250,000 SD: 12/01/2009 \$/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

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CLS	161	\$388,961	\$186.29	\$360,000	\$118,000	\$1,250,000	102
CWH	0	\$0	\$0.00	\$0	\$0	\$0	0
EXP	0	\$0	\$0.00	\$0	\$0	\$0	0
Total	161	\$388,961	\$186.29	\$360,000	\$118,000	\$1,250,000	102

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