

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

MLS#	Ar	Sta	StaDate	Typ	Address	Styl	SqFt	BR	Bth	YrBl	WF	WV	LPrice	OrgPrice	DOM/CDOM
20919807	OCP	CLS	8/25/2009	DET	335 PORT AU PECK AVE	Ranch	831	3	1/0	1932	N	N	\$174,000	\$205,000	35/35
SP: \$131,000 SD: 08/25/2009 \$/Sqft: \$158															
20920514	OCP	CLS	9/18/2009	DET	13 MAIN ST	Colonial	0	3	2/0		Y	Y	\$210,000	\$325,000	86/86
SP: \$175,000 SD: 09/18/2009 \$/Sqft: \$0															
20914469	OCP	CLS	8/4/2009	DET	20 COMANCHE DR	Ranch	864	2	1/0	1946	N	N	\$289,000	\$289,000	47/47
SP: \$255,000 SD: 08/04/2009 \$/Sqft: \$295															
20922514	OCP	CLS	3/1/2010	DET	436 MYRTLE AVE	Ranch	1,827	3	2/0	1968	N	N	\$299,900	\$355,000	161/161
SP: \$270,000 SD: 03/01/2010 \$/Sqft: \$148															
20927218	OCP	CLS	9/10/2009	DET	357 MILTON AVE	Ranch	1,594	3	1/0	1957	N	N	\$309,900	\$324,900	37/37
SP: \$280,000 SD: 09/10/2009 \$/Sqft: \$176															
21006006	OCP	CLS	4/29/2010	DET	8 SPRING LAKE AVE	Ranch	1,454	3	1/1	1957	N	N	\$279,900	\$279,900	3/3
SP: \$280,000 SD: 04/29/2010 \$/Sqft: \$193															
20934415	OCP	CLS	10/23/2009	DET	36 SAGAMORE AVE	Ranch	0	2	1/0		N	N	\$295,000	\$295,000	6/6
SP: \$285,000 SD: 10/23/2009 \$/Sqft: \$0															
20943393	OCP	CLS	1/20/2010	DET	15 SEA GIRT AVE	Ranch	1,384	3	1/0		N	N	\$289,000	\$289,000	12/12
SP: \$285,000 SD: 01/20/2010 \$/Sqft: \$206															
20936170	OCP	CLS	12/4/2009	DET	50 WOLFHILL AVE	Ranch	820	2	1/0	1932	N	N	\$319,900	\$319,900	65/65
SP: \$289,000 SD: 12/04/2009 \$/Sqft: \$352															
20930141	OCP	CLS	11/3/2009	DET	26 WILLOW CT	Cot/Bng	876	3	2/0	1907	N	N	\$305,000	\$305,000	28/28
SP: \$295,000 SD: 11/03/2009 \$/Sqft: \$337															
21000863	OCP	CLS	3/30/2010	DET	25 HIAWATHA AVE	Ranch	0	3	1/1		N	N	\$319,900	\$319,900	46/46
SP: \$300,000 SD: 03/30/2010 \$/Sqft: \$0															
20938062	OCP	CLS	5/21/2010	DET	49 HEDGE DR	SplitLvl	0	3	1/1		N	N	\$319,900	\$349,900	178/178
SP: \$305,000 SD: 05/21/2010 \$/Sqft: \$0															
20846056	OCP	CLS	11/23/2009	DET	9 GENESSEE AVE	Cot/Bng	0	2	1/0		N	N	\$364,900	\$399,900	326/326
SP: \$350,000 SD: 11/23/2009 \$/Sqft: \$0															
20921885	OCP	CLS	9/9/2009	DET	15 ELIZABETH DR	Cape	1,555	3	2/0	1964	N	N	\$399,000	\$399,000	37/37
SP: \$350,000 SD: 09/09/2009 \$/Sqft: \$225															
20925349	OCP	CLS	1/15/2010	DET	19 MAIN ST	Victoria	0	3	1/1	1890	Y	Y	\$379,000	\$379,000	161/161
SP: \$358,000 SD: 01/15/2010 \$/Sqft: \$0															
20930203	OCP	CLS	9/18/2009	DET	102 ALGONQUIN AVE	Other	2,931	3	2/0	1970	N	N	\$419,000	\$419,000	5/5
SP: \$360,000 SD: 09/18/2009 \$/Sqft: \$123															
20911138	OCP	CLS	5/28/2010	DET	397 PORT AU PECK AVE	Bi-level	2,464	4	3/0		N	N	\$395,000	\$495,000	431/431
SP: \$365,000 SD: 05/28/2010 \$/Sqft: \$148															
21011579	OCP	CLS	5/28/2010	DET	13 MAIN ST	Colonial	1,459	3	2/0	1906	Y	Y	\$379,000	\$379,000	75/75
SP: \$365,000 SD: 05/28/2010 \$/Sqft: \$250															
20918120	OCP	CLS	10/19/2009	DET	438 BRANCHPORT AVE	Custom	2,800	4	2/1	1938	N	N	\$385,000	\$399,000	127/127
SP: \$375,000 SD: 10/19/2009 \$/Sqft: \$134															
20843429	OCP	CLS	7/31/2009	DET	15 SPRING LAKE AVE	Ranch	0	3	2/0		N	N	\$459,900	\$479,900	205/205
SP: \$429,000 SD: 07/31/2009 \$/Sqft: \$0															
20844376	OCP	CLS	5/28/2010	DET	29	ExpRan	0	4	2/0		N	N	\$469,000	\$524,900	278/278

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WYANDOTTE
AVE

SP: \$430,000 SD: 05/28/2010 \$/Sqft: \$0															
20933718	OCP	CLS	6/4/2010	DET	34 REVERE DR	Ranch	2,000	3	2/0	N	N	\$475,000	\$534,900	216/216	
SP: \$450,000 SD: 06/04/2010 \$/Sqft: \$225															
20928698	OCP	CLS	10/16/2009	DET	56 MOHICAN AVE	Ranch	0	3	2/0	1975	N	N	\$499,000	\$499,000	46/46
SP: \$470,000 SD: 10/16/2009 \$/Sqft: \$0															
20934987	OCP	CLS	1/20/2010	DET	13 ITHACA AVE	Custom	2,241	3	2/0	1937	N	N	\$499,000	\$529,000	114/114
SP: \$480,000 SD: 01/20/2010 \$/Sqft: \$214															
20916941	OCP	CLS	10/28/2009	DET	35 MAIN ST	Colonial	0	4	2/1	2000	Y	N	\$515,000	\$539,900	139/139
SP: \$495,000 SD: 10/28/2009 \$/Sqft: \$0															
20920823	OCP	CLS	8/1/2009	DET	42 TECUMSEH AVE	Colonial, Custom	0	4	3/0		N	N	\$549,000	\$599,000	30/30
SP: \$510,000 SD: 08/01/2009 \$/Sqft: \$0															
20922721	OCP	CLS	10/15/2009	DET	1216 TURF DR	Colonial, Historic, Carriage	0	4	2/0	1890	N	N	\$539,000	\$579,900	88/88
SP: \$510,000 SD: 10/15/2009 \$/Sqft: \$0															
20922695	OCP	CLS	9/10/2009	DET	35 SERAND AVE	Ranch	1,888	3	2/0		N	N	\$535,000	\$535,000	69/69
SP: \$520,000 SD: 09/10/2009 \$/Sqft: \$275															
20924549	OCP	CLS	9/25/2009	DET	504 PORT AU PECK AVE	Ranch	2,178	3	2/1	1980	N	N	\$539,900	\$539,900	9/9
SP: \$540,000 SD: 09/25/2009 \$/Sqft: \$248															
20945833	OCP	CLS	4/26/2010	DET	1245 EATONTOWN BLVD	Colonial	3,300	4	2/1	2009	N	N	\$599,900	\$659,000	81/81
SP: \$570,000 SD: 04/26/2010 \$/Sqft: \$173															
21003774	OCP	CLS	3/24/2010	DET	14 LEEWARD CT	Colonial	0	4	2/1	1995	N	N	\$599,900	\$599,900	26/26
SP: \$575,000 SD: 03/24/2010 \$/Sqft: \$0															
20935071	OCP	CLS	10/21/2009	DET	80 SENECA PL	Ranch	2,140	3	2/0		Y	Y	\$699,000	\$699,000	30/30
SP: \$582,500 SD: 10/21/2009 \$/Sqft: \$272															
20937623	OCP	CLS	11/16/2009	DET	9 ELLIOTT PL	Colonial	0	5	3/0	2009	N	N	\$649,900	\$649,900	45/45
SP: \$640,000 SD: 11/16/2009 \$/Sqft: \$0															
20909639	OCP	CLS	6/10/2010	DET	27 ASBURY AVE	Colonial	3,455	5	3/1		Y	Y	\$685,000	\$865,000	449/449
SP: \$680,000 SD: 06/10/2010 \$/Sqft: \$197															
20921607	OCP	CLS	8/6/2009	DET	71 ALGONQUIN AVE	Colonial	2,856	4	2/1	1975	N	N	\$750,000	\$750,000	44/44
SP: \$725,000 SD: 08/06/2009 \$/Sqft: \$254															
20945040	OCP	CLS	4/30/2010	DET	213 COMANCHE DR	Cape	1,662	3	2/0		Y	Y	\$819,000	\$819,000	8/8
SP: \$750,000 SD: 04/30/2010 \$/Sqft: \$451															
20939580	OCP	CLS	5/21/2010	DET	88 SENECA PL	Custom	3,319	5	3/0		Y	Y	\$799,000	\$949,000	141/566
SP: \$765,000 SD: 05/21/2010 \$/Sqft: \$230															
20811656	OCP	CLS	10/29/2009	DET	369 PORT AU PECK AVE	Custom	3,654	4	2/1	1991	N	N	\$820,000	\$990,000	588/588
SP: \$805,000 SD: 10/29/2009 \$/Sqft: \$220															
20925555	OCP	CLS	3/28/2010	DET	216 COMANCHE DR	Colonial	2,770	5	2/1	1986	N	Y	\$859,000	\$859,000	203/203
SP: \$817,000 SD: 03/28/2010 \$/Sqft: \$295															
21006716	OCP	CLS	6/21/2010	DET	223 COMANCHE DR	SplitLvl	0	4	3/0		Y	Y	\$990,000	\$990,000	38/38

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SP: \$865,000 SD: 06/21/2010 \$/Sqft: \$0

21008512 OCP CLS 6/14/2010 DET [85 GOOSENECK POINT RD](#) Colonial, Custom 6,882 4 4/3 1926 Y Y \$2,200,000 \$2,200,000 19/19

SP: \$2,325,000 SD: 06/14/2010 \$/Sqft: \$338

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	41	\$502,598	\$236.04	\$430,000	\$131,000	\$2,325,000	115
CWH	0	\$0	\$0.00	\$0	\$0	\$0	0
EXP	0	\$0	\$0.00	\$0	\$0	\$0	0
Total	41	\$502,598	\$236.04	\$430,000	\$131,000	\$2,325,000	115

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