

**Ric Martel & Roksana Bedrij of Prudential Zack Shore Properties**  
**Market Watch for Red Bank – 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
21008665	RED	CLS	6/4/2010	DET	<a href="#">219 RIVER ST</a>	Ranch	768	2	1/0	1940	Y	Y	\$118,000	\$118,000	19/19
SP: \$100,000 SD: 06/04/2010 \$/Sqft: \$130															
20942239	RED	CLS	4/8/2010	DET	<a href="#">257 DRS JAMES PARKER BLVD</a>	Colonial	1,188	2	1/0	1920	N	N	\$125,550	\$200,000	101/101
SP: \$113,000 SD: 04/08/2010 \$/Sqft: \$95															
20930168	RED	CLS	1/22/2010	DET	<a href="#">11 ST MARYS PL</a>	Colonial	0	2	1/0	1915	N	N	\$129,900	\$175,000	124/124
SP: \$118,000 SD: 01/22/2010 \$/Sqft: \$0															
20922316	RED	CLS	10/15/2009	DET	<a href="#">28 CLINTON PL</a>	Ranch	984	3	1/0	1920	N	N	\$125,000	\$125,000	26/26
SP: \$120,000 SD: 10/15/2009 \$/Sqft: \$122															
20921671	RED	CLS	10/14/2009	DET	<a href="#">22 W WESTSIDE AVE</a>	Colonial	0	3	1/1		N	N	\$189,900	\$199,000	114/114
SP: \$142,500 SD: 10/14/2009 \$/Sqft: \$0															
20912120	RED	CLS	10/28/2009	DET	<a href="#">75 BANK ST</a>	Ranch	0	2	1/0		N	N	\$161,900	\$164,900	168/168
SP: \$149,500 SD: 10/28/2009 \$/Sqft: \$0															
20939274	RED	CLS	11/24/2009	DET	<a href="#">73 LEIGHTON AVE</a>	Colonial	0	4	1/0	1910	N	N	\$174,900	\$174,900	13/174
SP: \$165,000 SD: 11/24/2009 \$/Sqft: \$0															
20904908	RED	CLS	10/21/2009	DET	<a href="#">49 LOCUST AVE</a>	Colonial	0	3	1/0	1900	N	N	\$209,900	\$249,000	214/214
SP: \$196,100 SD: 10/21/2009 \$/Sqft: \$0															
20937677	RED	CLS	4/22/2010	DET	<a href="#">91 CATHERINE ST</a>	Colonial	0	2	1/0	1915	N	N	\$205,000	\$205,000	104/104
SP: \$200,000 SD: 04/22/2010 \$/Sqft: \$0															
20914664	RED	CLS	5/7/2010	DET	<a href="#">159 CHESTNUT ST</a>	Dutch Co	1,056	2	1/0	1920	N	N	\$219,900	\$299,900	285/285
SP: \$202,500 SD: 05/07/2010 \$/Sqft: \$192															
21006066	RED	CLS	5/26/2010	DET	<a href="#">48 LEIGHTON AVE</a>	Colonial	1,024	3	1/0	1915	N	N	\$197,900	\$197,900	73/73
SP: \$205,000 SD: 05/26/2010 \$/Sqft: \$200															
21016659	RED	CLS	6/29/2010	DET	<a href="#">65 W SUNSET AVE</a>	Colonial	1,158	3	1/0	1920	N	N	\$239,900	\$250,000	34/34
SP: \$210,000 SD: 06/29/2010 \$/Sqft: \$181															
20926111	RED	CLS	10/21/2009	DET	<a href="#">23 LOCUST AVE</a>	Colonial	0	2	1/1	1915	N	N	\$230,000	\$230,000	49/49
SP: \$212,500 SD: 10/21/2009 \$/Sqft: \$0															
20922588	RED	CLS	9/17/2009	DET	<a href="#">91 W SUNSET AVE</a>	Ranch	0	3	1/0		N	N	\$250,000	\$250,000	44/44
SP: \$230,000 SD: 09/17/2009 \$/Sqft: \$0															
20938921	RED	CLS	6/23/2010	DET	<a href="#">39 CHAPIN AVE</a>	Cape	0	3	1/1	1940	Y	Y	\$270,000	\$290,000	145/145
SP: \$230,000 SD: 06/23/2010 \$/Sqft: \$0															
20842716	RED	CLS	7/15/2009	DET	<a href="#">94 HARRISON AVE</a>	Ranch	1,000	2	1/0	1950	N	N	\$274,900	\$314,900	65/65
SP: \$240,000 SD: 07/15/2009 \$/Sqft: \$240															
20923901	RED	CLS	9/4/2009	DET	<a href="#">102 W WESTSIDE AVE</a>	Other	0	2	1/0	1940	N	N	\$259,900	\$259,900	41/350
SP: \$250,000 SD: 09/04/2009 \$/Sqft: \$0															
20916510	RED	CLS	7/21/2009	DET	<a href="#">121 W WESTSIDE AVE</a>	Cape	1,350	2	2/0		N	N	\$265,000	\$265,000	53/53
SP: \$252,000 SD: 07/21/2009 \$/Sqft: \$187															
20913406	RED	CLS	7/14/2009	DET	<a href="#">170 BRANCH AVE</a>	FarmHse, Historic	0	3	1/0	1894	N	N	\$299,000	\$299,000	61/61
SP: \$273,000 SD: 07/14/2009 \$/Sqft: \$0															
20916310	RED	CLS	9/18/2009	DET	<a href="#">178 BRANCH AVE</a>	Colonial	0	3	2/0		N	N	\$339,900	\$339,900	111/111
SP: \$305,000 SD: 09/18/2009 \$/Sqft: \$0															
20926739	RED	CLS	9/25/2009	DET	<a href="#">11 WILLIAM ST</a>	Ranch	0	3	1/0	1924	N	N	\$329,900	\$329,900	49/49
SP: \$305,000 SD: 09/25/2009 \$/Sqft: \$0															
20934880	RED	CLS	1/15/2010	DET	<a href="#">45 JOHN ST</a>	Colonial	0	3	1/0		N	Y	\$359,800	\$373,600	72/72
SP: \$305,000 SD: 01/15/2010 \$/Sqft: \$0															
21001973	RED	CLS	5/17/2010	DET	<a href="#">24 WORTHLEY ST</a>	ExpRan	0	3	2/0		N	N	\$319,000	\$340,000	90/90
SP: \$307,000 SD: 05/17/2010 \$/Sqft: \$0															
21006322	RED	CLS	5/13/2010	DET	<a href="#">40 LEIGHTON AVE</a>	Colonial	2,164	3	2/1	2010	N	N	\$319,900	\$319,900	45/45
SP: \$307,500 SD: 05/13/2010 \$/Sqft: \$142															
20932688	RED	CLS	1/26/2010	DET	<a href="#">30 OLDFIELD PL</a>	Ranch	0	2	1/0	1939	N	N	\$314,000	\$349,000	120/120
SP: \$315,000 SD: 01/26/2010 \$/Sqft: \$0															
20921684	RED	CLS	1/27/2010	DET	<a href="#">30 SAINT NICHOLAS PL</a>	Custom	0	4	2/1		N	N	\$329,900	\$349,900	227/227
SP: \$320,000 SD: 01/27/2010 \$/Sqft: \$0															
20921339	RED	CLS	12/18/2009	DET	<a href="#">270 SPRING ST</a>	Colonial	1,926	3	1/1	1915	N	N	\$350,000	\$400,000	170/170
SP: \$325,000 SD: 12/18/2009 \$/Sqft: \$169															
21004757	RED	CLS	4/29/2010	DET	<a href="#">60 LINDEN PL</a>	Colonial	0	3	1/1		N	N	\$347,500	\$347,500	43/43

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

	SP: \$326,250 SD: 04/29/2010 \$/Sqft: \$0													
20922802	RED CLS	12/22/2009	DET	<a href="#">26 GARFIELD PL</a>	Ranch	0	3	1/1	N	N	\$348,900	\$419,900	156/156	
	SP: \$330,000 SD: 12/22/2009 \$/Sqft: \$0													
20919439	RED CLS	11/25/2009	DET	<a href="#">12 BASSETT PL</a>	Cape	0	2	2/0	1937	N	N	\$359,500	\$364,500	125/125
	SP: \$343,000 SD: 11/25/2009 \$/Sqft: \$0													
20922497	RED CLS	10/1/2009	DET	<a href="#">112 HARDING RD</a>	Colonial	0	3	1/0	N	N	\$350,000	\$375,000	71/71	
	SP: \$345,000 SD: 10/01/2009 \$/Sqft: \$0													
20944261	RED CLS	4/29/2010	DET	<a href="#">182 BRANCH AVE</a>	Victoria	0	3	2/0	N	N	\$388,500	\$389,000	90/164	
	SP: \$350,000 SD: 04/29/2010 \$/Sqft: \$0													
20919208	RED CLS	11/4/2009	DET	<a href="#">294 SPRING ST</a>	Colonial	0	3	1/1	N	N	\$399,900	\$424,900	109/109	
	SP: \$365,000 SD: 11/04/2009 \$/Sqft: \$0													
20928210	RED CLS	12/3/2009	DET	<a href="#">102 HARDING RD</a>	Colonial	0	3	1/1	N	N	\$399,900	\$425,000	90/90	
	SP: \$365,000 SD: 12/03/2009 \$/Sqft: \$0													
20917801	RED CLS	4/14/2010	DET	<a href="#">28 HIGHLAND AVE</a>	Cape	0	4	2/0	N	N	\$399,000	\$449,900	302/302	
	SP: \$375,000 SD: 04/14/2010 \$/Sqft: \$0													
21016365	RED CLS	6/30/2010	DET	<a href="#">20 WILLIAM ST</a>	Colonial	0	3	1/1	1910	N	N	\$399,900	\$399,900	33/33
	SP: \$375,000 SD: 06/30/2010 \$/Sqft: \$0													
21012434	RED CLS	6/24/2010	DET	<a href="#">45 MADISON AVE</a>	Colonial	0	3	1/1	1940	N	N	\$415,000	\$415,000	23/23
	SP: \$405,000 SD: 06/24/2010 \$/Sqft: \$0													
20919534	RED CLS	7/29/2009	DET	<a href="#">18 GRANT PL</a>	Cape	0	3	1/0	1940	N	N	\$459,000	\$459,000	24/24
	SP: \$435,000 SD: 07/29/2009 \$/Sqft: \$0													
21011240	RED CLS	6/16/2010	DET	<a href="#">159 SPRING ST</a>	Colonial	0	3	2/0	N	N	\$459,900	\$459,900	17/17	
	SP: \$454,000 SD: 06/16/2010 \$/Sqft: \$0													
20936914	RED CLS	3/29/2010	DET	<a href="#">62 PETERS PL</a>	Victoria	1,776	4	2/1	1907	N	N	\$489,000	\$525,000	171/171
	SP: \$470,000 SD: 03/29/2010 \$/Sqft: \$265													
21013890	RED CLS	6/18/2010	DET	<a href="#">270 RIVER RD</a>	Colonial	0	3	1/2	N	N	\$489,900	\$489,900	21/21	
	SP: \$473,000 SD: 06/18/2010 \$/Sqft: \$0													
21001384	RED CLS	4/9/2010	DET	<a href="#">27 TOWER HILL AVE</a>	Cape	1,542	3	3/1	1954	N	N	\$515,000	\$539,500	77/77
	SP: \$490,000 SD: 04/09/2010 \$/Sqft: \$318													
20929474	RED CLS	1/15/2010	DET	<a href="#">85 SOUTH ST</a>	Colonial	0	3	2/1	1982	N	N	\$519,900	\$519,900	82/82
	SP: \$497,000 SD: 01/15/2010 \$/Sqft: \$0													
20929610	RED CLS	10/1/2009	DET	<a href="#">7 CARO CT</a>	Colonial	0	4	1/1	N	N	\$499,000	\$499,000	10/10	
	SP: \$499,000 SD: 10/01/2009 \$/Sqft: \$0													
20930202	RED CLS	5/21/2010	DET	<a href="#">81 SOUTH ST</a>	Colonial	0	4	2/0	1920	N	N	\$565,900	\$639,900	245/245
	SP: \$550,000 SD: 05/21/2010 \$/Sqft: \$0													
21002412	RED CLS	6/28/2010	DET	<a href="#">25 BRANCH AVE</a>	Colonial	0	3	2/1	N	N	\$629,900	\$669,000	53/53	
	SP: \$588,000 SD: 06/28/2010 \$/Sqft: \$0													
20905131	RED CLS	2/26/2010	DET	<a href="#">172 RIVER RD</a>	Victoria	3,100	4	1/1	1892	N	N	\$599,000	\$599,000	181/181
	SP: \$600,000 SD: 02/26/2010 \$/Sqft: \$194													
21002077	RED CLS	6/18/2010	DET	<a href="#">14 WINDWARD WAY</a>	Colonial	0	3	2/1	1998	N	N	\$648,900	\$650,000	123/123
	SP: \$605,000 SD: 06/18/2010 \$/Sqft: \$0													
20925509	RED CLS	1/8/2010	DET	<a href="#">87 HARRISON AVE</a>	Colonial	0	4	3/1	1987	N	N	\$669,000	\$669,000	126/126
	SP: \$630,000 SD: 01/08/2010 \$/Sqft: \$0													
20934597	RED CLS	3/17/2010	DET	<a href="#">62 WINDWARD WAY</a>	Colonial	0	3	3/1	1999	N	Y	\$625,000	\$755,000	118/118
	SP: \$642,600 SD: 03/17/2010 \$/Sqft: \$0													
20915775	RED CLS	8/31/2009	DET	<a href="#">34 FISHER PL</a>	Colonial	0	3	2/2	1948	N	N	\$695,000	\$695,000	66/66
	SP: \$645,000 SD: 08/31/2009 \$/Sqft: \$0													
20903882	RED CLS	10/16/2009	DET	<a href="#">16 LAKE AVE</a>	Saltbox	0	4	3/0	1965	N	N	\$649,900	\$725,000	176/176
	SP: \$650,000 SD: 10/16/2009 \$/Sqft: \$0													
20938474	RED CLS	2/3/2010	DET	<a href="#">32 WINDWARD WAY</a>	Colonial	0	3	2/1	1998	N	N	\$665,000	\$695,000	84/165
	SP: \$650,000 SD: 02/03/2010 \$/Sqft: \$0													
20915838	RED CLS	11/2/2009	DET	<a href="#">84 SOUTH ST</a>	Colonial	4,050	4	2/2	2000	N	N	\$749,000	\$789,000	148/148
	SP: \$675,000 SD: 11/02/2009 \$/Sqft: \$167													
20917431	RED CLS	10/1/2009	DET	<a href="#">28 WINDWARD WAY</a>	Colonial	0	3	2/1	1999	N	N	\$720,000	\$720,000	125/125
	SP: \$675,000 SD: 10/01/2009 \$/Sqft: \$0													
21000295	RED CLS	5/4/2010	DET	<a href="#">122 HUDSON AVE</a>	Colonial	0	4	2/2	1901	N	Y	\$749,000	\$749,000	74/74
	SP: \$720,000 SD: 05/04/2010 \$/Sqft: \$0													
20921386	RED CLS	10/15/2009	DET	<a href="#">22 FISHER PL</a>	Colonial	0	3	2/1	N	N	\$749,900	\$829,900	79/79	

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

SP: \$749,900 SD: 10/15/2009 \$/Sqft: \$0  
 21004332 RED CLS 3/26/2010 DET [19 HUBBARD PARK](#) Historic 2,387 4 2/0 1910 N Y \$769,000 \$769,000 8/8

SP: \$760,000 SD: 03/26/2010 \$/Sqft: \$318  
 20935073 RED CLS 12/18/2009 DET [25 ALSTON CT](#) Ranch 0 3 2/1 N N \$874,500 \$874,500 45/45

SP: \$830,000 SD: 12/18/2009 \$/Sqft: \$0  
 20943859 RED CLS 3/12/2010 DET [9 VISTA PL](#) Colonial 0 5 4/3 1914 Y Y \$2,750,000 \$2,750,000 51/51

SP: \$2,625,000 SD: 03/12/2010 \$/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	60	\$426,523	\$194.61	\$344,000	\$100,000	\$2,625,000	96
CWH	0	\$0	\$0.00	\$0	\$0	\$0	0
EXP	0	\$0	\$0.00	\$0	\$0	\$0	0
<b>Total</b>	<b>60</b>	<b>\$426,522</b>	<b>\$194.61</b>	<b>\$344,000</b>	<b>\$100,000</b>	<b>\$2,625,000</b>	<b>96</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 12:16:03 PM