

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

MLS#	Ar	Sta	StaDate	Typ	Address	Stvl	SqFt	BR	Bth	YrBl	WF	WV	LPrice	OrgPrice	DOM/CDO
2094304 1	RU M	CLS	6/17/2010	DET	4 MAPLEWOOD AVE	Cape	897	3	2/0	1927	N	N	\$339,900	\$479,900	176/176
SP: \$339,900 SD: 06/17/2010 \$/Sqft: \$379															
2092271 4	RU M	CLS	9/2/2009	DET	42 FORREST AVE	Cape	0	3	1/0		N	N	\$475,000	\$475,000	7/7
SP: \$450,000 SD: 09/02/2009 \$/Sqft: \$0															
2100076 5	RU M	CLS	5/18/2010	DET	6 WARD LN	Colonial	1,530	3	1/1	1937	N	N	\$465,000	\$465,000	44/272
SP: \$450,000 SD: 05/18/2010 \$/Sqft: \$294															
2094576 7	RU M	CLS	6/4/2010	DET	29 CHURCH ST	ShoreCo	0	4	2/0		N	N	\$499,000	\$549,000	123/123
SP: \$466,500 SD: 06/04/2010 \$/Sqft: \$0															
2093088 7	RU M	CLS	11/13/2009	DET	66 LAFAYETTE ST	Colonial	1,400	3	2/0		N	N	\$538,500	\$565,000	73/73
SP: \$499,600 SD: 11/13/2009 \$/Sqft: \$357															
2092738 3	RU M	CLS	9/3/2009	DET	5 MAPLEWOOD AVE	Colonial	0	3	2/1	2001	N	N	\$525,000	\$525,000	18/18
SP: \$519,000 SD: 09/03/2009 \$/Sqft: \$0															
2092780 9	RU M	CLS	2/11/2010	DET	2 ISLAND RD	Ranch		3	1/0		N	N	\$575,000	\$595,000	172/172
SP: \$520,000 SD: 02/11/2010 \$/Sqft: \$0															
2093486 4	RU M	CLS	3/24/2010	DET	70 S WARD AVE	ShoreCo	0	5	2/2	1902	N	Y	\$575,000	\$595,000	127/127
SP: \$520,000 SD: 03/24/2010 \$/Sqft: \$0															
2100849 0	RU M	CLS	5/24/2010	DET	57 BLACK POINT RD	Colonial	0	3	2/1	1988	N	N	\$549,900	\$549,900	25/25
SP: \$520,000 SD: 05/24/2010 \$/Sqft: \$0															
2100316 7	RU M	CLS	4/30/2010	DET	44 PARK AVE	Colonial	1,510	4	2/0	1927	N	N	\$525,000	\$525,000	6/6
SP: \$545,000 SD: 04/30/2010 \$/Sqft: \$361															
2090449 8	RU M	CLS	7/2/2009	DET	12 CENTER ST	Colonial	0	5	3/0	2007	N	N	\$675,000	\$699,900	137/137
SP: \$550,000 SD: 07/02/2009 \$/Sqft: \$0															
2091240 9	RU M	CLS	10/8/2009	DET	10 FORREST AVE	Ranch	1,944	3	2/0	1963	N	N	\$589,900	\$589,900	91/91
SP: \$570,000 SD: 10/08/2009 \$/Sqft: \$293															
2091360 6	RU M	CLS	8/28/2009	DET	14 CHURCH ST	FarmHse	0	3	2/0	1893	N	N	\$599,900	\$649,900	88/88
SP: \$570,000 SD: 08/28/2009 \$/Sqft: \$0															
2094441 0	RU M	CLS	3/12/2010	DET	46 AVENUE OF TWO RIVERS	Colonial	0	3	2/0		N	N	\$599,000	\$619,000	57/57
SP: \$570,000 SD: 03/12/2010 \$/Sqft: \$0															
2091847 2	RU M	CLS	8/26/2009	DET	119 BINGHAM AVE	Cape	0	4	2/0		N	N	\$619,000	\$639,000	86/86
SP: \$585,000 SD: 08/26/2009 \$/Sqft: \$0															
2093379 2	RU M	CLS	4/21/2010	DET	13 BLOSSOM RD	Ranch	0	2	1/1		N	N	\$649,999	\$649,999	123/123
SP: \$610,000 SD: 04/21/2010 \$/Sqft: \$0															
2091333 5	RU M	CLS	4/30/2010	DET	51 FORREST AVE	Colonial	0	4	2/1	2003	N	N	\$650,000	\$699,000	299/299
SP: \$614,000 SD: 04/30/2010 \$/Sqft: \$0															
2094036 8	RU M	CLS	2/19/2010	DET	117 BLACK POINT RD	Victoria	0	4	2/1	1922	N	N	\$629,000	\$629,000	70/70
SP: \$618,000 SD: 02/19/2010 \$/Sqft: \$0															
2092576 6	RU M	CLS	3/2/2010	DET	53 RIDGE RD	Cape	1,842	3	2/0	1942	N	N	\$699,999	\$729,999	188/188
SP: \$630,000 SD: 03/02/2010 \$/Sqft: \$342															

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20917008	RU M	CLS 9/21/2009	DET 3 RUMSON RD	Colonial	2,220	5 3/1		N	Y	\$750,000	\$750,000	82/82
SP: \$650,000 SD: 09/21/2009 \$/Sqft: \$293												
20912595	RU M	CLS 7/23/2009	DET 11 PARK AVE	ShoreCo	2,358	3 2/0	1928	N	N	\$719,000	\$719,000	54/54
SP: \$682,500 SD: 07/23/2009 \$/Sqft: \$289												
20917756	RU M	CLS 9/23/2009	DET 14 EAST RIVER RD	Colonial	0	5 3/3		N	N	\$899,900	\$899,900	90/90
SP: \$710,000 SD: 09/23/2009 \$/Sqft: \$0												
20828177	RU M	CLS 8/18/2009	DET 6 WARDELL AVE	Colonial	0	4 2/2	1908	N	N	\$749,000	\$999,999	395/395
SP: \$720,000 SD: 08/18/2009 \$/Sqft: \$0												
20924233	RU M	CLS 10/8/2009	DET 18 WARDELL AVE	Ranch, ExpRan	0	3 2/1		N	N	\$759,000	\$799,000	80/80
SP: \$725,000 SD: 10/08/2009 \$/Sqft: \$0												
21001233	RU M	CLS 4/30/2010	DET 82 BLACK POINT RD	Colonial, Custom	0	5 3/0		N	N	\$795,000	\$815,000	72/72
SP: \$730,000 SD: 04/30/2010 \$/Sqft: \$0												
20837997	RU M	CLS 7/31/2009	DET 58 CARTON ST	Colonial, Custom	0	4 2/1	2008	N	N	\$879,900	\$879,900	250/250
SP: \$810,000 SD: 07/31/2009 \$/Sqft: \$0												
20931990	RU M	CLS 10/5/2009	DET 68 LAFAYETTE ST	Colonial	0	4 2/1		N	N	\$849,000	\$899,000	21/21
SP: \$815,000 SD: 10/05/2009 \$/Sqft: \$0												
20918682	RU M	CLS 7/31/2009	DET 12 3RD ST	Colonial, ShoreCo	2,540	4 3/0		N	N	\$889,900	\$889,900	40/40
SP: \$825,000 SD: 07/31/2009 \$/Sqft: \$325												
21001393	RU M	CLS 4/16/2010	DET 10 OAK TREE LN	Ranch	0	3 2/0		N	Y	\$825,000	\$825,000	20/20
SP: \$825,000 SD: 04/16/2010 \$/Sqft: \$0												
20921150	RU M	CLS 10/7/2009	DET 9 OAKWOOD LN	Custom	0	5 2/0		N	N	\$868,000	\$949,000	109/109
SP: \$840,000 SD: 10/07/2009 \$/Sqft: \$0												
20916814	RU M	CLS 8/21/2009	DET 39 RUMSON RD	ShoreCo	4,914	6 4/1	1895	N	N	\$975,000	\$975,000	48/48
SP: \$875,000 SD: 08/21/2009 \$/Sqft: \$178												
21014016	RU M	CLS 6/24/2010	DET 35 RUMSON RD	Colonial	0	5 2/1	1892	N	N	\$995,000	\$995,000	27/27
SP: \$875,000 SD: 06/24/2010 \$/Sqft: \$0												
20901587	RU M	CLS 7/28/2009	DET 18 WARREN ST	Colonial	0	4 2/1		Y	Y	\$998,000	\$1,050,000	144/144
SP: \$900,000 SD: 07/28/2009 \$/Sqft: \$0												
20930348	RU M	CLS 10/28/2009	DET 36 WARREN ST	ShoreCo	0	4 2/1	1917	Y	Y	\$927,000	\$927,000	55/55
SP: \$906,000 SD: 10/28/2009 \$/Sqft: \$0												
20938322	RU M	CLS 5/21/2010	DET 33 GRANT AVE	Colonial	3,216	5 2/2		Y	Y	\$1,295,000	\$1,295,000	145/145
SP: \$915,000 SD: 05/21/2010 \$/Sqft: \$285												
20920517	RU M	CLS 2/8/2010	DET 78 S WARD AVE	Colonial, Custom, Carriage	2,650	4 2/1	2005	N	Y	\$995,000	\$1,225,000	224/224
SP: \$925,000 SD: 02/08/2010 \$/Sqft: \$349												
21006010	RU M	CLS 5/3/2010	DET 25 HIGHLAND AVE	Ranch	0	3 2/0		Y	Y	\$999,900	\$999,000	18/18
SP: \$925,000 SD: 05/03/2010 \$/Sqft: \$0												
20942630	RU M	CLS 6/9/2010	DET 28 1ST ST	Colonial	3,500	4 2/1	2004	N	N	\$995,000	\$1,070,000	159/159
SP: \$950,000 SD: 06/09/2010 \$/Sqft: \$271												
20931391	RU M	CLS 3/15/2010	DET 7 RIDGE RD	Custom	2,492	3 2/1	1962	N	N	\$1,100,000	\$1,200,000	173/173
SP: \$960,000 SD: 03/15/2010 \$/Sqft: \$385												

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2093692 4	RU M	CLS 4/19/2010	DET 17 RIVERSIDE DR	Colonial	0	4 2/1	1970	N	N	\$1,100,000	\$1,199,000	133/133
SP: \$977,500 SD: 04/19/2010 \$/Sqft: \$0												
2093168 2	RU M	CLS 5/7/2010	DET 1 BUTTONWOOD LN	Custom	3,323	7 2/1	1952	N	N	\$1,100,000	\$1,250,000	212/212
SP: \$980,000 SD: 05/07/2010 \$/Sqft: \$295												
2080746 6	RU M	CLS 8/28/2009	DET 29 ROSALIE AVE	Colonial	2,523	4 3/1	2008	N	N	\$1,295,000	\$1,295,000	553/553
SP: \$990,000 SD: 08/28/2009 \$/Sqft: \$392												
2090283 2	RU M	CLS 8/5/2009	DET 125 BLACK POINT RD	Colonial	0	4 2/1	2005	N	N	\$1,099,000	\$1,099,000	97/97
SP: \$995,000 SD: 08/05/2009 \$/Sqft: \$0												
2093175 2	RU M	CLS 10/5/2009	DET 67 LAFAYETTE ST	Colonial	2,850	4 4/1	2009	N	N	\$1,149,000	\$1,149,000	22/22
SP: \$995,000 SD: 10/05/2009 \$/Sqft: \$349												
2084096 6	RU M	CLS 7/2/2009	DET 3 AZALEA LN	ExpRan	0	4 4/0		N	N	\$1,200,000	\$1,495,000	195/195
SP: \$1,050,000 SD: 07/02/2009 \$/Sqft: \$0												
2093607 6	RU M	CLS 2/26/2010	DET 91 RIDGE RD	Ctemp	3,058	5 3/1		N	N	\$1,324,500	\$1,324,500	123/123
SP: \$1,155,000 SD: 02/26/2010 \$/Sqft: \$378												
2101105 9	RU M	CLS 5/4/2010	ATT 12 N CHERRY LN	Custom	2,731	4 3/1	1952	N	N	\$1,250,000	\$1,250,000	31/31
SP: \$1,175,000 SD: 05/04/2010 \$/Sqft: \$430												
2091545 3	RU M	CLS 11/18/2009	DET 3 BINGHAM HILL CIR	SplitLvl	0	3 2/1		N	N	\$1,295,000	\$1,495,000	170/170
SP: \$1,200,000 SD: 11/18/2009 \$/Sqft: \$0												
2091880 9	RU M	CLS 9/30/2009	DET 14-A PACKER AVE	Custom, ShoreCo	0	3 2/1		Y	Y	\$1,395,000	\$1,395,000	53/53
SP: \$1,200,000 SD: 09/30/2009 \$/Sqft: \$0												
2093275 1	RU M	CLS 1/27/2010	DET 9 AVENUE OF TWO RIVERS S	Colonial	0	6 4/1		N	Y	\$1,695,000	\$1,695,000	89/89
SP: \$1,200,000 SD: 01/27/2010 \$/Sqft: \$0												
2092061 0	RU M	CLS 10/15/2009	DET 39 WARDELL AVE	Colonial	0	5 2/1	1991	Y	Y	\$1,199,000	\$1,795,000	122/122
SP: \$1,250,000 SD: 10/15/2009 \$/Sqft: \$0												
2092923 5	RU M	CLS 4/23/2010	DET 96 RIDGE RD	Ctemp	2,906	4 3/0	1967	N	N	\$1,299,900	\$1,595,000	249/249
SP: \$1,299,900 SD: 04/23/2010 \$/Sqft: \$447												
2093967 3	RU M	CLS 12/29/2009	DET 10 BROOKSIDE DR	Colonial	3,270	5 2/1	1964	N	N	\$1,350,000	\$1,350,000	11/11
SP: \$1,300,000 SD: 12/29/2009 \$/Sqft: \$398												
2091452 3	RU M	CLS 1/26/2010	DET 8 POST RD	Custom	4,210	5 4/1		N	N	\$1,495,000	\$1,950,000	239/239
SP: \$1,337,500 SD: 01/26/2010 \$/Sqft: \$318												
2092435 0	RU M	CLS 10/26/2009	DET 7 HANCE RD	ShoreCo	0	4 5/1	1986	N	N	\$1,499,000	\$1,649,000	91/91
SP: \$1,350,000 SD: 10/26/2009 \$/Sqft: \$0												
2100439 8	RU M	CLS 4/30/2010	DET 5 WOODS END DR	Colonial	0	5 5/0		N	N	\$1,399,000	\$1,399,000	7/7
SP: \$1,350,000 SD: 04/30/2010 \$/Sqft: \$0												
2101669 5	RU M	CLS 6/10/2010	DET 77 RIDGE RD	Ranch, ExpRan, Custom	0	5 4/1		N	N	\$1,375,000	\$1,375,000	9/9
SP: \$1,375,000 SD: 06/10/2010 \$/Sqft: \$0												
2093602 4	RU M	CLS 4/30/2010	DET 31 BLACK POINT HORSESHOE RD	Ranch	0	4 3/0	1957	Y	Y	\$1,595,000	\$1,595,000	128/128
SP: \$1,425,000 SD: 04/30/2010 \$/Sqft: \$0												

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20942759	RU M	CLS	5/27/2010	DET	37 BLACK POINT HORSESHOE RD	Custom	0	6	6/1	1972	Y	Y	\$1,495,000	\$1,700,000	136/136
SP: \$1,430,000 SD: 05/27/2010 \$/Sqft: \$0															
21010058	RU M	CLS	6/14/2010	DET	27 ROBIN RD	Custom	0	4	4/0	2003	N	N	\$1,550,000	\$1,550,000	52/52
SP: \$1,450,000 SD: 06/14/2010 \$/Sqft: \$0															
20938002	RU M	CLS	12/15/2009	DET	7 MARKWOOD LN	Colonial	0	5	3/1	1962	N	N	\$1,550,000	\$1,550,000	30/30
SP: \$1,475,000 SD: 12/15/2009 \$/Sqft: \$0															
20934011	RU M	CLS	11/10/2009	DET	18 BELLEVUE AVE	Ranch, ExpRan	3,500	4	3/0		N	N	\$1,599,000	\$1,599,000	8/8
SP: \$1,500,000 SD: 11/10/2009 \$/Sqft: \$429															
21009098	RU M	CLS	4/29/2010	DET	8 ORCHARD LN	Ranch, Custom, M/d, LowerLv	6,260	6	3/2	1972	N	N	\$1,599,000	\$1,599,000	7/7
SP: \$1,500,000 SD: 04/29/2010 \$/Sqft: \$240															
20938540	RU M	CLS	2/22/2010	DET	2 WOOD LN	Colonial, Custom	0	4	4/1	2007	N	N	\$1,545,000	\$1,545,000	56/56
SP: \$1,505,000 SD: 02/22/2010 \$/Sqft: \$0															
21003996	RU M	CLS	6/4/2010	DET	41 WARDELL AVE	Colonial	0	4	3/1	2008	Y	Y	\$1,695,000	\$1,695,000	49/49
SP: \$1,600,000 SD: 06/04/2010 \$/Sqft: \$0															
20911947	RU M	CLS	9/23/2009	DET	12 TYSON LN	Custom	0	4	3/0		Y	Y	\$2,290,000	\$2,290,000	115/115
SP: \$1,650,000 SD: 09/23/2009 \$/Sqft: \$0															
21012004	RU M	CLS	5/28/2010	DET	17 HOLLY TREE LN	Colonial	0	4	2/1		N	N	\$1,765,000	\$1,850,000	41/41
SP: \$1,650,000 SD: 05/28/2010 \$/Sqft: \$0															
20907257	RU M	CLS	5/4/2010	DET	4 N ROHALLION DR	Custom	4,544	6	4/1		N	N	\$1,944,876	\$2,495,000	361/361
SP: \$1,700,000 SD: 05/04/2010 \$/Sqft: \$374															
20937422	RU M	CLS	6/29/2010	DET	15 EDGEWOOD RD	Custom, ShoreCo	0	5	4/1		N	N	\$1,750,000	\$1,999,995	223/223
SP: \$1,700,000 SD: 06/29/2010 \$/Sqft: \$0															
20930242	RU M	CLS	9/14/2009	DET	10 WOODMERE AVE	Carriage, ShoreCo	3,500	5	4/1	1920	N	N	\$1,795,000	\$1,795,000	18/18
SP: \$1,725,000 SD: 09/14/2009 \$/Sqft: \$493															
20913407	RU M	CLS	10/2/2009	DET	13 SAILORS WAY	Custom	0	5	3/1	2002	N	N	\$1,959,000	\$2,249,000	124/124
SP: \$1,800,000 SD: 10/02/2009 \$/Sqft: \$0															
20937519	RU M	CLS	6/14/2010	DET	2 LAUREL LN	Colonial	0	4	5/1		N	N	\$1,999,000	\$2,150,000	169/169
SP: \$1,800,000 SD: 06/14/2010 \$/Sqft: \$0															
20945262	RU M	CLS	3/22/2010	DET	131 RIDGE RD	Colonial	5,700	4	4/1	2007	N	N	\$1,944,876	\$1,944,876	101/101
SP: \$1,800,000 SD: 03/22/2010 \$/Sqft: \$316															
20929344	RU M	CLS	2/4/2010	DET	17 HEATHCLIFF RD	Colonial	4,072	5	3/0		Y	Y	\$2,350,000	\$2,350,000	139/139
SP: \$1,850,000 SD: 02/04/2010 \$/Sqft: \$454															
20823300	RU M	CLS	7/16/2009	DET	7 RIVERS EDGE DR	Colonial, Custom	0	4	3/1		Y	Y	\$2,350,000	\$2,599,000	343/343
SP: \$1,984,000 SD: 07/16/2009 \$/Sqft: \$0															
21001902	RU M	CLS	4/29/2010	DET	10 SOMERSET DR	Colonial	4,092	5	4/2	1968	N	N	\$2,495,000	\$2,495,000	46/46
SP: \$2,000,000 SD: 04/29/2010 \$/Sqft: \$489															
2092733	RU	CLS	10/15/2009	DET	49 BUENA	Ranch	5,00	5	6/1	1955	N	N	\$2,195,000	\$2,195,000	16/16

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3	M	9			VISTA AVE		0				0	0		
SP: \$2,037,500 SD: 10/15/2009 \$/Sqft: \$408														
2090898	RU	CLS	11/30/2009	DET	25 BLACK POINT HORSESHOE ST	Colonial	5,400	5 3/1	1998	Y	Y	\$2,395,000	\$2,395,000	204/204
SP: \$2,100,000 SD: 11/30/2009 \$/Sqft: \$389														
2093850	RU	CLS	12/23/2009	DET	50 BELLEVUE AVE	Colonial	0	5 3/1		N	N	\$2,250,000	\$2,250,000	37/37
SP: \$2,125,000 SD: 12/23/2009 \$/Sqft: \$0														
2094048	RU	CLS	11/30/2009	DET	66 W RIVER RD	Custom	0	5 4/1	2006	N	Y	\$2,495,000	\$2,495,000	35/35
SP: \$2,350,000 SD: 11/30/2009 \$/Sqft: \$0														
2100702	RU	CLS	6/29/2010	DET	1 SUGAR MAPLE LN	Custom	0	4 5/2	2009	N	Y	\$2,550,000	\$2,550,000	64/64
SP: \$2,450,000 SD: 06/29/2010 \$/Sqft: \$0														
2100706	RU	CLS	5/28/2010	DET	159 BINGHAM AVE	Colonial	0	5 4/1		N	N	\$2,795,000	\$2,795,000	63/63
SP: \$2,600,000 SD: 05/28/2010 \$/Sqft: \$0														
2081038	RU	CLS	3/15/2010	DET	7 SUGAR MAPLE LN	Custom	5,500	5 5/1	2008	N	Y	\$2,650,000	\$2,500,000	195/195
SP: \$2,775,000 SD: 03/15/2010 \$/Sqft: \$505														
2094090	RU	CLS	2/19/2010	DET	22 N WARD AVE	Custom	5,500	5 7/1	2009	N	Y	\$3,095,000	\$3,095,000	60/60
SP: \$2,800,000 SD: 02/19/2010 \$/Sqft: \$509														
2100447	RU	CLS	6/3/2010	DET	138 RUMSON RD	Colonial	7,700	6 6/3	2007	N	N	\$3,145,000	\$3,145,000	53/53
SP: \$2,912,500 SD: 06/03/2010 \$/Sqft: \$378														
2090633	RU	CLS	9/18/2009	DET	114 RIDGE RD	Other	7,500	5 4/2	2004	N	N	\$3,595,000	\$3,595,000	169/169
SP: \$3,025,000 SD: 09/18/2009 \$/Sqft: \$403														
2094046	RU	CLS	3/16/2010	DET	8 BELKNAP LN	Custom	0	4 3/2	1998	N	N	\$2,950,000	\$2,950,000	40/40
SP: \$3,100,000 SD: 03/16/2010 \$/Sqft: \$0														
2084480	RU	CLS	10/1/2009	DET	7 N ROHALLION DR	Colonial, Custom	0	6 6/2	2003	N	N	\$3,400,000	\$3,849,000	264/264
SP: \$3,275,000 SD: 10/01/2009 \$/Sqft: \$0														
2092207	RU	CLS	12/11/2009	DET	31 SHREWSBURY DR	Custom, Carriage	6,200	5 5/2	1998	Y	Y	\$3,550,000	\$3,750,000	160/160
SP: \$3,300,000 SD: 12/11/2009 \$/Sqft: \$532														
2091770	RU	CLS	10/15/2009	DET	150 RUMSON RD	Colonial, Custom	7,800	7 7/2	2005	N	N	\$3,950,000	\$3,950,000	36/36
SP: \$3,850,000 SD: 10/15/2009 \$/Sqft: \$494														

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	90	\$1,312,604	\$373.51	\$1,102,500	\$339,900	\$3,850,000	112
CWH	0	\$0	\$0.00	\$0	\$0	\$0	0
EXP	0	\$0	\$0.00	\$0	\$0	\$0	0
Total	90	\$1,312,604	\$373.51	\$1,102,500	\$339,900	\$3,850,000	112

This CMA is not an appraisal and should not be considered the equivalent of an appraisal.
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 Provided by Richard Martel of Prudential Zack Shore Properties on 7/1/2010 11:54:31 AM