

**Ric Martel & Roksana Bedrij of Prudential Zack Shore Properties**  
**Market Watch for Sea Bright – 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
20931648	SEA	CLS	10/27/2009	DET	<a href="#">24 BEACH ST</a>	Colonial	0	4	1/0	1912	N	N	\$175,000	\$175,000	55/55
SP: \$106,500 SD: 10/27/2009 \$/Sqft: \$0															
20919936	SEA	CLS	8/7/2009	DET	<a href="#">32 BEACH ST</a>	Colonial, Cot/Bng	1,008	2	1/1	1932	Y	Y	\$279,900	\$279,900	82/82
SP: \$255,000 SD: 08/07/2009 \$/Sqft: \$253															
20737114	SEA	CLS	12/14/2009	DET	<a href="#">20 LONG VIEW WAY</a>	Ranch	1,050	3	1/1	1960	Y	Y	\$999,999	\$1,499,900	767/767
SP: \$850,000 SD: 12/14/2009 \$/Sqft: \$810															
20810093	SEA	CLS	10/19/2009	DET	<a href="#">604 OCEAN AVE</a>	Custom	0	3	2/1		Y	Y	\$975,000	\$1,400,000	515/515
SP: \$885,000 SD: 10/19/2009 \$/Sqft: \$0															
20902172	SEA	CLS	7/30/2009	DET	<a href="#">932 OCEAN AVE</a>	Custom	0	3	2/1		Y	Y	\$1,500,000	\$1,500,000	11/11
SP: \$1,550,000 SD: 07/30/2009 \$/Sqft: \$0															
21005083	SEA	CLS	4/14/2010	DET	<a href="#">1524 OCEAN AVE</a>	Custom	5,000	6	4/1	2009	Y	Y	\$1,794,876	\$1,794,876	49/49
SP: \$1,575,000 SD: 04/14/2010 \$/Sqft: \$315															
20945935	SEA	CLS	3/19/2010	DET	<a href="#">14 TRADEWINDS LN</a>	Custom	3,500	5	3/1	2005	N	Y	\$1,799,000	\$1,799,000	76/76
SP: \$1,600,000 SD: 03/19/2010 \$/Sqft: \$457															
20919706	SEA	CLS	10/2/2009	DET	<a href="#">8 TRADEWINDS LN</a>	Custom	3,800	4	4/1	2006	N	Y	\$1,995,000	\$1,995,000	101/101
SP: \$1,900,000 SD: 10/02/2009 \$/Sqft: \$500															
20921495	SEA	CLS	1/22/2010	DET	<a href="#">602 OCEAN AVE</a>	Custom	4,200	5	5/1	2006	Y	Y	\$2,100,000	\$2,399,000	203/203
SP: \$1,900,000 SD: 01/22/2010 \$/Sqft: \$452															
20932955	SEA	CLS	5/3/2010	DET	<a href="#">23 TRADEWINDS LN</a>	Custom	5,000	5	5/1	2005	Y	Y	\$3,149,000	\$3,149,000	179/179
SP: \$2,855,000 SD: 05/03/2010 \$/Sqft: \$571															

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	10	\$1,347,650	\$479.72	\$1,562,500	\$106,500	\$2,855,000	204
CWH	0	\$0	\$0.00	\$0	\$0	\$0	0
EXP	0	\$0	\$0.00	\$0	\$0	\$0	0
<b>Total</b>	<b>10</b>	<b>\$1,347,650</b>	<b>\$479.72</b>	<b>\$1,562,500</b>	<b>\$106,500</b>	<b>\$2,855,000</b>	<b>204</b>

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 12:25:56 PM