

Ric Martel & Roksana Bedrij of Prudential Zack Shore Properties
Market Watch for Sea Girt – 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
20936909	SEG	CLS	3/12/2010	DET	719 PHILADELPHIA BLVD	Cape	0	4	2/0		N	N	\$699,000	\$699,000	0/0
SP: \$550,000 SD: 03/12/2010 \$/Sqft: \$0															
21004705	SEG	CLS	5/7/2010	DET	614 BROOKLYN BLVD	Colonial	0	4	3/0		N	N	\$750,000	\$750,000	49/49
SP: \$670,000 SD: 05/07/2010 \$/Sqft: \$0															
20941373	SEG	CLS	3/25/2010	DET	711 NEW YORK BLVD	Cape	0	3	2/0		N	N	\$775,000	\$775,000	89/89
SP: \$725,000 SD: 03/25/2010 \$/Sqft: \$0															
20910653	SEG	CLS	7/30/2009	DET	409 SEA GIRT AVE	Cape	0	3	2/1	1960	N	N	\$895,000	\$935,000	66/66
SP: \$800,000 SD: 07/30/2009 \$/Sqft: \$0															
20926285	SEG	CLS	2/5/2010	DET	509 BROOKLYN BLVD	Cape	0	5	2/0		N	N	\$915,000	\$915,000	95/95
SP: \$800,000 SD: 02/05/2010 \$/Sqft: \$0															
21009426	SEG	CLS	5/18/2010	DET	516 CRESCENT PKWY	Colonial	0	3	2/1		N	N	\$885,000	\$885,000	35/35
SP: \$825,000 SD: 05/18/2010 \$/Sqft: \$0															
20931167	SEG	CLS	4/9/2010	DET	408 TRENTON BLVD	Colonial	0	3	2/1	1967	N	N	\$999,999	\$999,999	213/213
SP: \$900,000 SD: 04/09/2010 \$/Sqft: \$0															
20926896	SEG	CLS	9/2/2009	DET	623 BROOKLYN BLVD	Colonial	2,096	3	3/1	1984	N	N	\$949,000	\$949,000	26/26
SP: \$905,000 SD: 09/02/2009 \$/Sqft: \$432															
21010194	SEG	CLS	6/11/2010	DET	317 BALTIMORE BLVD	Cape	0	3	2/0		N	N	\$975,000	\$975,000	4/4
SP: \$975,000 SD: 06/11/2010 \$/Sqft: \$0															
20923204	SEG	CLS	12/17/2009	DET	1 6TH AVE	Colonial	2,000	4	3/0		Y	Y	\$1,199,000	\$1,299,000	108/108
SP: \$1,050,000 SD: 12/17/2009 \$/Sqft: \$525															
20930668	SEG	CLS	10/30/2009	DET	316 BEACON BLVD	Cape	0	4	2/0		N	N	\$1,199,999	\$1,199,999	59/59
SP: \$1,075,000 SD: 10/30/2009 \$/Sqft: \$0															
21011498	SEG	CLS	6/21/2010	DET	221 NEPTUNE PL	ShoreCo	0	4	2/0	1940	N	N	\$1,195,000	\$1,195,000	22/22
SP: \$1,090,000 SD: 06/21/2010 \$/Sqft: \$0															
20922611	SEG	CLS	10/5/2009	DET	202 CHICAGO BLVD	Carriage	0	2	1/0		N	N	\$1,300,000	\$1,300,000	30/30
SP: \$1,240,000 SD: 10/05/2009 \$/Sqft: \$0															
21003508	SEG	CLS	4/15/2010	DET	411 WASHINGTON BLVD	Cape	0	4	5/0		N	N	\$1,350,000	\$1,350,000	29/29
SP: \$1,265,000 SD: 04/15/2010 \$/Sqft: \$0															
20930723	SEG	CLS	9/29/2009	DET	500 BALTIMORE BLVD	Custom	0	5	4/1	2003	N	N	\$1,485,000	\$1,485,000	22/22
SP: \$1,325,000 SD: 09/29/2009 \$/Sqft: \$0															
20931593	SEG	CLS	11/17/2009	DET	316 PHILADELPHIA BLVD	Cape	0	4	2/1		N	N	\$1,399,900	\$1,399,900	39/39
SP: \$1,350,000 SD: 11/17/2009 \$/Sqft: \$0															
21012060	SEG	CLS	6/11/2010	DET	512 NEW YORK BLVD	Colonial	0	6	3/1	2007	N	N	\$1,459,000	\$1,459,000	26/26
SP: \$1,350,000 SD: 06/11/2010 \$/Sqft: \$0															
21009550	SEG	CLS	4/23/2010	DET	400 CHICAGO BLVD	Dutch Co	0	3	1/1		N	N	\$1,399,900	\$1,399,900	11/11
SP: \$1,360,000 SD: 04/23/2010 \$/Sqft: \$0															
20931313	SEG	CLS	11/30/2009	DET	106 BROOKLYN BLVD	ShoreCo	0	4	2/0		N	N	\$1,699,000	\$1,785,000	63/63
SP: \$1,459,000 SD: 11/30/2009 \$/Sqft: \$0															
20905740	SEG	CLS	5/4/2010	DET	208 CHICAGO	Colonial	0	6	2/0		N	N	\$1,799,999	\$1,950,000	21/21

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BLVD

SP: \$1,600,000 SD: 05/04/2010 \$/Sqft: \$0														
20943979	SEG CLS	6/18/2010	DET	314 BEACON BLVD	Colonial	0	5	3/1	1920	N	N	\$1,799,000	\$1,799,000	60/60
SP: \$1,670,000 SD: 06/18/2010 \$/Sqft: \$0														
20911202	SEG CLS	11/20/2009	DET	300 BEACON BLVD	Colonial	0	5	4/1	2008	N	Y	\$1,995,000	\$2,150,000	223/223
SP: \$1,825,000 SD: 11/20/2009 \$/Sqft: \$0														
20834528	SEG CLS	7/24/2009	DET	203 BOSTON BLVD	Colonial	0	4	3/1	2007	N	N	\$2,100,000	\$2,345,678	303/303
SP: \$1,900,000 SD: 07/24/2009 \$/Sqft: \$0														
20924757	SEG CLS	10/19/2009	DET	219 BROOKLYN BLVD	ShoreCo	0	4	2/1	1907	N	N	\$2,300,000	\$2,300,000	27/27
SP: \$2,150,000 SD: 10/19/2009 \$/Sqft: \$0														
20941088	SEG CLS	6/18/2010	DET	200 THE TERRACE	Ctemp	0	5	4/1		Y	Y	\$2,499,900	\$2,750,000	186/186
SP: \$2,400,000 SD: 06/18/2010 \$/Sqft: \$0														
21002208	SEG CLS	3/31/2010	DET	207 NEW YORK BLVD	Custom	0	3	3/0	2002	N	N	\$2,650,000	\$2,650,000	33/107
SP: \$2,525,000 SD: 03/31/2010 \$/Sqft: \$0														
20840534	SEG CLS	7/8/2009	DET	7 BEACON BLVD	Colonial	0	5	4/1	2005	N	Y	\$2,990,000	\$3,250,000	227/227
SP: \$2,675,000 SD: 07/08/2009 \$/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
CLS	27	\$1,350,333	\$478.39	\$1,265,000	\$550,000	\$2,675,000	77
CWH	0	\$0	\$0.00	\$0	\$0	\$0	0
EXP	0	\$0	\$0.00	\$0	\$0	\$0	0
Total	27	\$1,350,333	\$478.39	\$1,265,000	\$550,000	\$2,675,000	77

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