

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

| MLS# | Ar | Sta | StaDate | Typ | Address | Stvle | SqFt | BR | Bth | YrBlt | WF | WV | LPrice | OrgPrice | DOM/CDOM |
|---|-----|-----|------------|-----|-----------------------------------|-----------------|-------|----|-----|-------|----|----|-----------|-----------|----------|
| 20945747 | SHB | CLS | 2/16/2010 | DET | 725 BROAD ST | Ranch | 1,520 | 3 | 2/0 | 1923 | N | N | \$210,000 | \$210,000 | 23/23 |
| SP: \$210,000 SD: 02/16/2010 \$/Sqft: \$138 | | | | | | | | | | | | | | | |
| 21005892 | SHB | CLS | 4/6/2010 | DET | 60 BIRCH DR | SplitLvl | 1,729 | 3 | 2/0 | 1955 | N | N | \$309,900 | \$309,900 | 24/24 |
| SP: \$295,000 SD: 04/06/2010 \$/Sqft: \$171 | | | | | | | | | | | | | | | |
| 20925066 | SHB | CLS | 7/29/2009 | DET | 79 WHITE ST | Cape | 1,190 | 4 | 1/1 | 1952 | N | N | \$299,000 | \$299,000 | 12/12 |
| SP: \$300,000 SD: 07/29/2009 \$/Sqft: \$252 | | | | | | | | | | | | | | | |
| 20914340 | SHB | CLS | 9/1/2009 | DET | 47 FRANCES ST | Ranch | 0 | 3 | 1/0 | | N | N | \$329,900 | \$339,900 | 70/70 |
| SP: \$311,900 SD: 09/01/2009 \$/Sqft: \$0 | | | | | | | | | | | | | | | |
| 20920423 | SHB | CLS | 2/18/2010 | DET | 139 COURT DR | Ranch | 1,961 | 4 | 3/0 | | N | N | \$359,000 | \$385,000 | 231/231 |
| SP: \$319,000 SD: 02/18/2010 \$/Sqft: \$163 | | | | | | | | | | | | | | | |
| 20915598 | SHB | CLS | 7/31/2009 | DET | 66 WHITE ST | Colonial | 0 | 3 | 1/1 | | N | N | \$349,900 | \$349,900 | 60/60 |
| SP: \$330,000 SD: 07/31/2009 \$/Sqft: \$0 | | | | | | | | | | | | | | | |
| 20944531 | SHB | CLS | 5/3/2010 | DET | 48 PARKER PL | Colonial | 0 | 5 | 2/0 | 1950 | N | N | \$349,900 | \$349,900 | 117/117 |
| SP: \$330,000 SD: 05/03/2010 \$/Sqft: \$0 | | | | | | | | | | | | | | | |
| 20920707 | SHB | CLS | 8/28/2009 | DET | 20 PATTERSON CT | Cape | 0 | 4 | 2/0 | | N | N | \$379,900 | \$409,900 | 66/66 |
| SP: \$349,000 SD: 08/28/2009 \$/Sqft: \$0 | | | | | | | | | | | | | | | |
| 20922009 | SHB | CLS | 7/30/2009 | DET | 38 N PARK AVE | Ranch | 0 | 2 | 1/0 | 1954 | N | N | \$352,900 | \$352,900 | 21/21 |
| SP: \$355,000 SD: 07/30/2009 \$/Sqft: \$0 | | | | | | | | | | | | | | | |
| 20914689 | SHB | CLS | 10/26/2009 | DET | 73 OBRE PL | Cape | 1,478 | 4 | 2/0 | 1952 | N | N | \$399,000 | \$449,900 | 133/133 |
| SP: \$370,000 SD: 10/26/2009 \$/Sqft: \$250 | | | | | | | | | | | | | | | |
| 20923277 | SHB | CLS | 3/29/2010 | DET | 242 BEECHWOOD DR | Ranch | 0 | 3 | 1/0 | 1950 | N | N | \$410,000 | \$454,900 | 119/119 |
| SP: \$385,000 SD: 03/29/2010 \$/Sqft: \$0 | | | | | | | | | | | | | | | |
| 21003655 | SHB | CLS | 6/25/2010 | DET | 44 ALAMEDA CT | Cape | 1,912 | 5 | 2/1 | 1950 | N | N | \$399,999 | \$439,999 | 94/94 |
| SP: \$389,000 SD: 06/25/2010 \$/Sqft: \$203 | | | | | | | | | | | | | | | |
| 20926998 | SHB | CLS | 10/29/2009 | DET | 92 BEECHWOOD DR | Ranch | 0 | 3 | 1/0 | 1950 | N | N | \$399,999 | \$429,000 | 67/67 |
| SP: \$395,000 SD: 10/29/2009 \$/Sqft: \$0 | | | | | | | | | | | | | | | |
| 20940283 | SHB | CLS | 12/15/2009 | DET | 21 PARKER PL | Cape | 0 | 3 | 1/1 | 1950 | N | N | \$399,900 | \$399,900 | 20/20 |
| SP: \$400,000 SD: 12/15/2009 \$/Sqft: \$0 | | | | | | | | | | | | | | | |
| 20919523 | SHB | CLS | 4/23/2010 | DET | 5 SPRUCE DR | SplitLvl | 1,855 | 5 | 2/1 | 1965 | N | N | \$449,900 | \$520,000 | 288/288 |
| SP: \$420,000 SD: 04/23/2010 \$/Sqft: \$226 | | | | | | | | | | | | | | | |
| 20932648 | SHB | CLS | 5/28/2010 | DET | 47 BRADY RD | Colonial, Ctemp | 2,060 | 3 | 2/1 | 1990 | N | N | \$499,000 | \$559,900 | 224/224 |
| SP: \$440,000 SD: 05/28/2010 \$/Sqft: \$214 | | | | | | | | | | | | | | | |
| 20944695 | SHB | CLS | 3/23/2010 | DET | 50 SILVERBROOK RD | Colonial | 0 | 4 | 2/0 | | N | N | \$485,000 | \$485,000 | 35/35 |
| SP: \$445,000 SD: 03/23/2010 \$/Sqft: \$0 | | | | | | | | | | | | | | | |
| 20913813 | SHB | CLS | 7/31/2009 | DET | 40 PARKER PL | Colonial | 3,600 | 4 | 2/0 | 1950 | N | N | \$549,900 | \$549,000 | 70/70 |
| SP: \$530,000 SD: 07/31/2009 \$/Sqft: \$147 | | | | | | | | | | | | | | | |
| 21004358 | SHB | CLS | 5/10/2010 | DET | 15 PARKER PL | Colonial | 0 | 3 | 2/0 | 1953 | N | N | \$559,900 | \$559,900 | 39/39 |
| SP: \$542,000 SD: 05/10/2010 \$/Sqft: \$0 | | | | | | | | | | | | | | | |
| 20918582 | SHB | CLS | 7/17/2009 | DET | 153 WHITE ST | Colonial | 2,400 | 4 | 3/0 | 1952 | N | N | \$565,000 | \$565,000 | 11/11 |
| SP: \$565,000 SD: 07/17/2009 \$/Sqft: \$235 | | | | | | | | | | | | | | | |
| 21002478 | SHB | CLS | 4/30/2010 | DET | 107 MEADOW DR | Colonial | 2,322 | 4 | 2/2 | 1991 | N | N | \$604,900 | \$604,900 | 57/57 |
| SP: \$570,000 SD: 04/30/2010 \$/Sqft: \$245 | | | | | | | | | | | | | | | |
| 20936053 | SHB | CLS | 12/15/2009 | DET | 93 OBRE PL | Colonial | 2,176 | 4 | 2/2 | 1956 | N | N | \$629,000 | \$669,000 | 77/77 |
| SP: \$575,000 SD: 12/15/2009 \$/Sqft: \$264 | | | | | | | | | | | | | | | |
| 20940402 | SHB | CLS | 6/3/2010 | DET | 60 REGENT DR | Colonial | 3,500 | 5 | 3/0 | 1987 | N | N | \$599,000 | \$649,000 | 210/468 |
| SP: \$590,000 SD: 06/03/2010 \$/Sqft: \$169 | | | | | | | | | | | | | | | |

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| | | | | | | | | | | | | | | |
|---|---------|------------|-----|--------------------------------------|-----------------------|-------|---|-----|------|---|---|-------------|-------------|---------|
| 20918082 | SHB CLS | 7/21/2009 | DET | 45 OBRE PL | Custom | 2,596 | 4 | 3/0 | 1953 | N | N | \$700,000 | \$700,000 | 17/17 |
| SP: \$600,000 SD: 07/21/2009 \$/Sqft: \$231 | | | | | | | | | | | | | | |
| 20820454 | SHB CLS | 9/16/2009 | DET | 137 ELM LN | Ranch | 0 | 4 | 2/0 | | N | N | \$659,000 | \$785,000 | 472/472 |
| SP: \$620,000 SD: 09/16/2009 \$/Sqft: \$0 | | | | | | | | | | | | | | |
| 20935523 | SHB CLS | 5/10/2010 | DET | 170 SYCAMORE AVE | FarmHse | 2,892 | 3 | 2/1 | 1832 | N | N | \$698,000 | \$698,000 | 217/217 |
| SP: \$640,000 SD: 05/10/2010 \$/Sqft: \$221 | | | | | | | | | | | | | | |
| 20934702 | SHB CLS | 1/20/2010 | DET | 54 SUNNYBANK DR | Ranch | 0 | 4 | 2/1 | 1960 | N | Y | \$675,000 | \$675,000 | 111/111 |
| SP: \$642,000 SD: 01/20/2010 \$/Sqft: \$0 | | | | | | | | | | | | | | |
| 20923418 | SHB CLS | 1/22/2010 | DET | 54 WINDING BROOK WAY | Colonial | 3,000 | 4 | 2/1 | | N | N | \$729,000 | \$775,000 | 166/418 |
| SP: \$645,000 SD: 01/22/2010 \$/Sqft: \$215 | | | | | | | | | | | | | | |
| 21006137 | SHB CLS | 4/14/2010 | DET | 250 SYCAMORE AVE | Ranch, ExpRan, Custom | 2,928 | 4 | 2/1 | | N | N | \$649,900 | \$649,900 | 15/15 |
| SP: \$650,000 SD: 04/14/2010 \$/Sqft: \$222 | | | | | | | | | | | | | | |
| 20926175 | SHB CLS | 10/13/2009 | DET | 52 DORCHESTER WAY | Colonial | 3,064 | 4 | 2/1 | 1987 | N | N | \$710,000 | \$710,000 | 70/70 |
| SP: \$665,000 SD: 10/13/2009 \$/Sqft: \$217 | | | | | | | | | | | | | | |
| 20923764 | SHB CLS | 3/29/2010 | DET | 82 DORCHESTER WAY | Colonial | 0 | 5 | 3/0 | 1988 | N | N | \$697,900 | \$719,000 | 176/294 |
| SP: \$670,000 SD: 03/29/2010 \$/Sqft: \$0 | | | | | | | | | | | | | | |
| 20934282 | SHB CLS | 11/12/2009 | DET | 10 PENBROOK CT | Colonial | 3,266 | 4 | 2/1 | 1987 | N | N | \$699,000 | \$699,000 | 15/15 |
| SP: \$680,000 SD: 11/12/2009 \$/Sqft: \$208 | | | | | | | | | | | | | | |
| 20915303 | SHB CLS | 12/16/2009 | DET | 21 WESTEND AVE | Custom | 3,400 | 4 | 3/1 | 2003 | N | N | \$900,000 | \$950,000 | 194/194 |
| SP: \$865,000 SD: 12/16/2009 \$/Sqft: \$254 | | | | | | | | | | | | | | |
| 21008325 | SHB CLS | 6/18/2010 | DET | 70 WILLOW CT | Colonial, M/d | 3,070 | 5 | 3/0 | 1997 | N | N | \$949,000 | \$949,000 | 54/54 |
| SP: \$900,000 SD: 06/18/2010 \$/Sqft: \$293 | | | | | | | | | | | | | | |
| 20907212 | SHB CLS | 7/1/2009 | DET | 12 BEECH TREE LN | Colonial | 0 | 5 | 3/1 | 1997 | N | N | \$1,149,999 | \$1,149,999 | 42/42 |
| SP: \$1,100,000 SD: 07/01/2009 \$/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 | 35 | \$516,940 | \$216.22 | \$530,000 | \$210,000 | \$1,100,000 | 103 |
| CWH | 0 | \$0 | \$0.00 | \$0 | \$0 | \$0 | 0 |
| EXP | 0 | \$0 | \$0.00 | \$0 | \$0 | \$0 | 0 |
| Total | 35 | \$516,940 | \$216.22 | \$530,000 | \$210,000 | \$1,100,000 | 103 |

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