

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

MLS#	Ar	Sta	StaDate	Typ	Address	Style	SqFt	B R	Bt h	YrBl t	W F	W V	LPrice	OrgPrice	DOM/CDO M
2092342 3	SP R	CL S	5/18/2010	DE T	<a href="#">500 PROSPECT AVE</a>	ShoreCo	1,976	4	3/0	1920	Y	Y	\$499,000	\$499,000	301/301
SP: \$470,000 SD: 05/18/2010 \$/Sqft: \$238															
2083080 0	SP R	CL S	9/15/2009	AT T	<a href="#">515 JERSEY AVE</a>	Colonial , AFrame	1,110	3	1/1	1915	N	N	\$665,000	\$799,900	398/398
SP: \$616,250 SD: 09/15/2009 \$/Sqft: \$555															
2094470 3	SP R	CL S	2/8/2010	DE T	<a href="#">7 JERSEY LN</a>	Ranch	0	3	1/0	1983	N	N	\$689,000	\$689,000	23/23
SP: \$639,000 SD: 02/08/2010 \$/Sqft: \$0															
2092731 4	SP R	CL S	11/23/2009	DE T	<a href="#">505 WASHINGTON AVE</a>	Colonial	0	3	1/0		N	N	\$669,000	\$669,000	69/69
SP: \$645,000 SD: 11/23/2009 \$/Sqft: \$0															
2090840 5	SP R	CL S	7/8/2009	DE T	<a href="#">321 LUDLOW AVE</a>	Cape	0	4	2/0	1953	N	N	\$799,000	\$999,000	102/102
SP: \$745,000 SD: 07/08/2009 \$/Sqft: \$0															
2093742 3	SP R	CL S	6/1/2010	DE T	<a href="#">400 JERSEY AVE</a>	Ranch	0	2	1/1	1960	N	N	\$799,000	\$799,000	219/219
SP: \$745,000 SD: 06/01/2010 \$/Sqft: \$0															
2100964 3	SP R	CL S	5/13/2010	DE T	<a href="#">2122 FOURTH AVE</a>	Custom, Cot/Bng	0	3	2/0		N	N	\$824,900	\$824,900	22/22
SP: \$770,000 SD: 05/13/2010 \$/Sqft: \$0															
2082612 8	SP R	CL S	7/9/2009	DE T	<a href="#">324 PITNEY AVE</a>	Colonial	0	4	2/0		Y	N	\$825,000	\$875,000	331/331
SP: \$775,000 SD: 07/09/2009 \$/Sqft: \$0															
2090388 3	SP R	CL S	9/30/2009	DE T	<a href="#">504 ESSEX AVE</a>	Victoria	0	3	1/1		N	N	\$775,000	\$775,000	180/180
SP: \$775,000 SD: 09/30/2009 \$/Sqft: \$0															
2093517 5	SP R	CL S	1/4/2010	DE T	<a href="#">1209 FOURTH AVE</a>	Victoria	0	3	2/0	0	N	N	\$899,900	\$929,900	60/60
SP: \$785,000 SD: 01/04/2010 \$/Sqft: \$0															
2083523 1	SP R	CL S	12/15/2009	DE T	<a href="#">425 MONMOUTH AVE</a>	Colonial	0	4	1/1		N	N	\$829,000	\$865,000	450/450
SP: \$799,000 SD: 12/15/2009 \$/Sqft: \$0															
2090140 0	SP R	CL S	10/9/2009	DE T	<a href="#">313 PENNSYLVANIA AVE</a>	Colonial	0	3	2/1	1992	N	Y	\$895,000	\$999,999	246/246
SP: \$800,000 SD: 10/09/2009 \$/Sqft: \$0															
2100522 4	SP R	CL S	6/8/2010	DE T	<a href="#">325 CHURCH ST</a>	Ranch	1,156	3	2/0	1952	N	N	\$890,000	\$929,000	111/111
SP: \$825,000 SD: 06/08/2010 \$/Sqft: \$714															
2084080 9	SP R	CL S	7/24/2009	DE T	<a href="#">2006 4TH AVE</a>	Cape	0	5	2/0	2000	N	N	\$949,900	\$1,050,000	246/246
SP: \$849,000 SD: 07/24/2009 \$/Sqft: \$0															
2100798 9	SP R	CL S	5/17/2010	DE T	<a href="#">418 CENTRAL AVE</a>	Victoria	1,928	3	2/1	1995	N	Y	\$895,000	\$895,000	25/25
SP: \$869,000 SD: 05/17/2010 \$/Sqft: \$451															
2093814 9	SP R	CL S	6/25/2010	DE T	<a href="#">401 ATLANTIC AVE</a>	ShoreCo	0	3	1/1		N	N	\$950,000	\$1,100	206/206
SP: \$875,000 SD: 06/25/2010 \$/Sqft: \$0															
2101111 7	SP R	CL S	6/11/2010	DE T	<a href="#">408 MORRIS AVE</a>	Cape	1,523	4	2/0	1950	N	N	\$1,050,000	\$1,050,000	29/29
SP: \$890,000 SD: 06/11/2010 \$/Sqft: \$584															
2083696 2	SP R	CL S	12/5/2009	DE T	<a href="#">332 SOUTH BLVD</a>	Cape	0	4	2/1	1940	N	N	\$999,000	\$1,249,900	375/375
SP: \$900,000 SD: 12/05/2009 \$/Sqft: \$0															
2093434	SP	CL	10/29/2009	AT	<a href="#">312</a>	Cape	0	4	2/0	1950	N	N	\$999,900	\$999,900	4/4

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9	R	S	9	T	<a href="#">PENNSYLVANIA AVE</a>													
SP: \$900,000 SD: 10/29/2009 \$/Sqft: \$0																		
2093585 2	SP R	CL S	12/9/2009	DE T	<a href="#">420 CENTRAL AVE</a>	Victoria	4,24 6	8	4/1	1920	N	N	\$1,100,000	\$1,100,000				61/61
SP: \$904,687 SD: 12/09/2009 \$/Sqft: \$213																		
2100754 7	SP R	CL S	5/7/2010	DE T	<a href="#">425 MERCER AVE</a>	Cape	0	3	2/1	1955	N	N	\$1,050,000	\$1,050,000				34/34
SP: \$965,000 SD: 05/07/2010 \$/Sqft: \$0																		
2092118 7	SP R	CL S	4/23/2010	DE T	<a href="#">314 TUTTLE AVE</a>	Colonial	0	4	1/1		N	N	\$2,599,999	\$2,750,000				195/195
SP: \$975,000 SD: 04/23/2010 \$/Sqft: \$0																		
2091357 6	SP R	CL S	11/24/2009	DE T	<a href="#">306 WORTHINGTON AVE</a>	Victoria	0	4	2/1		N	N	\$1,199,000	\$1,269,000				192/192
SP: \$995,000 SD: 11/24/2009 \$/Sqft: \$0																		
2100367 5	SP R	CL S	4/15/2010	DE T	<a href="#">307 MONMOUTH AVE</a>	Tudor	1,45 1	3	1/1	1925	N	N	\$1,090,000	\$1,090,000				27/27
SP: \$999,500 SD: 04/15/2010 \$/Sqft: \$689																		
2090692 8	SP R	CL S	5/6/2010	DE T	<a href="#">411 WASHINGTON AVE</a>	Victoria	0	4	2/2		N	N	\$1,295,000	\$1,468,000				383/383
SP: \$1,050,000 SD: 05/06/2010 \$/Sqft: \$0																		
2092581 4	SP R	CL S	11/16/2009	DE T	<a href="#">400 MORRIS AVE</a>	Colonial, Cape, Custom	0	5	2/1		N	N	\$1,195,000	\$1,195,000				50/50
SP: \$1,075,000 SD: 11/16/2009 \$/Sqft: \$0																		
2093387 4	SP R	CL S	10/1/2009	DE T	<a href="#">217 VROOM AVE</a>	Other	0	5	3/0	1930	N	N	\$1,250,000	\$1,250,000				7/7
SP: \$1,210,000 SD: 10/01/2009 \$/Sqft: \$0																		
2092731 7	SP R	CL S	10/5/2009	DE T	<a href="#">410 MONMOUTH AVE</a>	Colonial	0	4	2/1	1920	N	N	\$1,394,000	\$1,469,000				82/132
SP: \$1,280,000 SD: 10/05/2009 \$/Sqft: \$0																		
2091997 0	SP R	CL S	8/14/2009	DE T	<a href="#">214 SOUTH BLVD</a>	Colonial	0	4	3/0	1933	N	N	\$1,299,999	\$1,299,999				64/64
SP: \$1,299,999 SD: 08/14/2009 \$/Sqft: \$0																		
2094436 5	SP R	CL S	1/12/2010	DE T	<a href="#">221 WORTHINGTON AVE</a>	ExpRan	0	5	4/0	1985	N	N	\$1,499,000	\$1,499,000				13/13
SP: \$1,330,000 SD: 01/12/2010 \$/Sqft: \$0																		
2101199 6	SP R	CL S	6/4/2010	DE T	<a href="#">113 MERCER AVE</a>	Cape	0	4	2/0		N	N	\$1,399,000	\$1,399,000				19/19
SP: \$1,399,000 SD: 06/04/2010 \$/Sqft: \$0																		
2091333 6	SP R	CL S	8/6/2009	DE T	<a href="#">8 MONMOUTH SHIRE LN</a>	Colonial	0	3	2/1	1977	N	N	\$1,725,000	\$1,975,000				97/97
SP: \$1,562,000 SD: 08/06/2009 \$/Sqft: \$0																		
2091850 1	SP R	CL S	10/23/2009	DE T	<a href="#">5 SOUTH BLVD</a>	ShoreCo	0	4	4/0	1960	Y	Y	\$1,699,000	\$2,150,000				116/116
SP: \$1,600,000 SD: 10/23/2009 \$/Sqft: \$0																		
2093870 7	SP R	CL S	5/5/2010	DE T	<a href="#">36 WORTHINGTON AVE</a>	Carriage	0	4	4/0	1950	N	N	\$1,899,000	\$2,200,000				166/166
SP: \$1,620,000 SD: 05/05/2010 \$/Sqft: \$0																		
2100440 4	SP R	CL S	5/14/2010	DE T	<a href="#">10 SALEM AVE</a>	Cape	2,90 0	5	2/1		N	Y	\$1,599,000	\$1,599,000				11/11
SP: \$1,625,000 SD: 05/14/2010 \$/Sqft: \$560																		
2090654 5	SP R	CL S	12/7/2009	DE T	<a href="#">204 REMSEN AVE</a>	Victoria, Other	0	5	2/0		N	Y	\$2,199,000	\$2,199,000				234/234
SP: \$1,650,000 SD: 12/07/2009 \$/Sqft: \$0																		

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2090749 3	SP R	CL S	7/16/2009	DE T	<a href="#">215 HOWELL AVE</a>	Dutch Co	2,23 0	4	2/1		N	Y	\$1,699,000	\$2,299,000	137/251
SP: <b>\$1,650,000</b> SD: <b>07/16/2009</b> \$/Sqft: <b>\$740</b>															
2092424 4	SP R	CL S	7/31/2009	DE T	<a href="#">426 PASSAIC AVE</a>	Colonial	3,24 5	4	2/1	2007	N	Y	\$1,699,000	\$1,699,000	23/23
SP: <b>\$1,699,000</b> SD: <b>07/31/2009</b> \$/Sqft: <b>\$524</b>															
2093540 3	SP R	CL S	3/25/2010	DE T	<a href="#">414 WORTHINGTON AVE</a>	Colonial , Custom	0	6	3/1	2009	N	N	\$1,799,000	\$1,799,000	111/111
SP: <b>\$1,730,000</b> SD: <b>03/25/2010</b> \$/Sqft: <b>\$0</b>															
2092603 1	SP R	CL S	10/20/2009	DE T	<a href="#">208 MORRIS AVE</a>	Cape	0	3	3/1		N	N	\$1,699,000	\$1,699,000	13/13
SP: <b>\$1,825,000</b> SD: <b>10/20/2009</b> \$/Sqft: <b>\$0</b>															
2092429 4	SP R	CL S	12/14/2009	DE T	<a href="#">109 MONMOUTH AVE</a>	Colonial	0	4	3/1	1984	Y	Y	\$2,100,000	\$2,350,000	117/117
SP: <b>\$1,850,000</b> SD: <b>12/14/2009</b> \$/Sqft: <b>\$0</b>															
2092823 8	SP R	CL S	12/4/2009	DE T	<a href="#">809 WEST LAKE AVE</a>	Cape, Custom, ShoreCo	0	5	3/1	1968	Y	Y	\$2,199,000	\$2,199,000	76/76
SP: <b>\$1,875,000</b> SD: <b>12/04/2009</b> \$/Sqft: <b>\$0</b>															
2080250 8	SP R	CL S	10/19/2009	DE T	<a href="#">1702 3RD AVE</a>	ShoreCo	0	9	4/1		N	N	\$2,249,000	\$2,950,000	534/534
SP: <b>\$1,900,000</b> SD: <b>10/19/2009</b> \$/Sqft: <b>\$0</b>															
2100633 6	SP R	CL S	3/26/2010	DE T	<a href="#">220 ST CLAIR AVE</a>	Colonial	0	5	2/1	1916	Y	N	\$2,290,000	\$2,290,000	2/2
SP: <b>\$1,950,000</b> SD: <b>03/26/2010</b> \$/Sqft: <b>\$0</b>															
2091766 7	SP R	CL S	9/25/2009	DE T	<a href="#">315 WORTHINGTON AVE</a>	Colonial	0	5	4/1		N	N	\$2,000,000	\$2,000,000	7/7
SP: <b>\$2,000,000</b> SD: <b>09/25/2009</b> \$/Sqft: <b>\$0</b>															
2092284 4	SP R	CL S	9/8/2009	DE T	<a href="#">104 BRIGHTON AVE</a>	Victoria	6,00 0	9	5/2	1899	N	N	\$2,650,000	\$2,650,000	69/69
SP: <b>\$2,050,000</b> SD: <b>09/08/2009</b> \$/Sqft: <b>\$342</b>															
2090814 9	SP R	CL S	3/25/2010	DE T	<a href="#">11 YORK AVE</a>	Custom	0	5	4/0	9999	N	Y	\$2,295,000	\$2,450,000	205/205
SP: <b>\$2,070,000</b> SD: <b>03/25/2010</b> \$/Sqft: <b>\$0</b>															
2091325 9	SP R	CL S	10/30/2009	DE T	<a href="#">401 ST CLAIR AVE</a>	Colonial	0	6	2/2	1915	N	N	\$2,499,000	\$2,499,000	176/176
SP: <b>\$2,200,000</b> SD: <b>10/30/2009</b> \$/Sqft: <b>\$0</b>															
2074427 4	SP R	CL S	1/13/2010	DE T	<a href="#">23 PITNEY AVE</a>	Other	0	0	0/0		N	Y	\$2,775,000	\$4,295,000	716/716
SP: <b>\$2,275,000</b> SD: <b>01/13/2010</b> \$/Sqft: <b>\$0</b>															
2073964 6	SP R	CL S	9/22/2009	DE T	<a href="#">100 JERSEY AVE</a>	Cape, Custom	0	5	3/2	1953	N	Y	\$2,836,000	\$3,200,000	672/672
SP: <b>\$2,460,000</b> SD: <b>09/22/2009</b> \$/Sqft: <b>\$0</b>															
2100883 2	SP R	CL S	6/22/2010	DE T	<a href="#">308 BRIGHTON AVE</a>	Colonial	0	6	4/1	1888	N	N	\$2,899,000	\$2,899,000	55/55
SP: <b>\$2,625,000</b> SD: <b>06/22/2010</b> \$/Sqft: <b>\$0</b>															
2100648 4	SP R	CL S	4/9/2010	DE T	<a href="#">219 ST CLAIR AVE</a>	ShoreCo	0	7	4/1		N	N	\$2,999,000	\$2,999,000	6/6
SP: <b>\$2,650,000</b> SD: <b>04/09/2010</b> \$/Sqft: <b>\$0</b>															
2090827 8	SP R	CL S	9/8/2009	DE T	<a href="#">101 JERSEY AVE</a>	Colonial , Custom	0	4	5/1		N	Y	\$2,975,000	\$3,375,000	140/404
SP: <b>\$2,725,000</b> SD: <b>09/08/2009</b> \$/Sqft: <b>\$0</b>															
2092044 5	SP R	CL S	1/29/2010	DE T	<a href="#">13 WARREN AVE</a>	Custom	0	5	5/1	2001	N	Y	\$3,199,000	\$3,495,000	226/226
SP: <b>\$3,000,000</b> SD: <b>01/29/2010</b> \$/Sqft: <b>\$0</b>															
2094103 3	SP R	CL S	4/1/2010	DE T	<a href="#">116 NEWARK AVE</a>	Colonial	5,80 0	7	4/2		N	N	\$3,995,000	\$3,995,000	88/88
SP: <b>\$3,450,000</b> SD: <b>04/01/2010</b> \$/Sqft: <b>\$595</b>															

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2093155 5	SP R	CL S	5/25/2010	AT T	<a href="#">117 JERSEY AVE</a>	Victoria, Custom	0	7	6/2	2001	N	N	\$4,295,000	\$4,750,000	259/259
SP: \$3,646,000 SD: 05/25/2010 \$/Sqft: \$0															
2092333 7	SP R	CL S	3/8/2010	DE T	<a href="#">601 OCEAN AVE</a>	Custom	4,70 0	4	3/2	2002	Y	Y	\$4,100,000	\$4,499,000	191/238
SP: \$3,700,000 SD: 03/08/2010 \$/Sqft: \$787															
2091342 3	SP R	CL S	8/5/2009	DE T	<a href="#">2103 OCEAN AVE</a>	Custom	0	4	4/1	2000	Y	Y	\$5,400,000	\$6,200,000	98/350
SP: \$4,500,000 SD: 08/05/2009 \$/Sqft: \$0															
2091732 5	SP R	CL S	9/14/2009	DE T	<a href="#">205 TUTTLE AVE</a>	Custom	0	5	4/1		N	N	\$4,989,900	\$4,989,900	48/48
SP: \$4,500,000 SD: 09/14/2009 \$/Sqft: \$0															
2092990 6	SP R	CL S	11/23/2009	DE T	<a href="#">2000 ADRIAN AVE</a>	Custom	0	6	4/1	1988	N	Y	\$4,999,000	\$4,999,000	64/64
SP: \$4,500,000 SD: 11/23/2009 \$/Sqft: \$0															
2091846 2	SP R	CL S	10/30/2009	DE T	<a href="#">2222 OCEAN AVE</a>	Colonial	8,80 0	6	5/3	2007	Y	Y	\$6,999,900	\$6,999,900	139/139
SP: \$5,558,500 SD: 10/30/2009 \$/Sqft: \$632															
2082351 4	SP R	CL S	6/22/2010	DE T	<a href="#">905 OCEAN AVE</a>	Victoria	8,10 0	7	7/2	2004	Y	Y	\$7,499,000	\$8,395,000	731/731
SP: \$7,665,000 SD: 06/22/2010 \$/Sqft: \$946															
2101133 2	SP R	CL S	6/30/2010	DE T	<a href="#">1 ST CLAIR AVE</a>	Other	0	10	9/2	1910	Y	Y	\$11,999,000	\$11,999,000	45/45
SP: \$9,900,000 SD: 06/30/2010 \$/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	63	\$1,939,142	\$571.28	\$1,562,000	\$470,000	\$9,900,000	160
CWH	0	\$0	\$0.00	\$0	\$0	\$0	0
EXP	0	\$0	\$0.00	\$0	\$0	\$0	0
<b>Total</b>	<b>63</b>	<b>\$1,939,142</b>	<b>\$571.28</b>	<b>\$1,562,000</b>	<b>\$470,000</b>	<b>\$9,900,000</b>	<b>160</b>

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