






CMA: Comparable Properties

| | 21610271 | 21611532 | 21614183 |
|---------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| |  |  |  |
| | 11 Garden Way Sea Bright NJ | 17 Longview Way Sea Bright NJ | 2 Tradewinds Ln Sea Bright NJ |
| List Price | \$798,000 | \$1,324,900 | \$1,675,000 |
| Original List Price | \$869,000 | \$1,399,000 | \$1,875,000 |
| Sold Price | | | |
| Status | Active | Active | Active |
| Status Date | 03/17/2016 | 03/26/2016 | 04/12/2016 |
| Days on Market | 230 | 221 | 204 |
| | | | |
| Bedrooms | 4 | 4 | 5 |
| Total Baths | 3.1 | 3 | 3.1 |
| Apx SqFt | | 3,120 | |
| Lot Dimensions | 65 x 100 | 65 x 100 | 100 x 130 |
| Acreage | | | |
| Bldg # | | | |
| Apx Year Built | 2005 | 2015 | 2005 |
| Agency Relationship | SD | SD | SD |
| App Escrow Required | | | |
| Price | \$798,000 | \$1,324,900 | \$1,675,000 |




CMA: Comparable Properties

| | 21618232 | 21622196 | 21623327 |
|---------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| |  |  |  |
| | 10 Imbrie Pl Sea Bright NJ | 6 New St Sea Bright NJ | 1566 Ocean 34 Ave Sea Bright NJ |
| List Price | \$1,598,000 | \$599,000 | \$829,000 |
| Original List Price | \$1,698,000 | \$625,000 | \$829,000 |
| Sold Price | | | |
| Status | Active | Active | Active |
| Status Date | 05/09/2016 | 06/03/2016 | 06/11/2016 |
| Days on Market | 177 | 153 | 144 |
| Bedrooms | 6 | 3 | 3 |
| Total Baths | 5.1 | 2.1 | 3.1 |
| Apx SqFt | 5,025 | | 2,900 |
| Lot Dimensions | 75 X 140 | 25 x 57 | x |
| Acreage | | | |
| Bldg # | | | |
| Apx Year Built | 2005 | 2016 | 1988 |
| Agency Relationship | SD | SD | TB |
| App Escrow Required | | | |
| Price | \$1,598,000 | \$599,000 | \$829,000 |




CMA: Comparable Properties

| | 21627450 | 21629990 | 21631070 |
|---------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| |  |  |  |
| | 14 South Way Sea Bright NJ | 6 Via Ripa Way Sea Bright NJ | 5 New St Sea Bright NJ |
| List Price | \$2,295,000 | \$799,000 | \$250,000 |
| Original List Price | \$2,395,000 | \$799,000 | \$250,000 |
| Sold Price | | | |
| Status | Active | Active | Active |
| Status Date | 07/11/2016 | 07/29/2016 | 08/05/2016 |
| Days on Market | 114 | 96 | 90 |
| Bedrooms | 4 | 3 | 2 |
| Total Baths | 3.1 | 2.1 | 1.1 |
| Apx SqFt | | | |
| Lot Dimensions | 103 x 110 | 30 x 70 | 23 x 57 |
| Acreage | | | |
| Bldg # | | | |
| Apx Year Built | 2005 | | 1904 |
| Agency Relationship | SD | SA | SD |
| App Escrow Required | | | |
| Price | \$2,295,000 | \$799,000 | \$250,000 |

CMA: Comparable Properties

| | 21637367 | 21638600 | 21640778 |
|---------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| |  |  |  |
| | 8 E New St Sea Bright NJ | 3 E Church St Sea Bright NJ | 9 Atlantic Way Sea Bright NJ |
| List Price | \$625,000 | \$795,000 | \$399,900 |
| Original List Price | \$650,000 | \$795,000 | \$399,900 |
| Sold Price | | | |
| Status | Active | Active | Active |
| Status Date | 09/25/2016 | 10/05/2016 | 10/24/2016 |
| Days on Market | 38 | 29 | 9 |
| Bedrooms | 3 | 1 | 2 |
| Total Baths | 2 | 1 | 2 |
| Apx SqFt | | | |
| Lot Dimensions | | | 75X27 |
| Acreage | | | |
| Bldg # | | | |
| Apx Year Built | | | 1932 |
| Agency Relationship | SA | SA | SD |
| App Escrow Required | No | | No |
| Price | \$625,000 | \$795,000 | \$399,900 |

CMA: Comparable Properties

| | 21640890 | 21619081 | 21633547 |
|---------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| |  |  |  |
| | 1484 Ocean Ave Sea Bright NJ | 1215 Ocean Ave Sea Bright NJ | 8 Shrewsbury Way Sea Bright NJ |
| List Price | \$1,200,000 | \$593,000 | \$1,149,000 |
| Original List Price | \$1,200,000 | \$593,000 | \$1,149,000 |
| Sold Price | | \$575,000 | \$1,100,000 |
| Status | Active | Sold | Sold |
| Status Date | 10/25/2016 | 10/08/2016 | 11/01/2016 |
| Days on Market | 8 | 63 | 26 |
| Bedrooms | 4 | 4 | 4 |
| Total Baths | 3.2 | 2 | 3.1 |
| Apx SqFt | | 1,638 | 2,533 |
| Lot Dimensions | 75 x 112 | 100 x 97 | 42 x 82 |
| Acreage | | | |
| Bldg # | | | |
| Apx Year Built | 2004 | 1953 | 2014 |
| Agency Relationship | SA | SD | SD |
| App Escrow Required | | | |
| Price | \$1,200,000 | \$575,000 | \$1,100,000 |

Price Analysis

| Summary of Closed Listings | | | | | | | |
|----------------------------|---------------------------------|-------------|-----|------------|-------------|-------------------|----------------|
| MLS # | Address | List Price | DOM | Sold Date | Sold Price | Total Adjustments | Adjusted Price |
| 21619081 | 1215 Ocean Ave, Sea Bright NJ | \$593,000 | 63 | 10/07/2016 | \$575,000 | - | \$575,000 |
| 21633547 | 8 Shrewsbury Way, Sea Bright NJ | \$1,149,000 | 26 | 10/31/2016 | \$1,100,000 | - | \$1,100,000 |

| Summary of Active Listings | | | | | | | |
|----------------------------|----------------------------------|------------------|-----|-------------|-------------------|----------------|--|
| MLS # | Address | Orig. List Price | DOM | List Price | Total Adjustments | Adjusted Price | |
| 21631070 | 5 New St, Sea Bright NJ | \$250,000 | 90 | \$250,000 | - | \$250,000 | |
| 21640778 | 9 Atlantic Way, Sea Bright NJ | \$399,900 | 9 | \$399,900 | - | \$399,900 | |
| 21622196 | 6 New St, Sea Bright NJ | \$625,000 | 153 | \$599,000 | - | \$599,000 | |
| 21637367 | 8 E New St, Sea Bright NJ | \$650,000 | 38 | \$625,000 | - | \$625,000 | |
| 21638600 | 3 E Church St, Sea Bright NJ | \$795,000 | 29 | \$795,000 | - | \$795,000 | |
| 21610271 | 11 Garden Way, Sea Bright NJ | \$869,000 | 230 | \$798,000 | - | \$798,000 | |
| 21629990 | 6 Via Ripa Way, Sea Bright NJ | \$799,000 | 96 | \$799,000 | - | \$799,000 | |
| 21623327 | 1566 Ocean Ave 34, Sea Bright NJ | \$829,000 | 144 | \$829,000 | - | \$829,000 | |
| 21640890 | 1484 Ocean Ave, Sea Bright NJ | \$1,200,000 | 8 | \$1,200,000 | - | \$1,200,000 | |
| 21611532 | 17 Longview Way, Sea Bright NJ | \$1,399,000 | 221 | \$1,324,900 | - | \$1,324,900 | |
| 21618232 | 10 Imbrie Pl, Sea Bright NJ | \$1,698,000 | 177 | \$1,598,000 | - | \$1,598,000 | |
| 21614183 | 2 Tradewinds Ln, Sea Bright NJ | \$1,875,000 | 204 | \$1,675,000 | - | \$1,675,000 | |
| 21627450 | 14 South Way, Sea Bright NJ | \$2,395,000 | 114 | \$2,295,000 | - | \$2,295,000 | |

| Low, Average, Median, and High Comparisons | | | |
|--------------------------------------------|-------------|-------------|-------------|
| | Closed | Active | Overall |
| Low | \$575,000 | \$250,000 | \$250,000 |
| Average | \$837,500 | \$1,014,446 | \$990,853 |
| Median | \$837,500 | \$799,000 | \$799,000 |
| High | \$1,100,000 | \$2,295,000 | \$2,295,000 |

| Overall Market Analysis (Unadjusted) | | | | | | | | | | |
|--------------------------------------|-----------|-------------------|-----------------|------------------|-----------------|----------------------|---------------|-----------------------|-----------------------|------------|
| Status | # | List Vol. | Avg. List Price | Sold Vol. | Avg. Sold Price | Avg. Sale/List Price | Avg. Apx SqFt | Avg. List \$/Apx SqFt | Avg. Sold \$/Apx SqFt | Avg. Dom |
| Closed | 2 | 1,742,000 | 871,000 | 1,675,000 | 837,500 | 0.96 | 2,086 | 407.82 | 392.65 | 44 |
| Active | 13 | 13,187,800 | 1,014,446 | 0 | 0 | 0.00 | 3,682 | 342.84 | 0.00 | 116 |
| Overall | 15 | 14,929,800 | 995,320 | 1,675,000 | 837,500 | 0.96 | 3,043 | 368.83 | 392.65 | 107 |