

# Yearly Market Comparison AREAS 1 - 4 & AREA 6 ONLY

Comparing Entire MLS

As of Thursday, November 5, 2009 12:10:19 Noon

Search Parameters: Property types Residential, Condo/Co-Op, Townhouse/Villa, Land/Acreage, Commercial/Business, Rental Area of '01 - Wells Rd & North', '02 - Worth Ave North to Wells Rd', '03 - South of Worth Ave to Sloans Curve', '04 - Sloans Curve to Ocean Ave', '06 - Manalapan Pt & Hypoluxo Island'.

	Number of Sold Listings				Dollar Volume of Sold Listings				Median Sale Price			
	2008	2009	Diff	Chg	2008	2009	Diff	Chg	2008	2009	Diff	Chg
January	25	27	2	8.0%	\$ 13,925,050	\$ 5,193,253	-8,731,797	-62.8%	157,500	10,000	-147,500	-93.7%
February	32	22	-10	-31.2%	\$ 61,559,450	\$ 23,355,740	-38,203,710	-62.1%	812,000	426,250	-385,750	-47.5%
March	38	21	-17	-44.7%	\$ 47,301,000	\$ 23,811,050	-23,489,950	-49.7%	410,000	317,000	-93,000	-22.7%
April	39	40	1	2.6%	\$ 83,357,700	\$ 46,214,700	-37,143,000	-44.6%	500,000	690,000	190,000	38.0%
May	51	32	-19	-37.3%	\$ 130,119,514	\$ 40,158,013	-89,961,501	-69.2%	1,400,000	388,000	-1,012,000	-72.3%
June	59	49	-10	-16.9%	\$ 76,162,550	\$ 53,135,266	-23,027,284	-30.3%	416,000	500,000	84,000	20.2%
July	37	19	-18	-48.6%	\$ 74,888,510	\$ 47,617,500	-27,271,010	-36.5%	835,000	1,460,000	625,000	74.9%
August	28	30	2	7.1%	\$ 22,372,959	\$ 38,939,600	16,566,641	74.0%	370,000	357,500	-12,500	-3.4%
September	23	31	8	34.8%	\$ 74,252,969	\$ 23,726,130	-50,526,839	-68.1%	252,500	332,000	79,500	31.5%
October	29	38	9	31.0%	\$ 28,176,600	\$ 23,689,875	-4,486,725	-16.0%	215,000	37,000	-178,000	-82.8%
November	22	5	-17	-77.3%	\$ 9,661,600	\$ 4,053,800	-5,607,800	-58.1%	12,300	687,000	674,700	
December	33	0	-33	-100.0%	\$ 13,081,417	\$ 0	-13,081,417	-100.0%	90,000	0	-90,000	-100.0%
YTD Total	367	313	-54	-14.7%	\$ 614,793,302	\$ 329,894,227	-284,899,075	-46.4%	450,000	320,000	-130,000	-28.9%
<b>Total</b>	<b>416</b>	<b>314</b>	<b>-102</b>	<b>-24.5%</b>	<b>\$ 634,859,319</b>	<b>\$ 329,894,927</b>	<b>-304,964,392</b>	<b>-48.1%</b>	<b>399,000</b>	<b>320,000</b>	<b>-79,000</b>	<b>-19.8%</b>

	Number of New Listings				Dollar Volume of New Listings				Median List Price			
	2008	2009	Diff	Chg	2008	2009	Diff	Chg	2008	2009	Diff	Chg
January	164	179	15	9.1%	\$ 403,632,624	\$ 337,460,995	-66,171,629	-16.4%	792,000	695,000	-97,000	-12.2%
February	153	141	-12	-7.8%	\$ 298,851,045	\$ 244,693,475	-54,157,570	-18.2%	499,000	590,000	91,000	18.2%
March	155	164	9	5.8%	\$ 442,691,784	\$ 272,095,250	-170,596,534	-38.6%	749,000	520,000	-229,000	-30.6%
April	153	138	-15	-9.8%	\$ 231,771,948	\$ 200,211,445	-31,560,503	-13.7%	475,000	422,000	-53,000	-11.2%
May	130	124	-6	-4.6%	\$ 204,844,750	\$ 138,922,364	-65,922,386	-32.2%	294,000	397,000	103,000	35.0%
June	126	141	15	11.9%	\$ 263,912,199	\$ 172,972,580	-90,939,619	-34.5%	321,950	340,000	18,050	5.6%
July	123	109	-14	-11.4%	\$ 167,925,175	\$ 150,722,670	-17,202,505	-10.3%	180,000	199,000	19,000	10.6%
August	143	128	-15	-10.5%	\$ 230,414,624	\$ 133,582,054	-96,832,570	-42.1%	239,000	239,000	0	0.0%
September	161	154	-7	-4.3%	\$ 265,426,048	\$ 197,978,725	-67,447,323	-25.5%	425,000	322,000	-103,000	-24.2%
October	246	156	-90	-36.6%	\$ 280,412,978	\$ 282,028,290	1,615,312	0.5%	327,000	391,950	64,950	19.9%
November	208	12	-196	-94.2%	\$ 383,279,833	\$ 56,573,000	-326,706,833	-85.3%	472,000	1,747,500	1,275,500	270.2%
December	165	0	-165	-100.0%	\$ 218,036,878	\$ 0	-218,036,878	-100.0%	485,000	0	-485,000	-100.0%
YTD Total	1,588	1,446	-142	-8.9%	\$ 2,829,416,425	\$ 2,187,240,848	-642,175,577	-22.7%	720,000	1,912,500	1,192,500	62.4%
<b>Total</b>	<b>1,927</b>	<b>1,446</b>	<b>-481</b>	<b>-25.0%</b>	<b>\$ 3,391,199,886</b>	<b>\$ 2,187,240,848</b>	<b>-1,203,959,038</b>	<b>-35.6%</b>	<b>449,000</b>	<b>439,000</b>	<b>-10,000</b>	<b>-2.2%</b>

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# AREA 5 ONLY

## Yearly Market Comparison

Comparing Entire MLS

As of Thursday, November 5, 2009 12:16:14 Noon

Search Parameters: Property types Residential, Condo/Co-Op, Townhouse/Villa, Land/Acreage, Commercial/Business, Rental Area of '05 - Out of Town'.

	Number of Sold Listings				Dollar Volume of Sold Listings				Median Sale Price			
	2008	2009	Diff	Chg	2008	2009	Diff	Chg	2008	2009	Diff	Chg
January	41	19	-22	-53.7%	\$ 15,756,694	\$ 4,112,410	-11,644,284	-74.0%	210,000	17,400	-192,600	-91.7%
February	33	26	-7	-21.2%	\$ 27,699,695	\$ 5,623,747	-22,075,948	-79.7%	270,000	46,500	-223,500	-82.8%
March	32	22	-10	-31.2%	\$ 15,498,740	\$ 17,442,800	1,944,060	12.5%	143,000	247,500	104,500	73.1%
April	27	21	-6	-22.2%	\$ 17,793,050	\$ 11,931,275	-5,861,775	-33.0%	275,000	120,000	-155,000	-56.4%
May	28	43	15	53.6%	\$ 20,394,900	\$ 12,459,070	-7,935,830	-39.0%	263,250	179,000	-84,250	-32.0%
June	43	37	-6	-14.0%	\$ 30,755,050	\$ 13,210,850	-17,544,200	-57.1%	320,000	230,000	-90,000	-28.1%
July	24	38	14	58.3%	\$ 12,964,050	\$ 15,162,275	2,198,225	16.9%	295,000	56,225	-238,775	-80.9%
August	32	30	-2	-6.2%	\$ 25,786,921	\$ 12,966,530	-12,820,391	-49.8%	48,756	100,500	51,744	106.1%
September	23	26	3	13.0%	\$ 8,087,475	\$ 8,850,825	763,350	9.4%	22,800	95,000	72,200	316.7%
October	24	36	12	50.0%	\$ 5,117,798	\$ 5,774,400	656,602	12.8%	27,600	77,000	49,400	179.0%
November	16	4	-12	-75.0%	\$ 118,610	\$ 7,900	-110,710	-93.4%	2,150	1,025	-1,125	-52.3%
December	28	0	-28	-100.0%	\$ 7,762,700	\$ 0	-7,762,700	-100.0%	222,500	0	-222,500	-100.0%
YTD Total	309	302	-7	-2.3%	\$ 179,868,074	\$ 107,542,082	-72,325,992	-40.3%	230,000	112,500	-117,500	-51.1%
<b>Total</b>	<b>351</b>	<b>302</b>	<b>-49</b>	<b>-14.0%</b>	<b>\$ 187,735,683</b>	<b>\$ 107,542,082</b>	<b>-80,193,601</b>	<b>-42.8%</b>	<b>215,000</b>	<b>112,500</b>	<b>-102,500</b>	<b>-47.7%</b>

	Number of New Listings				Dollar Volume of New Listings				Median List Price			
	2008	2009	Diff	Chg	2008	2009	Diff	Chg	2008	2009	Diff	Chg
January	204	162	-42	-20.6%	\$ 244,577,755	\$ 236,095,640	-8,482,115	-3.5%	649,000	511,750	-137,250	-21.1%
February	144	115	-29	-20.1%	\$ 148,140,039	\$ 90,461,639	-57,678,400	-39.0%	454,950	426,044	-28,906	-6.4%
March	123	160	37	30.1%	\$ 224,985,264	\$ 166,345,112	-58,640,152	-26.1%	449,900	364,500	-85,400	-19.0%
April	122	139	17	13.9%	\$ 101,066,620	\$ 111,371,584	10,304,964	10.1%	303,500	229,000	-74,500	-24.5%
May	122	105	-17	-13.9%	\$ 91,746,475	\$ 105,743,506	13,997,031	15.2%	394,000	329,000	-65,000	-16.5%
June	109	101	-8	-7.3%	\$ 67,236,514	\$ 84,419,895	17,183,381	25.5%	295,000	347,250	52,250	17.7%
July	99	83	-16	-16.2%	\$ 142,410,718	\$ 77,636,640	-64,774,078	-45.5%	424,900	299,000	-125,900	-29.6%
August	114	84	-30	-26.3%	\$ 71,819,199	\$ 77,924,460	6,105,261	8.5%	286,500	288,750	2,250	0.8%
September	127	87	-40	-31.5%	\$ 88,337,499	\$ 77,764,712	-10,572,787	-12.0%	324,900	295,000	-29,900	-9.2%
October	173	118	-55	-31.8%	\$ 170,698,472	\$ 100,925,598	-69,772,874	-40.9%	315,000	397,000	82,000	26.0%
November	162	6	-156	-96.3%	\$ 130,091,281	\$ 5,923,400	-124,167,881	-95.5%	359,000	572,250	213,250	59.4%
December	111	0	-111	-100.0%	\$ 135,177,674	\$ 0	-135,177,674	-100.0%	499,000	0	-499,000	-100.0%