

MLS Area: 2701 - Bedminster Twp.



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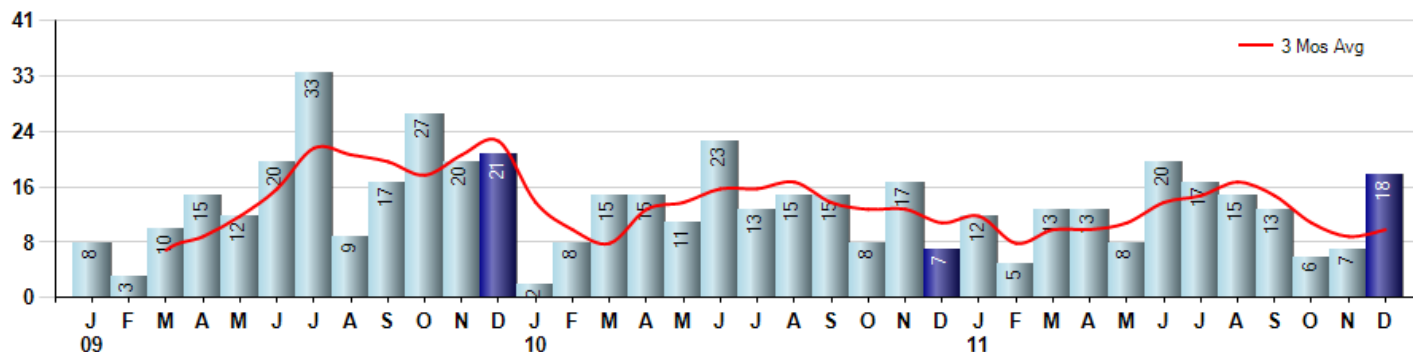
Price Range: ALL | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				Trending Versus*:		
		LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$357,000	0%		-4%				
Average List Price of all Current Listings	\$1,050,990	-9%		20%				
December Median Sales Price	\$309,000	-2%	-7%	24%	-3%	\$323,000	1%	1%
December Average Sales Price	\$505,472	61%	16%	109%	34%	\$417,977	10%	11%
Total Properties Currently for Sale (Inventory)	80	-14%		10%				
December Number of Properties Sold	18	157%		157%			-1%	
December Average Days on Market (Solds)	100	70%	30%	82%	39%	82	17%	14%
December Month's Supply of Inventory	4.4	-67%	-61%	-57%	-52%	9.2	-1%	-1%
December Sale Price vs List Price Ratio	95.1%	2.1%	1%	-2%	-1.2%	94.8%	-1.8%	-1.6%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

Property Sales

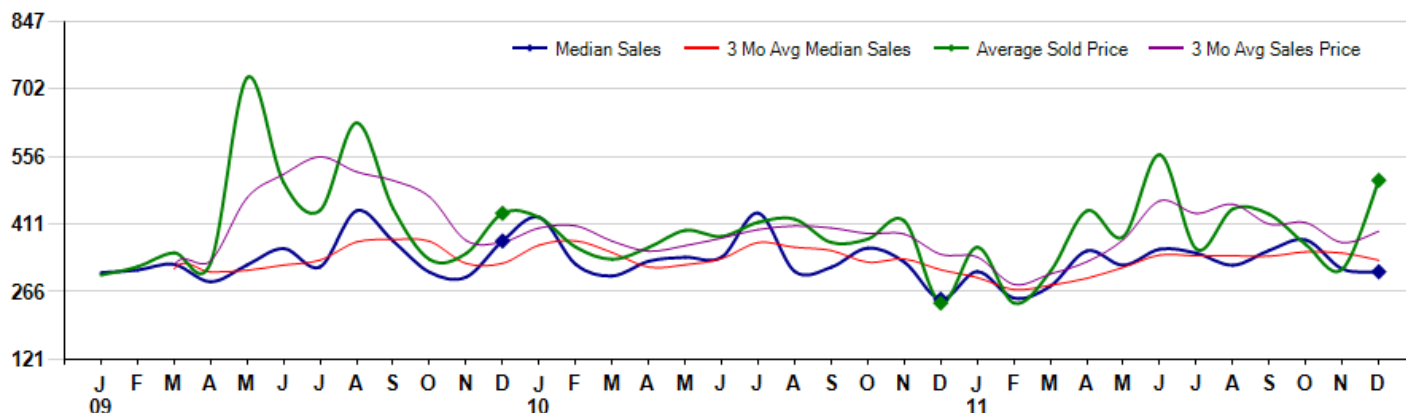
December Property sales were 18, up 157.1% from 7 in December of 2010 and 157.1% higher than the 7 sales last month. December 2011 sales were at a mid level compared to December of 2010 and 2009. December YTD sales of 147 are running -1.3% behind last year's year-to-date sales of 149.



Prices

The Median Sales Price in December was \$309,000, up 23.6% from \$250,000 in December of 2010 and down -1.9% from \$315,000 last month. The Average Sales Price in December was \$505,472, up 109.0% from \$241,857 in December of 2010 and up 60.6% from \$314,659 last month. December 2011 ASP was at highest level compared to December of 2010 and 2009.

Median means Middle (the same # of properties sold above and below Median) (000's)



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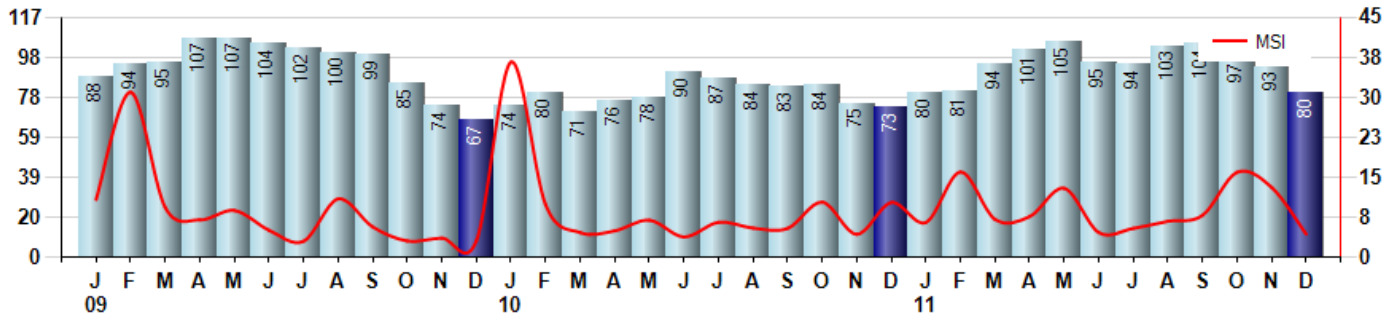
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Inventory & MSI

The Total Inventory of Properties available for sale as of December was 80, down -14.0% from 93 last month and up 9.6% from 73 in December of last year. December 2011 Inventory was at highest level compared to December of 2010 and 2009.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The December 2011 MSI of 4.4 months was at a mid range compared with December of 2010 and 2009.

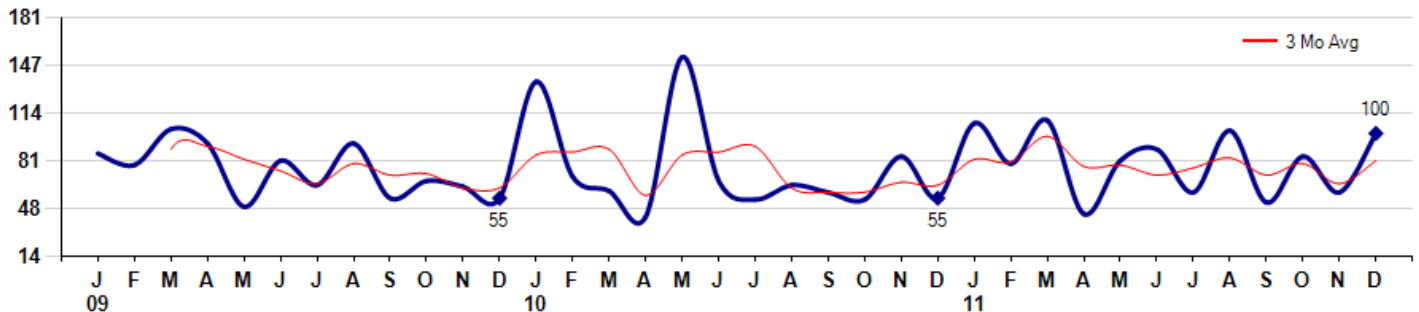
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



Market Time

The average Days On Market (DOM) shows how many days the average Property is on the Market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for December was 100, up 69.5% from 59 days last month and up 81.8% from 55 days in December of last year. The December 2011 DOM was at its highest level compared with December of 2010 and 2009.

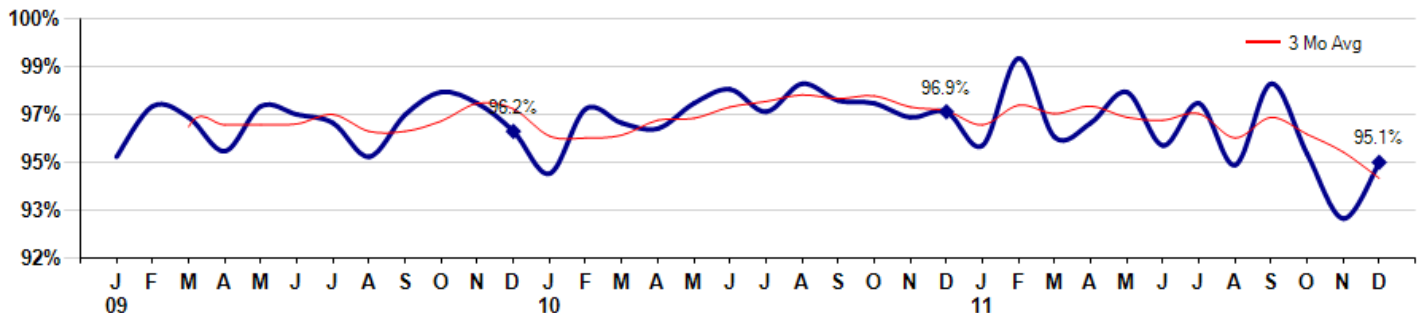
Average Days on Market (Listing to Contract) for properties sold during the month



Selling Price vs Original Listing Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The December 2011 Selling Price vs Original List Price of 95.1% was up from 93.1% last month and down from 96.9% in December of last year.

Avg Selling Price divided by Avg Listing Price for sold properties during the month



Based on information from Garden State MLS for the period 1/1/2009 through 12/31/2011. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.



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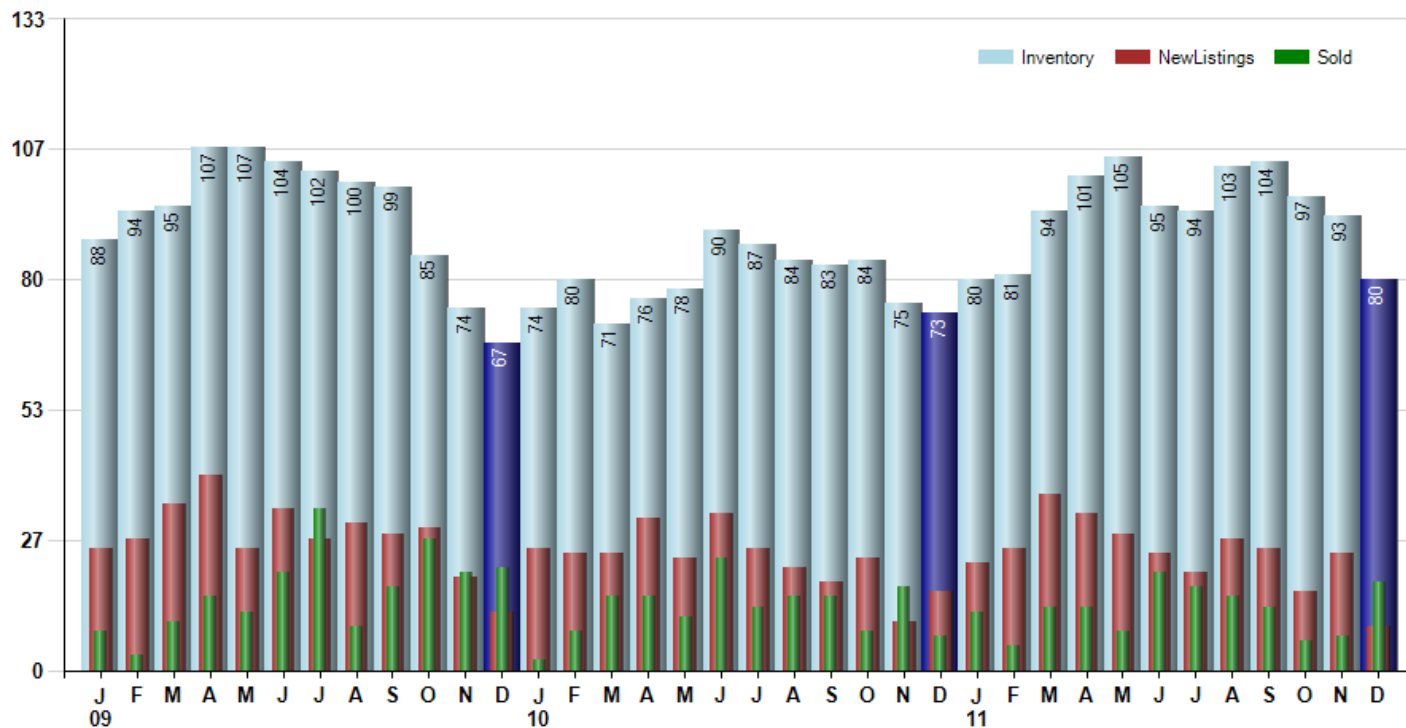
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Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in December 2011 was 9, down -62.5% from 24 last month and down -43.8% from 16 in December of last year.



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MARKET ACTION REPORT

December 2011

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	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N	D
Homes Sold	8	3	10	15	12	20	33	9	17	27	20	21	2	8	15	15	11	23	13	15	15	8	17	7	12	5	13	13	8	20	17	15	13	6	7	18
3 Mo. Roll Avg			7	9	12	16	22	21	20	18	21	23	14	10	8	13	14	16	16	17	14	13	13	11	12	8	10	10	11	14	15	17	15	11	9	10

(000's)	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N	D
Median Sale Price	307	313	325	288	324	359	320	440	375	308	298	375	426	325	300	332	340	340	435	310	319	360	330	250	309	253	278	354	323	358	349	323	355	378	315	309
3 Mo. Roll Avg			315	308	312	323	334	373	378	374	327	327	366	375	350	319	324	337	372	362	355	330	336	313	296	271	280	295	318	345	343	343	342	352	349	334

	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N	D
Inventory	88	94	95	107	107	104	102	100	99	85	74	67	74	80	71	76	78	90	87	84	83	84	75	73	80	81	94	101	105	95	94	103	104	97	93	80
MSI	11	31	10	7	9	5	3	11	6	3	4	3	37	10	5	5	7	4	7	6	6	11	4	10	7	16	7	8	13	5	6	7	8	16	13	4

	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N	D
Days On Market	86	78	103	93	49	81	64	93	55	67	63	55	136	70	60	42	153	67	54	64	59	54	84	55	107	79	109	44	81	89	59	102	52	84	59	100
3 Mo. Roll Avg			89	91	82	74	65	79	71	72	62	62	85	87	89	57	85	87	91	62	59	59	66	64	82	80	98	77	78	71	76	83	71	79	65	81

	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N	D
Price per Sq Ft	261	0	215	237	247	246	224	188	0	252	0	261	0	237	34	0	0	247	237	230	0	195	235	0	254	0	281	239	254	243	240	263	212	0	227	305
3 Mo. Roll Avg			159	151	233	243	239	219	137	147	84	171	87	166	90	90	11	82	161	238	156	142	143	143	163	85	178	173	258	245	246	249	238	158	146	177

	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N	D
Sale to List Price	0.953	0.971	0.967	0.955	0.971	0.968	0.965	0.953	0.968	0.976	0.972	0.962	0.947	0.970	0.965	0.963	0.972	0.977	0.969	0.979	0.973	0.972	0.967	0.969	0.957	0.988	0.960	0.965	0.976	0.957	0.972	0.950	0.979	0.954	0.931	0.951
3 Mo. Roll Avg			0.964	0.964	0.964	0.965	0.968	0.962	0.962	0.966	0.972	0.970	0.960	0.960	0.961	0.966	0.967	0.971	0.973	0.975	0.974	0.975	0.971	0.969	0.964	0.971	0.968	0.971	0.967	0.966	0.968	0.960	0.967	0.961	0.955	0.945

	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N	D
New Listings	25	27	34	40	25	33	27	30	28	29	19	12	25	24	24	31	23	32	25	21	18	23	10	16	22	25	36	32	28	24	20	27	25	16	24	9
Inventory	88	94	95	107	107	104	102	100	99	85	74	67	74	80	71	76	78	90	87	84	83	84	75	73	80	81	94	101	105	95	94	103	104	97	93	80
Sales	8	3	10	15	12	20	33	9	17	27	20	21	2	8	15	15	11	23	13	15	15	8	17	7	12	5	13	13	8	20	17	15	13	6	7	18

(000's)	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N	D
Avg Sale Price	302	320	350	328	726	501	441	629	445	336	348	435	426	362	336	361	398	385	415	422	372	379	418	242	362	242	309	440	384	561	358	444	432	367	315	505
3 Mo. Roll Avg			324	332	468	518	556	524	505	470	376	373	403	408	375	353	365	381	399	407	403	391	390	346	341	282	304	330	378	462	434	454	411	414	371	396

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