

MLS Area: 2706 - Bridgewater Twp.



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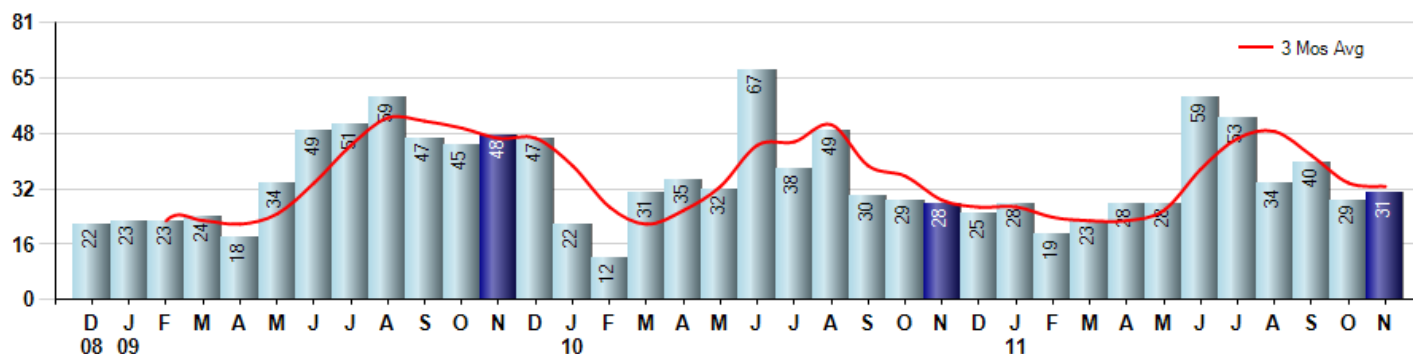
Price Range: ALL | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$429,000	6%		0%				
Average List Price of all Current Listings	\$481,375	2%		-2%				
November Median Sales Price	\$390,000	-2%	-6%	9%	-5%	\$400,000	-2%	-2%
November Average Sales Price	\$402,424	-4%	-8%	2%	-8%	\$427,118	-2%	-2%
Total Properties Currently for Sale (Inventory)	216	-12%		-7%				
November Number of Properties Sold	31	7%		11%			0%	
November Average Days on Market (Solds)	89	-6%	17%	7%	13%	82	9%	4%
November Month's Supply of Inventory	7.0	-18%	-6%	-16%	-20%	8.4	-4%	-4%
November Sale Price vs List Price Ratio	95.6%	0.2%	0%	0%	-0.3%	95.4%	-0.6%	-0.5%

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

Property Sales

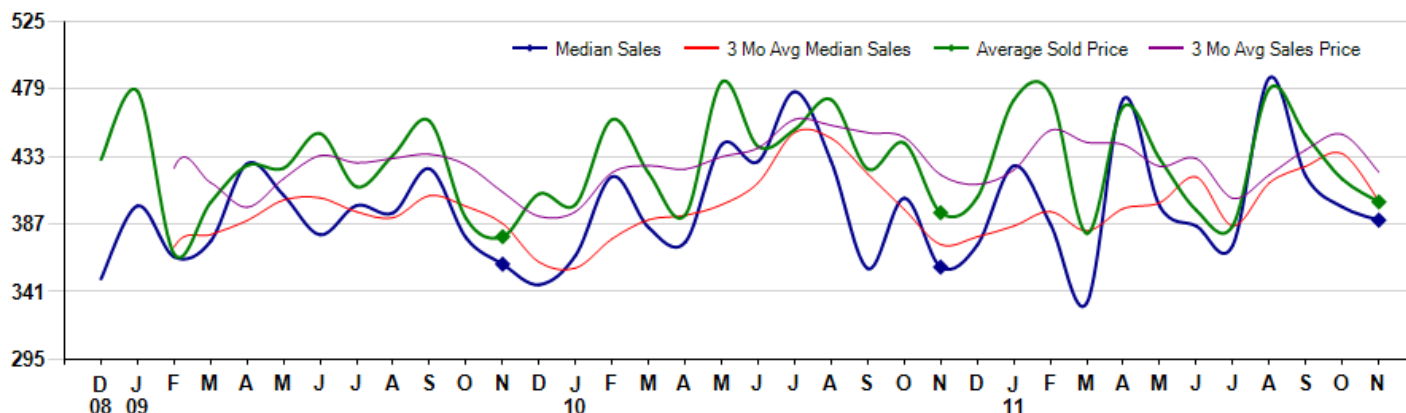
November Property sales were 31, up 10.7% from 28 in November of 2010 and 6.9% higher than the 29 sales last month. November 2011 sales were at a mid level compared to November of 2010 and 2009. November YTD sales of 372 are running -0.3% behind last year's year-to-date sales of 373.



Prices

The Median Sales Price in November was \$390,000, up 8.9% from \$358,000 in November of 2010 and down -2.3% from \$399,000 last month. The Average Sales Price in November was \$402,424, up 1.9% from \$395,104 in November of 2010 and down -3.7% from \$417,948 last month. November 2011 ASP was at highest level compared to November of 2010 and 2009.

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



Based on information from Garden State MLS for the period 12/1/2008 through 11/30/2011. 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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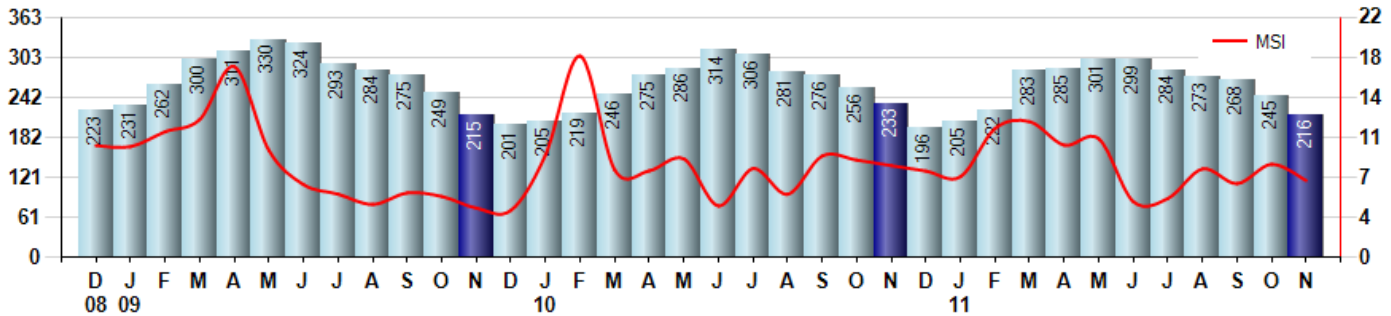
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Inventory & MSI

The Total Inventory of Properties available for sale as of November was 216, down -11.8% from 245 last month and down -7.3% from 233 in November of last year. November 2011 Inventory was at a mid range compared to November of 2010 and 2009.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The November 2011 MSI of 7.0 months was at a mid range compared with November of 2010 and 2009.

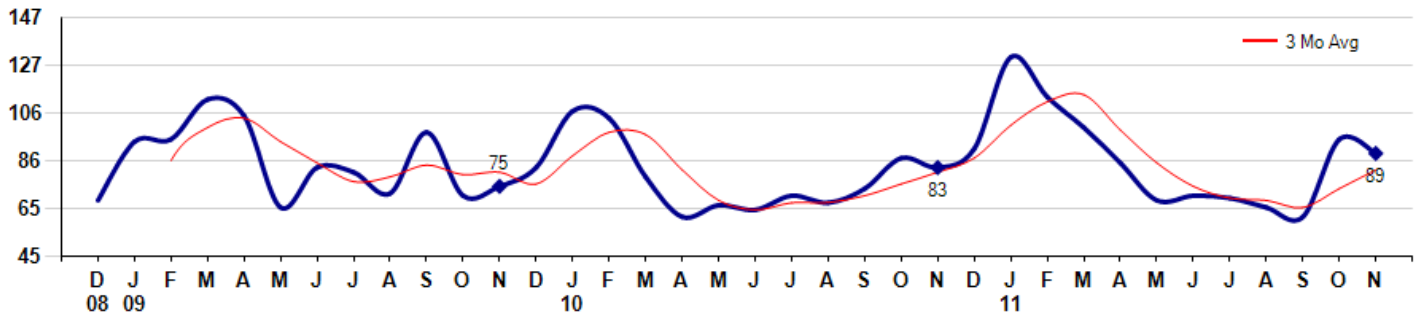
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 November was 89, down -6.3% from 95 days last month and up 7.2% from 83 days in November of last year. The November 2011 DOM was at its highest level compared with November of 2010 and 2009.

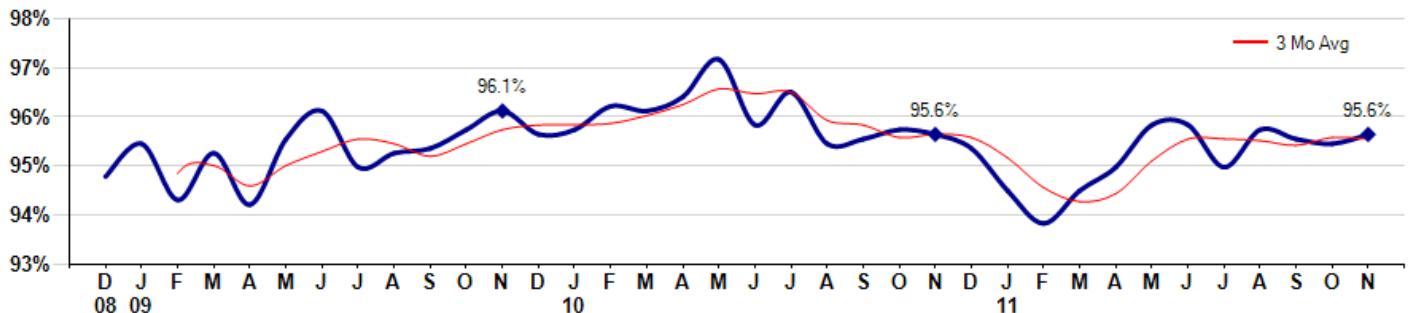
Average Days on Market (Listing to Contract) for properties sold during the month



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 November 2011 Selling Price vs Original List Price of 95.6% was up from 95.4% last month and equal to 95.6% in November of last year.

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



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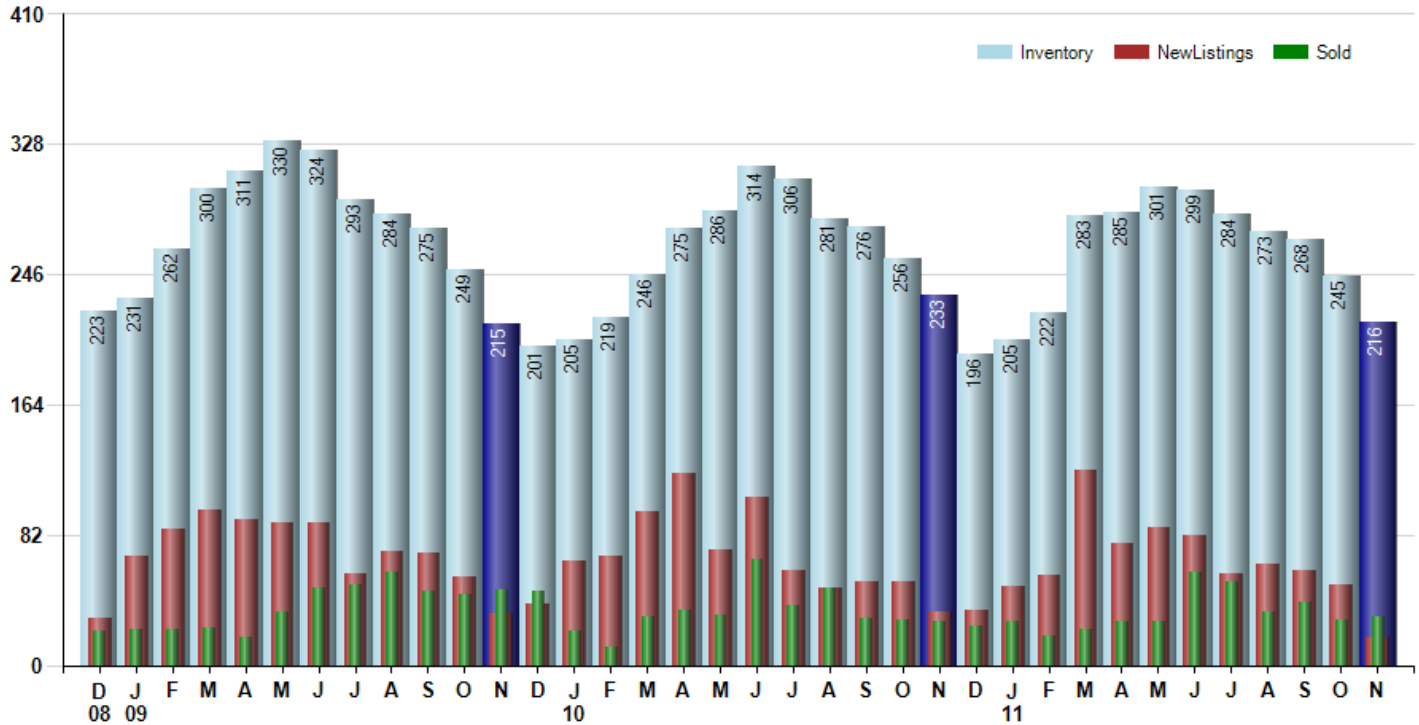
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Inventory / New Listings / Sales

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 November 2011 was 18, down -64.7% from 51 last month and down -47.1% from 34 in November of last year.



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MARKET ACTION REPORT

November 2011

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	D 08	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
Homes Sold	22	23	23	24	18	34	49	51	59	47	45	48	47	22	12	31	35	32	67	38	49	30	29	28	25	28	19	23	28	28	59	53	34	40	29	31
3 Mo. Roll Avg			23	23	22	25	34	45	53	52	50	47	47	39	27	22	26	33	45	46	51	39	36	29	27	27	24	23	23	26	38	47	49	42	34	33

(000's)	D 08	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
Median Sale Price	350	400	365	376	428	407	380	400	395	425	378	360	346	366	420	385	375	442	430	478	430	357	405	358	373	427	388	334	473	400	386	373	487	420	399	390
3 Mo. Roll Avg			372	380	390	404	405	396	392	407	399	388	361	357	377	390	393	401	416	450	446	422	397	373	379	386	396	383	398	402	419	386	415	427	435	403

	D 08	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
Inventory	223	231	262	300	311	330	324	293	284	275	249	215	201	205	219	246	275	286	314	306	281	276	256	233	196	205	222	283	285	301	299	284	273	268	245	216
MSI	10	10	11	13	17	10	7	6	5	6	6	4	4	9	18	8	8	9	5	8	6	9	9	8	8	7	12	12	10	11	5	5	8	7	8	7

	D 08	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
Days On Market	69	94	95	112	105	66	83	81	72	98	71	75	83	107	104	79	62	67	65	71	68	74	87	83	91	130	113	100	85	69	71	70	66	62	95	89
3 Mo. Roll Avg			86	100	104	94	85	77	79	84	80	81	76	88	98	97	82	69	65	68	68	71	76	81	87	101	111	114	99	85	75	70	69	66	74	82

	D 08	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
Price per Sq Ft	191	211	185	204	231	217	169	206	202	217	203	203	180	123	163	242	194	186	194	204	200	225	174	178	178	169	186	205	175	191	194	196	189	191	181	193
3 Mo. Roll Avg			196	200	207	217	206	197	192	208	207	208	195	169	155	176	200	207	191	195	199	210	200	192	177	175	178	187	189	190	187	194	193	192	187	188

	D 08	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
Sale to List Price	0.947	0.954	0.942	0.952	0.941	0.955	0.961	0.949	0.952	0.953	0.957	0.961	0.956	0.957	0.962	0.961	0.964	0.972	0.958	0.965	0.954	0.955	0.957	0.956	0.953	0.944	0.937	0.944	0.949	0.958	0.958	0.949	0.957	0.955	0.954	0.955
3 Mo. Roll Avg			0.948	0.949	0.945	0.949	0.952	0.955	0.954	0.951	0.954	0.957	0.958	0.958	0.960	0.962	0.966	0.965	0.965	0.965	0.959	0.958	0.955	0.956	0.955	0.951	0.945	0.942	0.943	0.950	0.955	0.955	0.955	0.955	0.954	0.955

	D 08	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
New Listings	30	69	86	98	92	90	90	58	72	71	56	33	39	66	69	97	121	73	106	60	49	53	53	34	35	50	57	123	77	87	82	58	64	60	51	18
Inventory	223	231	262	300	311	330	324	293	284	275	249	215	201	205	219	246	275	286	314	306	281	276	256	233	196	205	222	283	285	301	299	284	273	268	245	216
Sales	22	23	23	24	18	34	49	51	59	47	45	48	47	22	12	31	35	32	67	38	49	30	29	28	25	28	19	23	28	28	59	53	34	40	29	31

(000's)	D 08	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
Avg Sale Price	431	478	367	402	427	425	449	413	434	457	391	379	408	401	459	422	393	484	440	452	472	425	443	395	406	472	476	381	467	432	397	386	480	448	418	402
3 Mo. Roll Avg			425	416	399	418	434	429	432	435	428	409	393	396	422	427	425	433	439	459	455	450	446	421	414	424	451	443	441	427	432	405	421	438	448	423

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