

## 2009 – OCTOBER – SEA ISLE CITY,NJ:

**RESIDENTIAL – UNDER CONTRACT: 10/1/2009 TO 10/31/2009 = (0)**

**RESIDENTIAL – COMPARABLE SALES: 10/1/2009 TO 10/31/2009 = (0)**

**LOTS/LAND – UNDER CONTRACT: 10/1/2009 TO 10/31/2009 = (0)**

**LOTS/LAND – COMPARABLE SALES: 10/1/2009 TO 10/31/2009 = (0)**

**COMMERCIAL – UNDER CONTRACT: 10/1/2009 TO 10/31/2009 = (2)**

ADDRESS	ORIGINAL LIST PRICE	REDUCED PRICE	DAYS ON MARKET
8305 Landis 850sq.ft.	\$199,900.	\$139,900.	340
4117 Landis 3300sq.ft.	659,017.	550,017.	263

**COMMERCIAL – COMPARABLE SALES: 10/1/2009 TO 10/31/2009 = (0)**

**MULTI-FAMILY – UNDER CONTRACT: 10/1/2009 TO 10/31/2009 = (0)**

**MULTI-FAMILY – COMPARABLE SALES: 10/1/2009 TO 10/31/2009 = (0)**

**CONDO/TOWNHOUSE – UNDER CONTRACT: 10/1/2009 TO 10/31/2009 = (9)**

ADDRESS	ORIGINAL LIST PRICE	REDUCED PRICE	DAYS ON MARKET
*333 39 <sup>th</sup> (5)Bed.,(3.5)Bth. West	\$549,900.	SAME	24
*333 39 <sup>th</sup> (5)Bed.,(3.5)Bth. East	549,900.	SAME	24
139 43 <sup>rd</sup> (5)Bed.,(3.5)Bth. West	645,000.	599,000.	277
9400 Roberts (3)Bed.,(2)Bth. #108	749,000.	635,000.	537
221 82 <sup>nd</sup> (4)Bed.,(3.5)Bth. West	695,000.	649,000.	106
3614 Pleasure (4)Bed.,(3.5)Bth. West	679,000.	SAME	34
*32 47 <sup>th</sup> (5)Bed.,(3)Bth. West	829,000.	SAME	207
5 85 <sup>th</sup> (4)Bed.,(3)Bth. North	1,300,000.	1,150,000.	182
*5600 Pleasure(5)Bed.,(4)Bth. North	1,175,000.	SAME	8

**CONDO/TOWNHOUSE – COMPARABLE SALES: 10/1/2009 TO 10/31/2009 = (17)**

ADDRESS	ORIGINAL LIST PRICE	REDUCED PRICE	SOLD PRICE	CLOSING DATE	DOM
109 82 <sup>nd</sup> (2)Bed.,(1)Bth. Rear	\$239,000.	SAME	\$210,000.	10/9/09	86
140 42 <sup>nd</sup> (2)Bed.,(1)Bth. 1stFl	338,000.	315,000.	310,000.	10/30/09	281
105 65 <sup>th</sup> (2)Bed.,(1)Bth. #107	350,000.	SAME	325,000.	10/2/09	52
225 87 <sup>th</sup> (2)Bed.,(1)Bth. 2ndFl	375,000.	SAME	330,000.	10/23/09	65
*6300 Landis(2)Bed.,(2)Bth. #B	385,000.	SAME	365,000.	10/9/09	46
7813 Roberts(4)Bed.,(2.5)Bth. No.	579,000.	SAME	580,000.	10/9/09	38
*3614 Pleasure(4)Bed.,(3.5)Bth. E.	729,000.	679,000.	630,000.	10/29/09	265
133 69 <sup>th</sup> (5)Bed.,(3)Bth. West	710,000.	678,900.	635,000.	10/15/09	406
	(3,705,000.)	(3,600,900.)	(3,385,000.)		(1,239)

*4801 Central(5)Bed.,(4)Bth. No.	743,000.	689,000.	656,700.	10/29/09	493
25 49 <sup>th</sup> (4)Bed.,(2.5)Bth. North	875,000.	748,000.	721,250.	10/31/09	380
*126 73 <sup>rd</sup> (5)Bed.,(3.5)Bth. East	789,900.	759,900.	725,000.	10/26/09	224
*126 73 <sup>rd</sup> (5)Bed.,(3.5)Bth. West	789,900.	759,900.	725,000.	10/26/09	224
85 85 <sup>th</sup> (4)Bed.,(3.5)Bth. #9	779,000.	SAME	745,000.	10/30/09	67
*7304 Central(4)Bed.,(3/2)Bth. So.	930,000.	799,000.	775,000.	10/15/09	390
*209 59 <sup>th</sup> (5)Bed.,(3.5)Bth. West	829,000.	799,900.	800,000.	10/23/09	273
25 80 <sup>th</sup> (4)Bed.,(3.5)Bth. West	919,000.	SAME	850,000.	10/8/09	157
10 55 <sup>th</sup> (5)Bed.,(3)Bth. South	1,300,000.	SAME	1,300,000.	10/23/09	97

**(7) NEW CONSTRUCTION**

**(11,659,800) (11,153,700.) (10,682,950.) ( 3,544)**

**Average Original List Price = \$685,871. Average Reduced List Price = \$656,100. Average Sold Price = \$628,409. Average Days on Market = 208**

- Difference between ORIGINAL List Price and SOLD Price = (8%)
- Difference between ORIGINAL List Price and REDUCED Price = (4%)

**TOTAL SEA ISLE CITY SALE INVENTORY (AS OF 12/5/09) = 285**

RESIDENTIAL	19
LOTS/LAND	6
COMMERCIAL	2
MULTI-FAMILY	12
CONDO/TOWNHOUSE	246

**2009 – NOVEMBER – SEA ISLE CITY,NJ:**

**RESIDENTIAL – UNDER CONTRACT: 11/1/2009 TO 11/30/2009 = (1)**

ADDRESS	ORIGINAL LIST PRICE	REDUCED PRICE	DAYS ON MARKET
26 48 <sup>th</sup> (4)Bed.,(3.5)Bth. 32x 110	\$1,250,000.	\$799,000.	808

**RESIDENTIAL – COMPARABLE SALES: 11/1/2009 TO 11/30/2009 = (1)**

ADDRESS	ORIGINAL LIST PRICE	REDUCED PRICE	SOLD PRICE	CLOSING DATE	DOM
18 81 <sup>ST</sup> (5)Bed.,(3.5)Bth. 55x100	\$2,600,000.	SAME	\$2,300,000.	11/13/09	196

**LOTS/LAND – UNDER CONTRACT: 11/1/2009 TO 11/30/2009 = (0)**

**LOTS/LAND – COMPARABLE SALES: 11/1/2009 TO 11/30/2009 = (0)**

**COMMERCIAL – UNDER CONTRACT: 11/1/2009 TO 11/30/2009 = (0)**

**COMMERCIAL – COMPARABLE SALES: 11/1/2009 TO 11/30/2009 = (0)**

**MULTI-FAMILY – UNDER CONTRACT: 11/1/2009 TO 11/30/2009 = (0)**

**MULTI-FAMILY – COMPARABLE SALES: 11/1/2009 TO 11/30/2009 = (0)**

**CONDO/TOWNHOUSE – UNDER CONTRACT: 11/1/2009 TO 11/30/2009 = (12)**

ADDRESS	ORIGINAL LIST PRICE	REDUCED PRICE	DAYS ON MARKET
230 78 <sup>TH</sup> (4)Bed.,(2)Bth. 2ndFl	\$563,000.	\$550,000.	95
220 40 <sup>th</sup> (5)Bed.,(3)Bth. West	575,000.	SAME	2
3703 Cini (4)Bed.,(2)Bth. South	575,000.	SAME	43
*122 87 <sup>th</sup> (4)Bed.,(3.5)Bth. West	577,000.	SAME	30
122 87 <sup>th</sup> (4)Bed.,(3.5)Bth. East	939,000.	579,000.	26
215 47 <sup>th</sup> (5)Bed.,(3)Bth. East	599,000.	SAME	4
138 55 <sup>th</sup> (4)Bed.,(2)Bth. East	609,000.	SAME	49
115 80 <sup>th</sup> (4)Bed.,(2.5)Bth. East	649,000.	624,000.	66
107 77 <sup>th</sup> (4)Bed.,(2.5)Bth. East	665,000.	638,000.	97
234 77 <sup>th</sup> (5)Bed.,(3)Bth. West	639,000.	SAME	2
7213 Central(4)Bed.,(2.5)Bth. West	660,000.	SAME	38
5200 Landis(5)Bed.,(3.5)Bth. South	739,000.	SAME	82

**(1) NEW CONSTRUCTION**

**CONDO/TOWNHOUSE – COMPARABLE SALES: 11/1/2009 TO 11/30/2009 = (13)**

ADDRESS	ORIGINAL LIST PRICE	REDUCED PRICE	SOLD PRICE	CLOSING DATE	DOM
3900 Pleasure(2)Bed.,(1)Bth. #307	\$345,000.	\$335,000.	\$325,000.	11/6/09	293
*8605 Landis(4)Bed.,(2.5)Bth. West/B	459,000.	499,000.	400,000.	11/24/09	249
*8605 Landis(4)Bed.,(2.5)Bth. East/A	459,000.	499,000.	480,000.	11/25/09	250
*8605 Landis(4)Bed.,(2.5)Bth. East/B	459,000.	499,000.	499,000.	11/25/09	250
5609 Roberts(4)Bed.,(3)Bth. South	615,000.	599,500.	585,000.	11/30/09	224
142 43 <sup>rd</sup> (5)Bed.,(3)Bth. East	649,000.	619,000.	590,000.	11/12/09	314
238 79 <sup>th</sup> (4)Bed.,(3.5)Bth. East	650,000.	SAME	615,000.	11/12/09	123
*5704 Central(4)Bed.,(3.5)Bth. North	749,900.	699,900.	675,000.	11/10/09	427
*5101 Central(5)Bed.,(4)Bth. South	739,000.	699,000.	675,000.	11/17/09	439
*26 49 <sup>th</sup> (5)Bed.,(3)Bth. West	879,900.	SAME	850,000.	11/17/09	183
34 74 <sup>th</sup> (4)Bed.,(3/2)Bth. East	999,000.	SAME	867,500.	11/30/09	65
*26 49 <sup>th</sup> (5)Bed.,(3)Bth. East	879,900.	SAME	872,000.	11/17/09	183
*9 75 <sup>th</sup> (4)Bed.,(4.5)Bth. West	1,199,000.	1,099,000.	1,065,000.	11/2/09	433

**(8) NEW CONSTRUCTION**

	<b>(9,082,700.)</b>	<b>(8,957,200.)</b>	<b>(8,498,500.)</b>	<b>(3,433)</b>
<b>Average Original List Price = \$698,669.</b>	<b>Average Reduced List Price = \$689,015.</b>	<b>Average Sold Price = \$653,731.</b>	<b>Average Days on Market = 264</b>	

- Difference between ORIGINAL List Price and SOLD Price = (7%)
- Difference between ORIGINAL List Price and REDUCED Price = (1%)

**TOTAL SEA ISLE CITY SALE INVENTORY (AS OF 12/5/09) = 285**

<b>RESIDENTIAL</b>	<b>19</b>
<b>LOTS/LAND</b>	<b>6</b>
<b>COMMERCIAL</b>	<b>2</b>
<b>MULTI-FAMILY</b>	<b>12</b>
<b>CONDO/TOWNHOUSE</b>	<b>246</b>

## **2009 – DECEMBER - SEA ISLE CITY, NJ:**

### **RESIDENTIAL – UNDER CONTRACT: 12/1/2009 TO 12/31/2009 = (2)**

<b>ADDRESS</b>	<b>ORIGINAL LIST PRICE</b>	<b>REDUCED LIST PRICE</b>	<b>DAYS ON MARKET</b>
141 77 <sup>th</sup> (2)Bed.,(2)Bth.	\$ 440,000.	SAME	159
116 87 <sup>th</sup> (2)Bed.,(1.5)Bth.	1,700,000.	1,250,000.	838

### **RESIDENTIAL – COMPARABLE SALES: 12/1/2009 TO 12/31/2009 = (0)**

### **LOTS/LAND – UNDER CONTRACT: 12/1/2009 TO 12/31/2009 = (0)**

### **LOTS/LAND – COMPARABLE SALES: 12/1/2009 TO 12/31/2009 = (0)**

### **COMMERCIAL – UNDER CONTRACT: 12/1/2009 TO 12/31/2009 = (0)**

### **COMMERCIAL – COMPARABLE SALES: 12/1/2009 TO 12/31/2009 = (0)**

### **MULTI-FAMILY – UNDER CONTRACT: 12/1/2009 TO 12/31/2009 = (0)**

### **MULTI-FAMILY – COMPARABLE SALES: 12/1/2009 TO 12/31/2009 = (0)**

### **CONDO/TOWNHOUSE – UNDER CONTRACT: 12/1/2009 TO 12/31/2009 = (8)**

<b>ADDRESS</b>	<b>ORIGINAL LIST PRICE</b>	<b>REDUCED LIST PRICE</b>	<b>DAYS ON MARKET</b>
213 56 <sup>th</sup> (4)Bed.,(3)Bth. West	\$ 675,000.	\$ 649,000.	270
7101 Central(4)Bed.,(2.5)Bth. East	659,737.	654,737.	121
* 7812 Central(5)Bed.,(3.5)Bth. East	749,000.	729,000.	146
* 214 55 <sup>th</sup> (6)Bed.,(4.5)Bth. West	799,000.	SAME	1
13 69 <sup>th</sup> (5)Bed.,(3)Bth. East	799,000.	SAME	92
* 114 55 <sup>th</sup> (6)Bed.,(4.5)Bth. West	839,000.	849,000.	90
14 58 <sup>th</sup> (4)Bed.,(3)Bth. South	998,000.	SAME	75
* 317 47 <sup>th</sup> Pl(4)Bed.,(3.5)Bth. West	1,075,000.	999,000.	276

### **(4) NEW CONSTRUCTION**

### **CONDO/TOWNHOUSE – COMPARABLE SALES: 12/1/2009 TO 12/31/2009 = (21)**

<b>ADDRESS</b>	<b>ORIGINAL LIST PRICE</b>	<b>REDUCED PRICE</b>	<b>SOLD PRICE</b>	<b>CLOSING DATE</b>	<b>DAYS onMkt</b>
4900 Landis(2)Bed.,(1)Bth. #101	\$ 325,000.	\$ 305,000.	\$ 285,000.	12/30/09	313
300 Landis(2)Bed.,(2)Bth. #D	339,000.	SAME	320,000.	12/30/09	176
* 4111 Landis(2)Bed.,(2)Bth. 3 <sup>rd</sup> /W	474,900.	379,000.	334,725.	12/1/09	258
9 44 <sup>th</sup> (2)Bed.,(2)Bth. #207	435,000.	SAME	395,000.	12/10/09	139
3703 Cini(4)Bed.,(2)Bth. South	575,000.	SAME	534,000.	12/4/09	77
4601 Central(4)Bed.,(2.5)Bth. So.	679,000.	599,000.	565,000.	12/1/09	466
139 43 <sup>rd</sup> (5)Bed.,(3.5)Bth. West	645,000.	599,000.	576,500.	12/6/09	335
215 47 <sup>th</sup> (5)Bed.,(3)Bth. East	599,000.	SAME	590,000.	12/18/09	38
115 80 <sup>th</sup> (4)Bed.,(2.5)Bth. East	649,000.	624,000.	590,000.	12/16/09	121
9400 Roberts(3)Bed.,(2)Bth. #108	749,000.	635,000.	595,000.	12/18/09	593
	(5,469,900.)	(5,089,000.)	(4,785,225.)		(2,516)

114 44 <sup>th</sup> (4)Bed.,(3.5)Bth. East	760,000.	675,000.	602,000.	12/28/09	276
107 77 <sup>th</sup> (4)Bed.,(2.5)Bth. East	665,000.	638,000.	606,100.	12/16/09	132
234 77 <sup>th</sup> (5)Bed.,(3)Bth. West	639,000.	SAME	615,000.	12/7/09	32
7213 Central(4)Bed.,(2.5)Bth. West	660,000.	SAME	615,000.	12/14/09	84
221 82 <sup>nd</sup> (4)Bed.,(3.5)Bth. West	695,000.	649,000.	630,000.	12/15/09	172
217 89 <sup>th</sup> (4)Bed.,(3.5)Bth. East	799,000.	699,500.	660,000.	12/18/09	189
28 46 <sup>th</sup> (5)Bed.,(3)Bth. East	799,000.	749,000.	710,000.	12/4/09	73
331 47thPl(4)Bed.,(3.5)Bth. West	798,000.	SAME	775,000.	12/17/09	16
* 210 52 <sup>nd</sup> (4)Bed.,(3.5)Bth. North	869,000.	SAME	813,000.	12/2/09	110
5 85 <sup>th</sup> (4)Bed.,(3)Bth. North	1,300,000.	1,150,000.	999,000.	12/4/09	233
* 5600 Pleasure(5)Bed.,(4)Bth. No.	1,175,000.	SAME	1,125,000.	12/4/09	72

**(3) NEW CONSTRUCTION**

	(9,159,000.)	(8,701,500.)	(8,150,100.)	(1,389)
<b>Average Original List Price = \$696,614.</b>	<b>Average Reduced List Price = \$656,690.</b>	<b>Average Sold Price = \$615,968.</b>	<b>Average Days on Market = 186</b>	
-	<b>Difference between ORIGINAL List Price and SOLD Price = (12%)</b>			
-	<b>Difference between ORIGINAL List Price and REDUCED Price = (6%)</b>			

**TOTAL SEA ISLE CITY SALE INVENTORY (AS OF 1/9/2010) = 263**

<b>RESIDENTIAL</b>	<b>18</b>
<b>LOTS/LAND</b>	<b>4</b>
<b>COMMERCIAL</b>	<b>4</b>
<b>MULTI-FAMILY</b>	<b>10</b>
<b>CONDO/TOWNHOUSE</b>	<b>227</b>

**4<sup>TH</sup> QTR – SEA ISLE CITY, NJ – 2009 STATISTICS:**

<b>RESIDENTIAL:</b>	<b>UNDER CONTRACT</b>	<b>COMPARABLE SALES</b>
<b>OCTOBER</b>	<b>0</b>	<b>0</b>
<b>NOVEMBER</b>	<b>1</b>	<b>1</b>
<b>DECEMBER</b>	<b>2</b>	<b>0</b>
	<b>(3)</b>	<b>(1)</b>

<b>LOTS/LAND:</b>	<b>UNDER CONTRACT</b>	<b>COMPARABLE SALES</b>
<b>OCTOBER</b>	<b>0</b>	<b>0</b>
<b>NOVEMBER</b>	<b>0</b>	<b>0</b>
<b>DECEMBER</b>	<b>0</b>	<b>0</b>

<b>COMMERCIAL:</b>	<b>UNDER CONTRACT</b>	<b>COMPARABLE SALES</b>
<b>OCTOBER</b>	<b>2</b>	<b>0</b>
<b>NOVEMBER</b>	<b>0</b>	<b>0</b>
<b>DECEMBER</b>	<b>0</b>	<b>0</b>
	<b>(2)</b>	<b>(0)</b>

<b>MULTI-FAMILY:</b>	<b>UNDER CONTRACT</b>	<b>COMPARABLE SALES</b>
<b>OCTOBER</b>	<b>0</b>	<b>0</b>
<b>NOVEMBER</b>	<b>0</b>	<b>0</b>
<b>DECEMBER</b>	<b>0</b>	<b>0</b>

<b>CONDO/TOWNHOUSE:</b>	<b>UNDER CONTRACT</b>	<b>COMPARABLE SALES</b>
<b>OCTOBER</b>	<b>9</b>	<b>17</b>
<b>NOVEMBER</b>	<b>12</b>	<b>13</b>
<b>DECEMBER</b>	<b>8</b>	<b>21</b>
	<b>(29)</b>	<b>(51)</b>

	<b>ORIGINAL List Price</b>	<b>REDUCED List Price</b>	<b>SOLD Price</b>	<b>Days on Mkt</b>
<b>OCTOBER</b>	<b>\$ 685,871.</b>	<b>\$ 656,100.</b>	<b>\$ 628,409.</b>	<b>208</b>
<b>NOVEMBER</b>	<b>698,669.</b>	<b>689,015.</b>	<b>653,731.</b>	<b>264</b>
<b>DECEMBER</b>	<b>696,614.</b>	<b>656,690.</b>	<b>615,968.</b>	<b>186</b>

**4<sup>TH</sup> QTR**  
**AVERAGE (\$ 693,700.) (\$ 667,268.) (\$ 632,703.) (219)**

- **Difference between ORIGINAL List Price and SOLD Price = (9%)**
- **Difference between ORIGINAL List Price and REDUCED Price = (4%)**

**2009 – SEA ISLE CITY, NJ: 1<sup>ST</sup> QTR-2<sup>ND</sup> QTR-3<sup>RD</sup> QTR-4<sup>TH</sup> QTR Statistics:**

RESIDENTIAL	UNDER CONTRACT	COMPARABLE SALES
1 <sup>ST</sup> QTR	4	4
2 <sup>ND</sup> QTR	3	1
3 <sup>RD</sup> QTR	1	1
4 <sup>TH</sup> QTR	3	1
	(11)	(7)
LOTS/LAND	UNDER CONTRACT	COMPARABLE SALES
1 <sup>ST</sup> QTR	1	0
2 <sup>ND</sup> QTR	0	1
3 <sup>RD</sup> QTR	0	0
4 <sup>TH</sup> QTR	0	0
	(1)	(1)
COMMERCIAL	UNDER CONTRACT	COMPARABLE SALES
1 <sup>ST</sup> QTR	1	1
2 <sup>ND</sup> QTR	0	0
3 <sup>RD</sup> QTR	0	1
4 <sup>TH</sup> QTR	2	0
	(3)	(2)
MULTI-FAMILY	UNDER CONTRACT	COMPARABLE SALES
1 <sup>ST</sup> QTR	2	0
2 <sup>ND</sup> QTR	2	4
3 <sup>RD</sup> QTR	1	0
4 <sup>TH</sup> QTR	0	0
	(5)	(4)
CONDO/TOWNHOUSE	UNDER CONTRACT	COMPARABLE SALES
1 <sup>ST</sup> QTR	34	28
2 <sup>ND</sup> QTR	29	49
3 <sup>RD</sup> QTR	46	27
4 <sup>TH</sup> QTR	29	51
	(138)	(155)

**TOTAL CONDO/TOWNHOUSE UNITS SOLD – 2009 = (155)**

**TOTAL NEW CONSTRUCTION – CONDO/TOWNHOUSE UNITS SOLD – 2009 = (40)**

**CONDO/TOWNHOUSE:**

	Average Original List Price	Average Reduced List Price	Average SOLD Price	Average Days on Market
1 <sup>ST</sup> QTR	\$ 748,670.	\$ 700,060.	\$ 654,536.	209
2 <sup>ND</sup> QTR	698,810.	661,931.	626,890.	214
3 <sup>RD</sup> QTR	618,608.	589,147.	556,391.	185
4 <sup>TH</sup> QTR	693,700.	667,268.	632,703.	219
<b>2009</b>				
<b>AVERAGE:</b>	<b>\$ 689,947.</b>	<b>\$ 654,601.</b>	<b>\$ 617,630.</b>	<b>207</b>

**TOTAL – 2009 SEA ISLE CITY,NJ UNITS SOLD = (169)**

<b>RESIDENTIAL</b>	<b>7</b>
<b>LOTS/LAND</b>	<b>1</b>
<b>COMMERCIAL</b>	<b>2</b>
<b>MULTI-FAMILY</b>	<b>4</b>
<b>CONDO/TOWNHOUSE</b>	<b>155</b>

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