

SALES LISTING STUDY
 Market Data From 01/01/22 To 10/01/23
 Class= Nu=Y Qual= Style=

11/04/23 Page 1

BLOCK	LOT	QUAL - IFIER	CLA	PROPERTY ADDRESS	TAX LIST VALUE	DEED DATE	NU#	SALES PRICE	NEIGH
3	19		2	1010 SHORE RD	759,300	08/17/23		799,000	18
3	20		2	1008 SHORE RD	950,600	04/04/22		715,000	18
3	207		2	115 TENTH AVE	985,200	06/21/22		825,000	18
3.02	12		2	1207 POND RD	1,056,000	03/14/22	10	825,000	12
3.02	31		2	1009 SHORE RD	1,535,700	08/15/23	7	1,650,000	18
4	1		2	915 OCEAN RD	1,233,700	05/24/23		1,260,000	18
4	114		2	106 TENTH AVE	863,200	04/21/23		729,000	18
11	187		2	812 SHORE RD	906,800	06/15/22	7	840,000	18
12	241		1	812 JERSEY AVE	624,300	11/18/22	1	300,000	18
13	291		2	816 CENTRAL AVE	1,158,600	08/11/22	7	1,075,000	18
18	109		4A	620 SHORE RD	1,062,600	09/20/22		910,000	VIEW
18	116		1	604 SHORE RD	1,934,200	04/10/23	7	1,999,999	VIEW
19	1.06		2	6 WATERFORD WAY	785,000	07/25/22		730,000	HA10
19	72		2	607 CENTRAL AVE	455,800	04/18/22		450,000	1
19	105.02		2	616 JERSEY AVE	597,300	05/10/22		520,000	1
20	19		2	618 CENTRAL AVE	652,700	06/13/22		553,000	1
23	31.02		2	557 OCEAN RD	632,600	10/14/22		675,000	1
23	32		2	555 OCEAN RD	833,300	06/01/22		815,000	1
23	40		2	558 CENTRAL AVE	967,700	02/28/22		880,000	1
24	24.01		2	549 OLD MILL RD	681,700	03/04/22	16	770,000	GOLF
25.01	2		2	1012 OCEAN RD	609,000	01/03/23		600,000	10
25.02	6		2	1004 LAKE AVE	776,600	02/25/22		755,000	10
25.02	6		2	1004 LAKE AVE	776,600	04/21/22		755,000	10
25.02	7		2	1005 PARK AVE	905,800	08/02/23	10	975,000	GOLF
27	9		2	300 TENTH AVE	954,100	03/15/22		887,500	10
28	64		2	911 LAKE AVE	718,800	10/14/22	10	699,000	10
29	63		2	502 TENTH AVE	715,200	11/30/22	10	730,000	10
29	69		2	910 LAKE AVE	683,900	01/14/22	10	640,000	10
29	81		2	901 PARK AVE	994,100	07/11/22	10	410,000	GOLF
30	16		2	808 OCEAN RD	625,000	08/01/23		635,000	10
31	17		2	812 PROSPECT AVE	808,800	02/15/22	10	785,000	10
32	41		2	801 PARK AVE	1,054,100	06/30/22		985,000	GOLF
32	42		2	803 PARK AVE	1,023,500	08/17/22		927,000	GOLF
34	10		2	713 PARK AVE	855,100	07/11/22		925,000	GOLF
34	10		2	713 PARK AVE	855,100	02/03/23		770,000	GOLF
34	15		2	416 EIGHTH AVE	775,500	09/02/22	1	700,000	10
36	80.01		1	603 LAKE AVE	1,534,000	07/01/22	7	1,438,280	1
36	81.01		1	605 LAKE AVE	1,511,100	05/31/22	7	1,399,000	1
39	66		2	566 PROSPECT AVE	1,219,700	06/03/22	7	1,160,000	POND
39	68		2	562 PROSPECT AVE	1,096,500	12/22/22	10	825,000	POND
39	73		2	552 PROSPECT AVE	890,400	06/12/23	10	835,000	POND
39	76.01		2	402 SIXTH AVE	1,483,800	09/20/22	26	950,000	1
42.03	2		2	1 PINE DR	660,500	06/07/22	10	549,000	GOLF
42.03	5		2	7 PINE DR	711,100	05/03/23	7	749,000	555
42.03	28		2	121 WALNUT DR	751,700	01/03/22	7	650,000	555
42.03	35		2	126 WALNUT DR	574,700	04/20/23	10	550,000	555
42.03	36		2	124 WALNUT DR	667,700	01/13/22		579,000	555
42.03	44		2	108 WALNUT DR	604,300	04/08/22	10	565,000	555
42.03	51		2	100 WALNUT DR	672,000	07/27/23		650,000	555
42.03	82		2	87 WALNUT DR	838,700	06/07/23		839,000	GOLF
42.03	91		2	14 PINE DR	640,800	04/03/23		615,000	555

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42.03	105		2	16 SPRUCE LANE	682,200	04/29/22		609,500	555
42.04	2		2	1 WALNUT DR	731,200	07/28/22		714,600	GOLF
42.04	10		2	19 WALNUT DR	806,100	09/12/22		730,000	GOLF
42.04	23		2	10 CHERRY CT	712,400	01/15/22	10	625,000	GOLF
42.04	68		2	10 DOGWOOD CT	816,100	09/01/22		749,000	GOLF
42.04	86		2	15 DOGWOOD CT	636,500	04/27/23	10	580,000	555
42.04	115		2	36 DOGWOOD DR	759,800	04/04/23	7	745,000	555
42.04	119		2	28 DOGWOOD DR	751,500	08/04/23	7	775,000	555
42.04	128		2	19 MAGNOLIA DR	703,500	02/17/23		659,496	555
42.05	23		2	43 LOCUST WAY	619,100	08/15/22		585,000	GOLF
42.05	28		2	42 LOCUST WAY	794,900	01/06/22	26	413,386	GOLF
42.06	5		2	42 LINDEN DR	599,000	03/16/22		550,000	GOLF
42.08	7		2	8 OAK CT	645,000	11/21/22		640,000	GOLF
42.08	15		2	24 OAK CT	782,900	02/22/22		625,000	GOLF
42.08	19		2	2 OAK CT	751,400	12/15/22	10	750,000	GOLF
42.08	31		2	1 WILLOW LANE	683,800	05/24/22		700,000	GOLF
42.08	61		2	61 WILLOW LANE	839,500	07/01/22	7	805,000	GOLF
42.08	68		2	75 WILLOW LANE	750,600	01/21/22		645,000	GOLF
42.08	77		2	108 MAPLE DR	629,500	09/30/22		590,000	GOLF
42.08	97		2	99 MAPLE DR	791,900	05/27/22	7	710,000	555
42.08	128		2	9 APPLE DR	805,600	12/09/22		750,000	555
42.08	135		2	23 APPLE DR	672,700	03/22/22		479,000	555
42.08	140		2	33 APPLE DR	683,400	06/09/23	26	700,000	555
42.08	147		2	47 APPLE DR	791,800	09/22/23		812,500	555
42.08	154		2	61 APPLE DR	794,500	04/05/22	1	261,045	555
42.08	160		2	80 WILLOW LANE	655,400	05/09/22		590,000	555
42.09	5		2	21 LINDEN DR	730,900	06/27/22		701,499	GOLF
42.10	5		2	69 MAPLE DR	852,500	09/30/22		660,000	GOLF
42.11	5		2	7 ROSEWOOD DR	676,700	06/27/23		760,000	555
42.11	18		2	14 ROSEWOOD CT	771,400	04/01/22		675,000	GOLF
42.11	24		2	2 ROSEWOOD DR	819,500	08/08/22		755,501	GOLF
42.11	37		2	37 MAPLE DR	686,400	05/31/23		691,000	GOLF
44	3.04		2	2105 OLD MILL RD	876,200	07/15/22		849,000	14
46	31		2	729 WALL RD	1,531,000	09/29/23	7	1,665,000	6
46	33		2	733 WALL RD	568,900	07/22/22		499,000	6
46	40		2	803 WALL RD	583,700	01/06/22		410,000	7
46	74		1	817 WALL RD	1,611,400	12/20/22	7	1,550,000	7
46.01	13.03		2	721 PITNEY DR	721,900	02/08/23	10	635,000	6
46.02	39		2	24 WYCKHAM RD	600,800	01/04/23	10	365,000	WYCK
46.02	39		2	24 WYCKHAM RD	600,800	07/31/23	7	600,000	WYCK
46.02	45		2	18 WYCKHAM RD	742,000	09/01/23	7	850,000	WYCK
46.02	48		2	15 WYCKHAM RD	522,300	05/30/23	10	514,400	WYCK
46.02	52		2	11 WYCKHAM RD	553,000	08/09/22		480,000	WYCK
46.02	59		2	4 WYCKHAM RD	703,000	08/23/22		635,000	WYCK
48	22		2	1213 HOLLY PL	952,900	03/31/23		980,000	17
52	116		2	2409 KIPLING AVE	740,700	10/18/22		745,000	17
56	64		2	552 BRIGHTON AVE	646,700	04/12/22	1	443,000	3
59	21.01		1	556 CHURCH ST	516,900	05/16/22	26	470,000	3
59	21.02		1	554 CHURCH ST	516,900	05/17/22	26	440,000	3
59	32.02		2	558 CHURCH ST	876,600	03/17/22		815,000	3
60	5		2	555 WALL RD	836,100	05/25/22		480,000	3

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60	5		2	555 WALL RD	836,100	01/31/23	7	900,000	3
61	2.18		2	17 DEVON CT	587,800	12/19/22		529,900	HA16
61	2.23		2	22 DEVON CT	671,200	06/15/22		575,000	HA16
63	3		2	726 WALL RD	419,500	05/10/22		500,000	6
63	10		4A	2401 HIGHWAY 71	1,144,900	07/08/22	26	1,050,000	FS02
63.01	26.07		2	12 NADINE DR	976,100	06/15/22		900,000	8
63.01	30.06		2	4 ASHFORD COURT	1,360,100	03/15/22		1,200,000	5
65.01	5		2	1006 SHENANDOAH DR	993,900	05/16/22	7	899,000	8
65.01	6		2	2419 HOMESTEAD AVE	944,700	06/30/22	10	1,150,000	8
69	7		2	613 MERCER AVE	883,700	07/22/22		690,000	2
69	20		2	608 SUSSEX AVE	944,200	09/02/22		880,000	2
72	11.03		2	600-602 HIGHWAY 71 UNIT 1	416,000	11/14/22	26	95,000	HA18
72	11.04		2	600-602 HIGHWAY 71 UNIT 8	353,400	05/27/22		268,000	HA18
72	28		2	607 SIXTH AVE	646,700	08/09/22		558,000	2
73	4.08		2	530 HIGHWAY 71 APT 3A	350,400	12/28/22		337,000	HA14
73	4.11		2	530 HIGHWAY 71 APT 5	418,900	03/30/23		415,000	HA19
74	7		2	601 MONMOUTH AVE	929,000	02/28/22		860,000	1
76	7		2	565 MONMOUTH AVE	1,584,100	09/23/22		1,499,999	1
76	14.03		2	555 MONMOUTH AVENUE	566,200	06/14/23		565,000	999
76	14.08		2	555 MONMOUTH AVE B-1	594,000	03/03/23		585,000	999
76	14.25		2	555 MONMOUTH AVE D-6	561,000	04/13/22		565,000	999
78	3.01		1	551 SUSSEX AVE	1,708,900	06/08/23	7	1,750,000	2
78	3.02		1	553 SUSSEX AVE	1,783,900	05/03/23	7	1,800,000	2
78	7		1	557 SUSSEX AVE	650,000	06/09/23		650,000	2
79	14		2	815 PITNEY DR	675,400	03/15/22		520,000	7
82	126		2	815 WOODCREAST DR	983,700	05/08/23		1,300,000	7
84	68		2	917 GREENWOOD DR	684,000	12/23/22		676,000	7
85	25		2	917 CLAIRIDGE DR	788,000	01/09/23		700,000	7
85	32		2	2103 WINDSOR TERR	1,241,200	08/18/22	7	1,105,000	7
85	49		2	924 GREENWOOD DR	676,400	06/24/22	10	525,000	7
85.01	35		2	907 WALL RD	954,500	04/29/22	7	850,000	7
87	13		2	1210 CROSBY RD	679,400	02/17/23		575,000	16
87	41		15F	1207 WALL RD	1,007,600	01/21/22	33	910,000	16
88	12		2	1223 NORMAN TERR	909,400	07/12/23		900,000	16