

SALES LISTING STUDY  
 Market Data From 01/01/23 To 10/01/24  
 Class= Nu=Y Qual= Style=

11/09/24 Page 1

BLOCK	LOT	QUAL- IFIER	CLA	PROPERTY ADDRESS	TAX LIST VALUE	DEED DATE	NU#	SALES PRICE	NEIGH
3	15		2	108 MEADOWBROOK RD	921,600	06/27/24		975,000	18
3	19		2	1010 SHORE RD	845,500	08/17/23		799,000	18
3.02	31		2	1009 SHORE RD	1,716,000	08/15/23	7	1,650,000	18
3.02	32		2	1007 SHORE RD	897,200	05/01/24		905,000	18
4	1		2	915 OCEAN RD	1,290,700	05/24/23		1,260,000	18
4	114		2	106 TENTH AVE	954,700	04/21/23		729,000	18
7	177		2	911 JERSEY AVE	952,100	04/12/24	10	997,499	18
9	1		2	913 OCEAN RD	1,443,200	12/15/23		1,500,000	18
9	281		2	906 CENTRAL AVE	759,100	08/08/24		755,000	18
10	143		2	817 SHORE RD	908,400	08/14/24	1	575,000	POND
15	271		2	713 CENTRAL AVE	961,100	05/03/24		950,000	18
18	116		1	604 SHORE RD	2,087,500	04/10/23	7	1,999,999	VIEW
19	69		2	613 CENTRAL AVE	1,134,500	05/22/24	1	603,000	1
20	10		2	615 OCEAN RD	925,700	09/30/24		900,000	1
24	16		2	513 OLD MILL RD	914,400	09/20/24		910,000	14
25.01	1		2	1008 OCEAN RD	686,300	07/15/24	1	550,000	10
25.02	7		2	1005 PARK AVE	989,200	08/02/23	10	975,000	GOLF
25.02	12		2	1010 LAKE AVE	978,000	09/25/24		999,000	10
28	48		2	921 LAKE AVE	962,300	02/29/24	13	620,000	10
29	61		2	919 PARK AVE	1,200,400	09/11/24	26	1,275,000	10
30	4		2	807 PROSPECT AVE	937,200	08/05/24	10	999,999	10
30	16		2	808 OCEAN RD	698,500	08/01/23		635,000	10
31	20		2	818 PROSPECT AVE	719,900	12/08/23	10	710,000	10
33	11		2	709 PROSPECT AVE	779,400	04/08/24	10	779,000	10
34	10		2	713 PARK AVE	894,500	02/03/23		770,000	GOLF
35	3		2	610 OCEAN RD	816,100	11/14/23		685,000	1
39	73		2	552 PROSPECT AVE	934,000	06/12/23	10	835,000	POND
42.03	5		2	7 PINE DR	765,500	05/03/23	7	749,000	555
42.03	35		2	126 WALNUT DR	626,700	04/20/23	10	550,000	555
42.03	40		2	116 WALNUT DR	732,900	01/16/24	10	485,000	555
42.03	40		2	116 WALNUT DR	732,900	06/07/24	7	725,000	555
42.03	51		2	100 WALNUT DR	725,100	07/27/23		650,000	555
42.03	82		2	87 WALNUT DR	899,500	06/07/23		839,000	GOLF
42.03	91		2	14 PINE DR	694,000	04/03/23		615,000	555
42.03	92		2	12 PINE DR	710,100	05/31/24		705,000	GOLF
42.04	4		2	5 WALNUT DR	785,600	01/18/24		750,000	GOLF
42.04	24		2	8 CHERRY CT	766,800	04/16/24		775,000	GOLF
42.04	64		2	14 MAGNOLIA DR	766,200	09/30/24		770,000	GOLF
42.04	77		2	9 DOGWOOD CT	732,000	04/29/24		750,000	555
42.04	81		2	8 MAGNOLIA DR	863,300	05/17/24		865,000	555
42.04	84		2	11 DOGWOOD CT	727,700	04/01/24	10	699,000	555
42.04	86		2	15 DOGWOOD CT	677,400	04/27/23	10	580,000	555
42.04	89		2	21 DOGWOOD DR	729,000	03/22/24		749,000	555
42.04	110		2	63 DOGWOOD DR	770,400	04/13/24		765,000	GOLF
42.04	115		2	36 DOGWOOD DR	813,300	04/04/23	7	745,000	555
42.04	119		2	28 DOGWOOD DR	806,600	08/04/23	7	775,000	555
42.04	121		2	24 DOGWOOD DR	814,200	03/28/24		765,000	555
42.04	128		2	19 MAGNOLIA DR	755,900	02/17/23		659,496	555
42.04	132		2	27 MAGNOLIA DR	694,700	10/05/23	10	665,000	555
42.05	24		2	45 LOCUST WAY	694,300	06/12/24		720,000	GOLF
42.05	26		2	49 LOCUST WAY	710,900	10/20/23		580,000	GOLF

SALES LISTING STUDY  
Market Data From 01/01/23 To 10/01/24  
Class= Nu=Y Qual= Style=

11/09/24 Page 2

BLOCK	LOT	QUAL- IFIER	CLA	PROPERTY ADDRESS	TAX LIST VALUE	DEED DATE	NU#	SALES PRICE	NEIGH
42.05	42		2	14 LOCUST CT	753,000	06/18/24		750,000	GOLF
42.07	4		2	74 LINDEN COURT	693,300	10/24/23		640,000	GOLF
42.07	23		2	29 LINDEN DR	701,900	12/18/23	10	530,000	GOLF
42.08	7		2	8 OAK CT	742,500	04/08/24		747,500	GOLF
42.08	30		2	2 WILLOW LANE	729,200	02/23/24		725,000	GOLF
42.08	34		2	7 WILLOW LANE	953,800	04/12/24	10	935,000	GOLF
42.08	46		2	31 WILLOW LANE	893,600	10/20/23	10	850,000	GOLF
42.08	50		2	39 WILLOW LANE	986,200	12/28/23		912,000	GOLF
42.08	112		2	38 APPLE DR	829,800	05/20/24		922,000	555
42.08	113		2	36 APPLE DR	822,000	02/01/24		830,000	555
42.08	115		2	32 APPLE DR	836,700	07/25/24		852,500	555
42.08	123		2	16 APPLE DR	678,200	03/22/24	10	720,000	555
42.08	140		2	33 APPLE DR	761,700	06/09/23	26	700,000	555
42.08	147		2	47 APPLE DR	920,400	09/22/23		812,500	555
42.08	160		2	80 WILLOW LANE	733,200	09/11/24		737,500	555
42.11	4		2	5 ROSEWOOD DR	740,400	11/18/23		735,000	555
42.11	5		2	7 ROSEWOOD DR	728,600	06/27/23		760,000	555
42.11	37		2	37 MAPLE DR	772,500	05/31/23		691,000	GOLF
44	2		2	2103 OLD MILL RD	693,800	07/08/24		670,000	14
44	9		2	2223 OLD MILL RD	1,520,700	03/27/24		1,570,000	14
44	12		15F	2405 OLD MILL RD	680,400	10/27/23	10	667,500	14
46	31		2	729 WALL RD	1,635,400	09/29/23	26	1,665,000	6
46.01	13.03		2	721 PITNEY DR	1,262,700	02/08/23	10	635,000	6
46.02	5		2	58 WYCKHAM RD	593,000	10/31/23	1	550,000	WYCK
46.02	22		2	41 WYCKHAM RD	581,900	05/21/24		580,000	WYCK
46.02	25		2	38 WYCKHAM RD	700,800	11/28/23		670,000	WYCK
46.02	39		2	24 WYCKHAM RD	633,000	01/04/23	10	365,000	WYCK
46.02	39		2	24 WYCKHAM RD	633,000	07/31/23	7	600,000	WYCK
46.02	45		2	18 WYCKHAM RD	800,400	09/01/23	7	850,000	WYCK
46.02	47		2	16 WYCKHAM RD	546,200	01/30/24	26	475,000	WYCK
46.02	48		2	15 WYCKHAM RD	552,300	05/30/23	10	514,400	WYCK
46.02	61		2	2 WYCKHAM RD	622,700	04/12/24		625,000	WYCK
48	22		2	1213 HOLLY PL	1,009,300	03/31/23		980,000	17
52	108		2	2412 HAMILTON AVE	685,500	04/11/24	10	680,000	17
57	9.01		2	1811 BEVERLY AVE	1,263,700	10/20/23		1,190,000	3
57	48		2	1809 BEVERLY AVE	738,500	05/30/24		750,000	3
59	21.01		1	556 CHURCH ST	2,024,200	12/27/23	7	2,000,000	3
59	21.03		1	552 CHURCH ST	386,700	10/17/23	24	700,000	3
59	21.04		1	599 PITNEY DRIVE	385,100	10/17/23	24	700,000	3
59	39		1	2014 HIGHWAY 71	660,000	08/23/24	24	780,000	FS02
60	5		2	555 WALL RD	872,200	01/31/23	7	900,000	3
61	2.23		2	22 DEVON CT	699,500	06/28/24		699,000	HA16
63.01	33		2	746 WALL RD	818,200	09/06/24	26	845,000	6
66	9.01		2	559 MERCER AVE	1,401,200	02/02/24		1,435,850	2
68	3		2	605 WARREN AVE	795,900	09/05/24		795,000	2
68	18		2	608 MERCER AVE	867,600	07/15/24		900,000	2
69	13		4A	804 HIGHWAY 71	673,800	08/21/24	26	550,000	FS02
72	11.09		2	600-602 HIGHWAY 71 UNIT 4	227,500	09/20/24		225,000	HA18
72	16		2	621 ESSEX AVE	821,100	08/30/24	26	650,000	2
73	4.11		2	530 HIGHWAY 71 APT 5	454,600	03/30/23		415,000	HA19
74	10		2	502 SEVENTH AVE	725,000	12/07/23	8	250,000	1

SALES LISTING STUDY  
 Market Data From 01/01/23 To 10/01/24  
 Class= Nu=Y Qual= Style=

11/09/24 Page 3

BLOCK	LOT	QUAL- IFIER	CLA	PROPERTY ADDRESS	TAX LIST VALUE	DEED DATE	NU#	SALES PRICE	NEIGH
76	4		2	559 MONMOUTH AVE	1,140,400	03/26/24		1,175,000	1
76	12		1	560 ATLANTIC AVE	675,000	06/28/24		675,000	1
76	14.03		2	555 MONMOUTH AVENUE	611,100	06/14/23		565,000	999
76	14.08		2	555 MONMOUTH AVE B-1	639,500	03/03/23		585,000	999
77	1.01		1	564 MONMOUTH AVE	873,800	10/25/23	24	1,615,000	2
77	1.02		1	566 MONMOUTH AVE	873,800	10/25/23	24	1,615,000	2
78	3.01		1	551 SUSSEX AVE	1,847,200	06/08/23	7	1,750,000	2
78	3.02		1	553 SUSSEX AVE	1,927,400	05/03/23	7	1,800,000	2
78	6		2	555 SUSSEX AVE	1,966,500	03/22/24	7	1,975,000	2
78	7		1	557 SUSSEX AVE	1,941,600	06/09/23		650,000	2
78	7		1	557 SUSSEX AVE	1,941,600	05/17/24	7	1,950,000	2
81	109		2	2001 PARKVIEW TERR	1,100,000	12/14/23	26	875,000	7
82	126		2	815 WOODCREAST DR	1,062,900	05/08/23		1,300,000	7
85	24		2	919 CLAIRIDGE DR	1,240,700	05/30/24		1,257,250	7
85	25		2	917 CLAIRIDGE DR	866,100	01/09/23		700,000	7
85	59		2	904 GREENWOOD DR	1,110,700	03/27/24		1,250,000	7
85.01	38		2	901 WALL RD	1,278,100	03/29/24	10	1,270,000	7
87	13		2	1210 CROSBY RD	1,487,000	02/17/23		575,000	16
87	18.02		2	2210 OLD MILL RD	1,218,200	11/27/23		1,300,000	16
87	38		2	14 JASON DR	1,066,400	11/06/23		1,050,000	16
87	40		2	1205 WALL RD	743,500	04/08/24		900,000	16
88	12		2	1223 NORMAN TERR	1,012,200	07/12/23		900,000	16
88	17		2	1213 CROSBY RD	684,500	05/01/24		685,000	16