

SALES LISTING STUDY  
Market Data From 01/01/24 To 10/01/25  
Class= Nu=Y Qual= Style=

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BLOCK	LOT	QUAL- IFIER	CLA	PROPERTY ADDRESS	TAX LIST VALUE	DEED DATE	NU#	SALES PRICE	NEIGH
3	15		2	108 MEADOWBROOK RD	964,200	06/27/24		975,000	18
3.01	2		2	1207 OCEAN RD	874,900	08/21/25		860,000	12
3.02	32		2	1007 SHORE RD	908,800	05/01/24		905,000	18
4	2		2	919 OCEAN RD	1,016,800	11/21/24	26	960,000	18
7	177		2	911 JERSEY AVE	1,019,700	04/12/24	10	997,499	18
7	179		2	909 JERSEY AVE	892,300	03/20/25	10	750,000	18
9	281		2	906 CENTRAL AVE	826,900	08/08/24		755,000	18
10	143		2	817 SHORE RD	805,200	08/14/24	1	575,000	POND
13	308		2	801 OCEAN RD	1,181,800	02/19/25		1,203,000	18
15	271		2	713 CENTRAL AVE	1,024,100	05/03/24		950,000	18
19	69		2	613 CENTRAL AVE	1,257,200	05/22/24	1	603,000	1
20	10		2	615 OCEAN RD	933,700	09/30/24		900,000	1
23	27		2	569 OCEAN RD	1,407,900	06/27/25	32	1,460,000	1
23	31.02		1	557 OCEAN RD	3,142,000	01/13/25	7	3,200,000	1
24	1		2	1302 OCEAN RD	809,200	11/01/24	26	560,000	14
24	16		2	513 OLD MILL RD	975,100	09/20/24		910,000	14
25.01	1		2	1008 OCEAN RD	774,000	07/15/24	1	550,000	10
25.02	12		2	1010 LAKE AVE	1,045,900	09/25/24		999,000	10
26	7		2	305 ELEVENTH AVE	1,001,500	08/18/25		1,306,000	10
27	1.03		2	908 OCEAN RD	956,100	03/07/25		960,000	10
27	8		2	910 OCEAN RD	1,310,400	05/06/25	32	1,358,000	10
28	48		2	921 LAKE AVE	1,078,500	02/29/24	13	620,000	10
28	66		2	915 LAKE AVE	1,196,900	04/17/25		1,200,000	10
29	61		2	919 PARK AVE	1,313,900	09/11/24	26	1,275,000	10
30	4		2	807 PROSPECT AVE	1,010,400	08/05/24	10	999,999	10
33	11		2	709 PROSPECT AVE	1,252,200	04/08/24	10	779,000	10
33	11		2	709 PROSPECT AVE	1,252,200	02/21/25	7	1,290,000	10
34	7		2	707 PARK AVE	1,389,800	07/03/25	32	1,403,000	GOLF
35	3		2	610 OCEAN RD	1,016,700	04/22/25		999,999	1
36	82		2	607 LAKE AVE	1,068,100	10/30/24		1,315,000	1
39	69		2	560 PROSPECT AVE	1,018,600	01/21/25		994,900	POND
42.03	40		2	116 WALNUT DR	852,300	01/16/24	10	485,000	555
42.03	40		2	116 WALNUT DR	852,300	06/07/24	7	725,000	555
42.03	42		2	112 WALNUT DR	725,600	06/04/25		770,000	555
42.03	67		2	57 WALNUT DR	784,200	12/12/24		695,000	GOLF
42.03	68		2	59 WALNUT DR	952,100	03/21/25		969,900	GOLF
42.03	90		2	16 PINE DR	766,300	09/05/25		780,000	GOLF
42.03	92		2	12 PINE DR	836,500	05/31/24		705,000	GOLF
42.03	105		2	16 SPRUCE LANE	798,800	12/18/24		735,000	555
42.04	4		2	5 WALNUT DR	1,003,000	01/18/24		750,000	GOLF
42.04	17		2	22 CHERRY CT	1,058,200	09/30/25	26	1,375,000	GOLF
42.04	24		2	8 CHERRY CT	824,800	04/16/24		775,000	GOLF
42.04	34		2	64 WALNUT DR	893,100	06/13/25	10	800,000	GOLF
42.04	41		2	50 WALNUT DR	925,800	10/30/24		820,000	GOLF
42.04	64		2	14 MAGNOLIA DR	824,200	09/30/24		770,000	GOLF
42.04	77		2	9 DOGWOOD CT	785,100	04/29/24		750,000	555
42.04	81		2	8 MAGNOLIA DR	968,200	05/17/24		865,000	555
42.04	84		2	11 DOGWOOD CT	779,600	04/01/24	10	699,000	555
42.04	89		2	21 DOGWOOD DR	918,700	03/22/24		749,000	555
42.04	93		2	29 DOGWOOD DR	815,300	10/25/24	10	750,000	555
42.04	110		2	63 DOGWOOD DR	884,500	04/13/24		765,000	GOLF

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42.04	121		2	24 DOGWOOD DR	918,700	03/28/24		765,000	555
42.05	9		2	15 LOCUST WAY	727,000	05/22/25		735,000	GOLF
42.05	20		2	37 LOCUST WAY	785,100	04/15/25		743,000	GOLF
42.05	24		2	45 LOCUST WAY	780,300	06/12/24		720,000	GOLF
42.05	36		2	26 LOCUST CT	819,500	11/15/24		725,000	GOLF
42.05	42		2	14 LOCUST CT	815,300	06/18/24		750,000	GOLF
42.07	7		2	68 LINDEN COURT	803,300	08/28/25		807,500	GOLF
42.07	8		2	66 LINDEN COURT	814,900	05/07/25	26	830,000	GOLF
42.08	7		2	8 OAK CT	828,400	04/08/24		747,500	GOLF
42.08	30		2	2 WILLOW LANE	842,600	02/23/24		725,000	GOLF
42.08	34		2	7 WILLOW LANE	1,049,800	04/12/24	10	935,000	GOLF
42.08	39		2	17 WILLOW LANE	807,200	02/03/25	1	370,000	GOLF
42.08	61		2	61 WILLOW LANE	1,154,200	05/29/25		1,224,000	GOLF
42.08	66		2	71 WILLOW LANE	1,046,200	09/25/25		1,155,000	GOLF
42.08	96		2	97 MAPLE DR	940,300	06/26/25		1,125,000	555
42.08	107		2	48 APPLE DR	757,600	05/30/25		850,000	555
42.08	112		2	38 APPLE DR	933,500	05/20/24		922,000	555
42.08	113		2	36 APPLE DR	925,600	02/01/24		830,000	555
42.08	115		2	32 APPLE DR	940,400	07/25/24		852,500	555
42.08	123		2	16 APPLE DR	756,400	03/22/24	10	720,000	555
42.08	141		2	35 APPLE DR	789,400	08/14/25		789,000	555
42.08	160		2	80 WILLOW LANE	811,900	09/11/24		737,500	555
42.09	6		2	19 LINDEN DR	819,200	09/26/25		819,000	GOLF
42.10	4		2	71 MAPLE DR	830,500	12/27/24		800,000	GOLF
42.10	9		2	61 MAPLE DR	750,500	05/29/25	32	745,000	GOLF
42.11	2		2	1 ROSEWOOD DR	765,800	05/08/25		779,000	555
42.11	6		2	9 ROSEWOOD DR	837,600	06/06/25		820,000	555
42.11	28		2	45 MAPLE DR	992,600	10/10/24		1,175,000	555
43	1.02		2	1302 ALLAIRE RD	551,300	11/01/24		499,000	14
44	2		2	2103 OLD MILL RD	779,200	07/08/24		670,000	14
44	3.02		2	2207 OLD MILL RD	886,400	03/18/25		860,000	14
44	9		2	2223 OLD MILL RD	1,706,300	03/27/24		1,570,000	14
46.01	2		2	2011 HIGHWAY 71	1,620,200	11/05/24	30	995,000	F019
46.01	3		2	2013 HIGHWAY 71	799,900	11/05/24	30	805,000	F019
46.01	4		2	2015 HIGHWAY 71	1,604,300	04/25/25	30	2,450,000	F019
46.02	14		2	52 WYCKHAM RD	754,900	05/22/25	1	320,000	WYCK
46.02	22		2	41 WYCKHAM RD	684,400	05/21/24		580,000	WYCK
46.02	27		2	28 WYCKHAM RD	730,600	12/06/24		700,000	WYCK
46.02	40		2	23 WYCKHAM RD	719,200	04/07/25		725,000	WYCK
46.02	47		2	16 WYCKHAM RD	673,600	01/30/24	26	475,000	WYCK
46.02	60		2	3 WYCKHAM RD	711,400	06/18/25		769,900	WYCK
46.02	61		2	2 WYCKHAM RD	751,100	04/12/24		625,000	WYCK
49	33		2	1204 HOLLY PL	1,470,500	04/24/25		1,500,000	17
52	108		2	2412 HAMILTON AVE	759,600	04/11/24	10	680,000	17
52	115		2	2405 KIPLING AVE	864,900	01/15/25		870,000	17
55	38		2	1719 BEVERLY AVE	1,133,500	12/18/24		1,199,000	3
56	62		2	556 BRIGHTON AVE	1,284,500	07/14/25		1,300,000	3
57	4.01		2	1810 HIGHWAY 71	849,900	03/05/25		825,000	3
57	9.02		2	553 LUDLOW AVE	1,497,400	08/04/25		1,500,000	3
57	43		2	1806 HIGHWAY 71	1,387,000	08/13/25		1,412,500	3
57	48		2	1809 BEVERLY AVE	1,520,700	05/30/24		750,000	3

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57	48		2	1809 BEVERLY AVE	1,520,700	03/12/25	7	1,595,000	3
59	21.02		1	554 CHURCH ST	2,364,100	03/20/25	7	2,354,800	3
59	39		1	2014 HIGHWAY 71	864,000	08/23/24	24	780,000	F019
60	1.05		2	5 OCEANSIDE CT	1,282,500	11/26/24		1,255,000	HA21
61	2.23		2	22 DEVON CT	708,800	06/28/24		699,000	HA16
62	7		4A	2407 HIGHWAY 71	8,347,100	08/25/25	3	1,600,000	
63	10		4A	2401 HIGHWAY 71	1,275,600	08/25/25	3	1,600,000	FS02
63.01	33		2	746 WALL RD	898,000	09/06/24	26	845,000	6
66	9.01		2	559 MERCER AVE	1,625,600	02/02/24		1,435,850	2
68	3		2	605 WARREN AVE	871,700	09/05/24		795,000	2
68	4		2	607 WARREN AVE	871,900	12/03/24		775,000	2
68	18		2	608 MERCER AVE	1,052,000	07/15/24		900,000	2
69	13		4A	804 HIGHWAY 71	705,100	08/21/24	26	550,000	FS02
70	14.02		2	609 SUSSEX AVE	2,148,300	09/26/25		2,647,000	2
72	11.03		2	600-602 HIGHWAY 71 UNIT 1	395,500	11/26/24		379,000	HA18
72	11.04		2	600-602 HIGHWAY 71 UNIT 8	390,700	07/07/25		405,000	HA18
72	11.09		2	600-602 HIGHWAY 71 UNIT 4	238,300	09/20/24		225,000	HA18
72	15		2	610 HIGHWAY 71	891,500	05/15/25		850,000	2
72	16		2	621 ESSEX AVE	820,200	08/30/24	26	650,000	2
72	28		2	607 SIXTH AVE	774,100	05/19/25		775,000	2
76	4		2	559 MONMOUTH AVE	1,362,400	03/26/24		1,175,000	1
76	7		2	565 MONMOUTH AVE	2,229,400	04/25/25		2,325,000	1
76	12		1	560 ATLANTIC AVE	2,172,000	06/28/24		675,000	1
76	12		1	560 ATLANTIC AVE	2,172,000	02/25/25	7	2,150,000	1
76	14.06		2	555 MONMOUTH AVE 5-A	622,000	03/04/25		620,000	999
77	1.01		1	566 MONMOUTH AVE	2,228,500	11/15/24	7	2,297,750	2
78	6		2	555 SUSSEX AVE	2,213,100	03/22/24	7	1,975,000	2
78	7		1	557 SUSSEX AVE	2,180,000	05/17/24	7	1,950,000	2
78	16.01		2	554 ESSEX AVE	1,373,700	01/07/25		1,372,500	2
80	32		2	813 CLAIRIDGE DR	923,700	06/02/25		1,175,000	7
85	24		2	919 CLAIRIDGE DR	1,328,800	05/30/24		1,257,250	7
85	59		2	904 GREENWOOD DR	1,214,900	03/27/24		1,250,000	7
85.01	38		2	901 WALL RD	1,403,400	03/29/24	10	1,270,000	7
85.01	43		2	902 CLAIRIDGE DR	1,014,300	04/15/25		999,000	7
87	11		2	1214 CROSBY RD	782,100	06/17/25		800,000	16
87	13		2	1210 CROSBY RD	1,722,700	04/09/25		1,720,000	16
87	40		2	1205 WALL RD	1,225,000	04/08/24		900,000	16
88	17		2	1213 CROSBY RD	791,800	05/01/24		685,000	16