SALES RATIO STUDY
Market Data From 01/01/25 To 10/01/26
Class= Nu=Y Qual= Style=

BLOCK	LOT	QUAL-IFIER	CLA	PROPERTY ADDRESS	TAX LIST VALUE	DEED DATE	NU#	SALES PRICE	RATIO (AV/SP)	NEIGH	DEVIA-TION
3.01	2		2	1207 OCEAN RD	1,660,000	08/21/25		860,000	193.02%	12	71.37
3.02	35		2	1001 SHORE RD	1,079,800	08/17/26	1	500,000	215.96%	18	94.30
7	179		2	909 JERSEY AVE	2,744,600	03/20/25	10	750,000	365.95%	18	244.29
7	179		2	909 JERSEY AVE	2,744,600	04/24/26	7	2,865,000	95.80%	18	25.86
11	201		2	805 JERSEY AVE	948,800	02/17/26		1,075,000	88.26%	18	33.40
13	301		2	817 OCEAN RD	2,414,500	12/18/25	7	2,399,000	100.65%	18	21.01
13	303		2	813 OCEAN RD	1,044,700	08/11/26		1,050,000	99.50%	18	22.16
13	308		2	801 OCEAN RD	1,377,200	02/19/25		1,203,000	114.48%	18	7.18
19	72		2	607 CENTRAL AVE	580,100	05/06/26		615,000	94.33%	1	27.33
19	75		2	601 CENTRAL AVE	484,300	02/20/26		510,000	94.96%	1	26.69
20	23.03		2	605C OCEAN ROAD	406,000	09/23/26		407,000	99.75%	HA11	21.90
23	27		2	569 OCEAN RD	1,516,700	06/27/25	32	1,460,000	103.88%	1	17.77
23	31.02		1	557 OCEAN RD	3,384,700	01/13/25	7	3,200,000	105.77%	1	15.88
25.02	30		2	304 OLD MILL RD	1,055,700	05/15/26		1,087,000	97.12%	14	24.54
26	7		2	305 ELEVENTH AVE	1,285,600	08/18/25		1,306,000	98.44%	10	23.22
27	1.03		2	908 OCEAN RD	1,160,400	03/07/25		960,000	120.88%	10	.78
27	5.01		2	909 PROSPECT AVE	1,475,600	08/07/26		1,600,000	92.22%	10	29.43
27	8		2	910 OCEAN RD	1,440,600	05/06/25	32	1,358,000	106.08%	10	15.57
28	66		2	915 LAKE AVE	1,406,900	04/17/25		1,200,000	117.24%	10	4.41
32	40		2	500 NINTH AVE	1,171,300	06/25/26		1,300,000	90.10%	10	31.56
33	11		2	709 PROSPECT AVE	1,520,500	02/21/25	7	1,290,000	117.87%	10	3.79
34	7		2	707 PARK AVE	1,550,700	07/03/25	32	1,403,000	110.53%	GOLF	11.13
35	3		2	610 OCEAN RD	1,160,800	04/22/25		999,999	116.08%	1	5.58
38	40		2	567 PROSPECT AVE	1,197,500	09/28/26		1,230,000	97.36%	1	24.30
39	69		2	560 PROSPECT AVE	1,402,000	01/21/25		994,900	140.92%	POND	19.26
42.03	27		2	119 WALNUT DR	964,900	05/08/26		999,999	96.49%	555	25.17
42.03	37		2	122 WALNUT DR	903,800	10/15/25	32	900,000	100.42%	555	21.23
42.03	42		2	112 WALNUT DR	907,900	06/04/25		770,000	117.91%	555	3.75
42.03	68		2	59 WALNUT DR	1,034,200	03/21/25		969,900	106.63%	GOLF	15.03
42.03	90		2	16 PINE DR	965,600	09/05/25		780,000	123.79%	GOLF	2.14
42.04	16		2	24 CHERRY CT	1,196,800	10/06/25	10	700,000	170.97%	GOLF	49.32
42.04	17		2	22 CHERRY CT	1,241,800	09/30/25	26	1,375,000	90.31%	GOLF	31.34
42.04	20		2	16 CHERRY CT	968,900	04/15/26		990,000	97.87%	GOLF	23.79
42.04	34		2	64 WALNUT DR	1,108,700	06/13/25	10	800,000	138.59%	GOLF	16.93
42.04	77		2	9 DOGWOOD CT	941,500	06/10/26		951,600	98.94%	555	22.72
42.04	105		2	53 DOGWOOD DR	1,093,100	03/10/26		1,250,000	87.45%	GOLF	34.21
42.05	9		2	15 LOCUST WAY	845,400	05/22/25		735,000	115.02%	GOLF	6.64
42.05	13		2	23 LOCUST WAY	812,600	05/05/26		819,000	99.22%	GOLF	22.44
42.05	20		2	37 LOCUST WAY	923,300	04/15/25		743,000	124.27%	GOLF	2.61
42.07	2		2	78 LINDEN COURT	876,800	06/05/26		850,000	103.15%	GOLF	18.50
42.07	4		2	74 LINDEN COURT	853,700	12/09/25		745,000	114.59%	GOLF	7.07
42.07	7		2	68 LINDEN COURT	850,200	08/28/25		807,500	105.29%	GOLF	16.37
42.07	8		2	66 LINDEN COURT	866,500	05/07/25	26	830,000	104.40%	GOLF	17.26
42.08	32		2	3 WILLOW LANE	993,600	06/26/26	32	999,000	99.46%	GOLF	22.20
42.08	39		2	17 WILLOW LANE	881,900	02/03/25	1	370,000	238.35%	GOLF	116.70
42.08	40		2	19 WILLOW LANE	868,500	01/09/26		751,000	115.65%	GOLF	6.01
42.08	61		2	61 WILLOW LANE	1,228,100	05/29/25		1,224,000	100.33%	GOLF	21.32
42.08	66		2	71 WILLOW LANE	1,121,300	09/25/25		1,155,000	97.08%	GOLF	24.57
42.08	92		2	89 MAPLE DR	1,056,200	05/26/26		1,060,000	99.64%	555	22.01
42.08	96		2	97 MAPLE DR	1,137,400	06/26/25		1,125,000	101.10%	555	20.55
42.08	107		2	48 APPLE DR	889,100	05/30/25		850,000	104.60%	555	17.06

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42.08	137		2	27 APPLE DR	918,500	04/24/26		865,000	106.18%	555	15.47
42.08	141		2	35 APPLE DR	951,200	08/14/25		789,000	120.56%	555	1.10
42.09	6		2	19 LINDEN DR	894,100	09/26/25		819,000	109.17%	GOLF	12.49
42.10	9		2	61 MAPLE DR	886,400	05/29/25	32	745,000	118.98%	GOLF	2.68
42.10	11		2	57 MAPLE DR	944,300	07/08/26		955,000	98.88%	555	22.78
42.11	2		2	1 ROSEWOOD DR	958,200	05/08/25		779,000	123.00%	555	1.35
42.11	6		2	9 ROSEWOOD DR	980,200	06/06/25		820,000	119.54%	555	2.12
43	1.02		2	1302 ALLAIRE RD	684,800	05/01/26		675,000	101.45%	14	20.20
44	3.02		2	2207 OLD MILL RD	977,500	03/18/25		860,000	113.66%	14	7.99
46	70		2	809 WALL RD	1,450,700	04/30/26	32	1,560,000	92.99%	7	28.66
46.01	4		2	2015 HIGHWAY 71	1,747,700	04/25/25	30	2,450,000	71.33%	F019	50.32
46.01	42		2	723 PITNEY DR	1,270,400	10/31/25		1,235,000	102.87%	6	18.79
46.02	14		2	52 WYCKHAM RD	787,200	05/22/25	1	320,000	246.00%	WYCK	124.34
46.02	40		2	23 WYCKHAM RD	735,500	04/07/25		725,000	101.45%	WYCK	20.21
46.02	51		2	12 WYCKHAM RD	737,700	12/15/25		725,000	101.75%	WYCK	19.90
46.02	60		2	3 WYCKHAM RD	774,800	06/18/25		769,900	100.64%	WYCK	21.02
47	4		2	1225 HOLLY PL	773,100	10/15/25		695,000	111.24%	17	10.42
48	11		2	1207 HOLLY PL	805,500	09/30/25		999,999	80.55%	17	41.11
49	28		2	1211 TUXEDO PL	1,012,800	08/27/26	10	950,999	106.50%	17	15.16
49	33		2	1204 HOLLY PL	1,558,700	04/24/25		1,500,000	103.91%	17	17.74
52	115		2	2405 KIPLING AVE	927,000	01/15/25		870,000	106.55%	17	15.10
52	119		2	2419 KIPLING AVE	1,251,000	05/08/26		1,250,000	100.08%	17	21.58
55	16		4A	608 BRIGHTON AVE	1,002,400	08/21/26		999,999	100.24%	3	21.42
56	62		2	556 BRIGHTON AVE	1,416,600	07/14/25		1,300,000	108.97%	3	12.69
56	63		2	554 BRIGHTON AVE	1,000,400	12/15/25	1	500,000	200.08%	3	78.42
57	4.01		2	1810 HIGHWAY 71	952,000	03/05/25		825,000	115.39%	3	6.26
57	9.02		2	553 LUDLOW AVE	1,539,300	08/04/25		1,500,000	102.62%	3	19.04
57	43		2	1806 HIGHWAY 71	1,461,100	08/13/25		1,412,500	103.44%	3	18.22
57	48		2	1809 BEVERLY AVE	1,670,400	03/12/25	7	1,595,000	104.73%	3	16.93
57	54		2	550 ST CLAIR AVE	1,125,100	02/17/26	1	258,333	435.52%	3	313.87
59	21.02		1	554 CHURCH ST	2,607,300	03/20/25	7	2,354,800	110.72%	3	10.93
61	2.17		2	16 DEVON CT	649,900	12/09/25		637,000	102.03%	HA16	19.63
62	7		4A	2407 HIGHWAY 71	8,876,300	08/25/25	3	1,600,000	554.77%		433.11
63	10		4A	2401 HIGHWAY 71	1,517,800	08/25/25	3	1,600,000	94.86%	FS02	26.79
63.01	28.02		2	3 ASHFORD CT	1,375,900	06/11/26		1,415,000	97.24%	4	24.42
63.02	1		2	2412 HOMESTEAD AVE	1,025,300	11/19/25		990,000	103.57%	8	18.09
67	5		4A	555 WARREN AVE	2,599,000	10/24/25		2,300,000	113.00%	2	8.66
68	7		4A	613 WARREN AVE	755,600	12/22/25		750,000	100.75%	FS07	20.91
68	13.04		4A	900 HIGHWAY 71	450,200	01/30/26		450,000	100.04%		21.61
70	14.02		2	609 SUSSEX AVE	2,395,900	09/26/25		2,647,000	90.51%	2	31.14
72	11.04		2	600-602 HIGHWAY 71 UNIT 8	425,400	07/07/25		405,000	105.04%	HA18	16.62
72	11.06		2	600-602 HIGHWAY 71 UNIT 9	479,400	06/15/26	10	500,000	95.88%	HA18	25.78
72	12		2	604 HIGHWAY 71	697,500	08/14/26	10	705,550	98.86%	2	22.80
72	15		2	610 HIGHWAY 71	1,055,500	05/15/25		850,000	124.18%	2	2.52
72	28		2	607 SIXTH AVE	930,400	05/19/25		775,000	120.05%	2	1.60
73	4.09		2	530 HIGHWAY 71 APT 4	463,000	03/11/26		440,000	105.23%	HA14	16.43
75	9		2	569 ATLANTIC AVE	1,561,900	10/23/25	32	1,485,000	105.18%	1	16.48
76	7		2	565 MONMOUTH AVE	2,348,900	04/25/25		2,325,000	101.03%	1	20.63
76	12		1	560 ATLANTIC AVE	2,432,700	02/25/25	7	2,150,000	113.15%	1	8.51
76	14.06		2	555 MONMOUTH AVE 5-A	694,600	03/04/25		620,000	112.03%	999	9.62
77	1.02		1	564 MONMOUTH AVE	2,258,600	10/06/25	7	2,199,000	102.71%	2	18.95

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78	16.01		2	554 ESSEX AVE	1,607,400	01/07/25		1,372,500	117.11%	2	4.54
80	32		2	813 CLAIRIDGE DR	1,288,700	06/02/25		1,175,000	109.68%	7	11.98
82	16		2	808 ALLAIRE RD	2,098,600	10/30/25	19	750,000	279.81%	7	158.16
82	126		2	815 WOODCREAST DR	1,483,700	04/03/26		1,600,000	92.73%	7	28.92
83	12.06		2	920 ALLAIRE RD	1,547,300	08/14/26		1,615,000	95.81%	7	25.85
83	121		2	907 WOODCREAST DR	1,155,700	06/03/26		825,000	140.08%	7	18.43
83	122		2	905 WOODCREAST DR	1,359,200	05/22/26		1,550,000	87.69%	7	33.97
85.01	36		2	905 WALL RD	1,053,000	01/28/26		999,000	105.41%	7	16.25
85.01	43		2	902 CLAIRIDGE DR	1,204,600	04/15/25		999,000	120.58%	7	1.08
87	11		2	1214 CROSBY RD	834,300	06/17/25		800,000	104.29%	16	17.37
87	13		2	1210 CROSBY RD	1,825,600	04/09/25		1,720,000	106.14%	16	15.52
				TOTALS: 113	144,999,200			125,525,478	13747.10%		3,494.25%
				AVERAGES:	1,283,179			1,110,845	121.66%		30.92%

WEIGHTED RATIO: (TOT. ASSMTS. / TOT. SALES) 115.51 %

COEFFICIENT OF DEVIATION: (AVG. DEVIATION / AVG. RATIO) 25.42 %

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