

Peggy Goyne
Prudential Zack Shore Properties
2900 Long Beach Boulevard
Beach Haven Gardens, NJ 08008

Market Update July 2012
Peggy and PruZack
perfect together

In the first six months of 2012, there were 265 sales versus 232 in the first half of 2011. This represents an increase of 14.22% in volume year over year. The average sales price increased slightly (1.72%) with an average mid year sales price of \$852,201 in 2012 versus \$837,768 in the first half of 2011.

The following are recent sales in your area:

<u>Address</u>	<u>List Price</u>	<u>Sales Price</u>
11406 Long Beach Blvd, Haven Beach	\$ 589,000	\$ 575,000
39 W. Wyoming Ave.	\$ 636,000	\$ 602,500
14 E. Weldon Place	\$ 642,000	\$ 621,000
18 E. Virginia Ave.	\$ 739,000	\$ 690,000
11310 Sunset Terrace	\$1,150,000	\$1,080,000
118 E. Virginia Ave.	\$2,499,000	\$2,250,000
3 E. Dune Lane, The Dunes	\$ 575,000	\$ 575,000
104 E. MacEvoy Lane	\$ 759,000	\$ 675,000
111 E. Old Whaling Lane	\$ 849,000	\$ 800,000
136 E. Ryerson Lane (125 th St)	\$ 998,000	\$ 920,000
102 W. Maryland Ave., Beach Haven Terrace	\$ 499,500	\$ 455,000
22 W. Pennsylvania Ave.	\$ 499,999	\$ 467,500
43 W. New Jersey Ave.	\$ 649,900	\$ 625,000
127 E. Maryland Ave.	\$1,299,900	\$1,275,000
121 W. Indiana Ave. (129 th St.)	\$2,895,000	\$2,757,500
1 W. Louisiana Ave., Beach Haven Park	\$ 399,900	\$ 322,000
10313 Long Beach Blvd	\$ 565,000	\$ 532,500
17 E. Nebraska Ave. (106 th St.)	\$ 659,000	\$ 625,000
15 E. Lillie Ave. (103 rd St.)	\$ 725,000	\$ 700,000
14 W. Jerome Ave.	\$ 799,000	\$ 750,000
11 W. California Ave. (100 th St.)	\$ 829,000	\$ 780,000
122 E. Muriel Ave. (98 th St.)	\$1,999,900	\$1,880,000

I hope you find the attached statistics informative. If you are interested in buying, selling, renting or would like a free current market analysis to find out what your home is worth in today's market, please give me a call.

Peggy Goyne (609) 492-7277

(800) 633-1146 Ext. 1632

(609) 457-8698 (Cell)

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Thirteen Time NJAR Circle of Excellence Award Winner

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<u>Address</u>	<u>List Price</u>	<u>Sales Price</u>
13516 Beach Ave., Beach Haven Gardens	\$ 599,000	\$ 570,000
14 E. South 33 rd St.	\$ 643,000	\$ 613,500
32 W. 32nd St.	\$ 680,000	\$ 600,000
10 E. South 31 st St.	\$ 739,000	\$ 690,000
6 E. 28 th St.	\$ 799,900	\$ 775,000
13310 Pacific Ave.	\$ 819,000	\$ 800,000
125 E. 30 th St.	\$ 829,000	\$ 775,000
13602 Atlantic Ave.	\$ 999,000	\$ 975,000
112 E. 29 th St.	\$1,169,000	\$1,100,000
108 E. South 32 nd St.	\$1,175,000	\$1,080,000
13406 Garden St.	\$1,995,000	\$1,850,000
7 E. 21 st St., Spray Beach	\$ 399,900	\$ 340,000
107 E. 26 th St.	\$ 669,000	\$ 625,000
19 E. 24 th St.	\$ 679,000	\$ 619,000
2210 E. Atlantic Ave.	\$ 679,900	\$ 649,000
20 E. 25 th St.	\$ 799,000	\$ 760,000
2422 Long Beach Blvd	\$1,195,000	\$ 998,000
15 W. 19 th St., North Beach Haven	\$ 499,000	\$ 467,500
107 E. 14 th St.	\$ 500,000	\$ 500,000
21 W. 20 th St.	\$ 548,000	\$ 500,000
103 E. 16 th St.	\$ 570,000	\$ 525,000
3 W. 20 th St.	\$ 619,000	\$ 575,000
1906 Atlantic Ave.	\$ 649,000	\$ 650,000
123 E. 16 th St.	\$ 699,000	\$ 665,000
114 E. 18 th St.	\$ 699,000	\$ 650,000
1305 Atlantic Ave.	\$ 729,000	\$ 700,000
14 E. 13 th St.	\$ 789,000	\$ 755,000
126 E. 17 th St.	\$ 899,000	\$ 875,000
8 W. 18 th St.	\$ 899,995	\$ 852,000
120 E. 15 th St.	\$1,349,000	\$1,275,000

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<u>Address</u>	<u>List Price</u>	<u>Sales Price</u>
317 Dock Road, Beach Haven	\$ 269,900	\$ 225,000
130 Chatsworth Ave. Unit #2	\$ 375,000	\$ 330,000
130 S. West Ave. Unit 103	\$ 489,000	\$ 450,000
217 Ocean St.	\$ 514,900	\$ 460,000
607 S. Bay Ave.	\$ 524,900	\$ 500,000
319 Iroquois Ave.	\$ 539,000	\$ 511,000
1100 S. Bay Ave.	\$ 550,000	\$ 520,000
1608 West Ave.	\$ 649,900	\$ 620,000
221 E. Liberty Ave.	\$ 699,000	\$ 675,000
501 S. Beach Ave.	\$ 699,999	\$ 686,000
127 E. 3 rd St.	\$ 799,000	\$ 760,000
301 Norwood Ave.	\$ 799,000	\$ 740,000
25 E. 12 th St.	\$ 895,000	\$ 840,000
1505 West Ave. - North Unit	\$ 895,000	\$ 840,000
125 Essex Ave.	\$1,049,000	\$ 975,000
222 Stratford Ave.	\$1,195,000	\$1,100,000
100 Norwood Ave.	\$1,199,000	\$1,100,000
221 Nelson Ave.	\$1,249,000	\$1,140,000
224 Iroquois Ave.	\$1,269,900	\$1,150,000
905 S. Atlantic Ave.	\$1,395,000	\$1,312,500
403 Jeffries Ave.	\$1,395,000	\$1,200,000
211 Stratford Ave.	\$1,499,000	\$1,366,000
706 S. Atlantic Ave.	\$1,975,000	\$1,883,750
2. E. Marine St.	\$1,997,000	\$1,800,000

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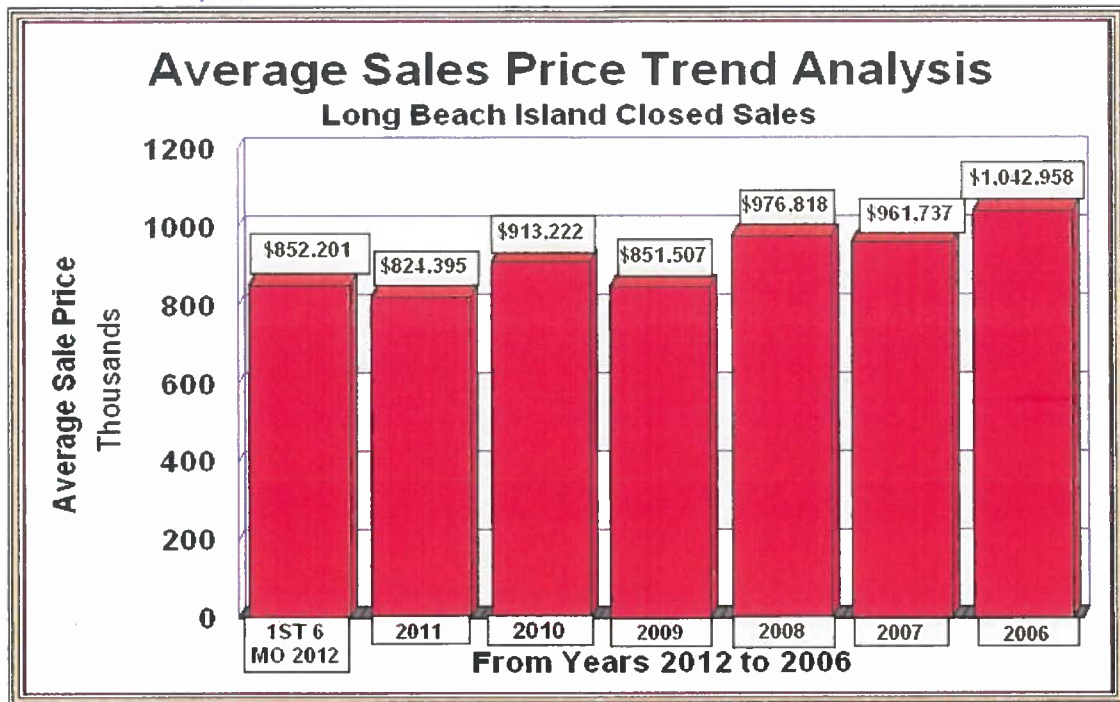
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THIS INFORMATION WAS COMPILED FROM THE JERSEY SHORE MLS COMPUTER, SHOWING AVERAGE SALES PRICE ON LONG BEACH ISLAND. PRUDENTIAL ZACK SHORE PROPERTIES HAS RELIED ON THIS INFORMATION.

