

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

**Market Update July, 2013**  
*Peggy and PruZack,*  
*Perfect together*

I hope this update finds you recovered or well on the way to recovery from Hurricane Sandy. It has been a challenging year to say the least. The total number of sales in the first half of 2013 is down 40.38% year over year (158 in 2013 versus 265 in 2012). The average sales price is down 11.21% with a first half average sales price of \$756,709 in 2013 versus \$852,201 in 2012.

On a positive note, we have seen a marked increase in sales activity over the past two months. Pending are up and I have no doubt that the third quarter numbers will be more encouraging.

**The following are recent sales in your area:**

<u>Address</u>	<u>List Price</u>	<u>Sales Price</u>
31 W Colorado Ave. (118 <sup>th</sup> St), <b>Haven Beach</b>	\$ 529,000	\$ 450,000
11 E North Carolina (109 <sup>th</sup> St)	\$ 649,000	\$ 575,000
18 Utah Ave (120 <sup>th</sup> St)	\$ 749,000	\$ 710,000
107 E MacEvoy Ln (121 <sup>st</sup> St)	\$ 799,900	\$ 757,000
113 E Tennessee Ave (114 <sup>th</sup> St)	\$1,575,000	\$1,375,000
12714 Beach Ave., <b>The Dunes</b>	\$ 549,000	\$ 520,000
12401 Beach Ave.	\$ 579,000	\$ 550,000
119 E Ramapo Ln (123 <sup>rd</sup> St)	\$ 899,000	\$ 857,750
118 E Hollybanks Ln (122 <sup>nd</sup> St)	\$ 899,000	\$ 852,000
20 E Kansas Ave (104 <sup>th</sup> St), <b>Beach Haven Park</b>	\$ 645,000	\$ 615,000
4 E Florida Ave (101 <sup>st</sup> St)	\$ 770,000	\$ 762,500
104 E Louisiana (105 <sup>th</sup> St)	\$1,199,000	\$ 998,500
20 W Lillie Ave (103 <sup>rd</sup> St)	\$1,199,000	\$1,099,000
16 W California Ave (100 <sup>th</sup> St)	\$1,495,000	\$1,325,000
26 W Muriel Ave (98 <sup>th</sup> St)	\$1,495,000	\$1,400,000
113 W Indiana Ave (129 <sup>th</sup> ), <b>Beach Haven Terrace</b>	\$ 629,000	\$ 562,500
13003 Bayview Ave.	\$ 679,000	\$ 620,000
23 W 29 <sup>th</sup> St, <b>Beach Haven Gardens</b>	\$ 697,500	\$ 650,000
1 E 28 <sup>th</sup> St.	\$ 819,000	\$ 775,000
206 E South 32 <sup>nd</sup> St	\$1,100,000	\$ 999,999
117 E South 34 <sup>th</sup> St	\$1,499,900	\$1,430,000
18 E 24 <sup>th</sup> St, <b>Spray Beach</b>	\$ 495,000	\$ 475,000
24 E 21 <sup>st</sup> St	\$ 599,000	\$ 570,000

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 challenging market, please give me a call.

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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>
319 W 4 <sup>th</sup> St., <b>Beach Haven</b>	\$ 319,000	\$ 300,000
415 2 <sup>nd</sup> St.	\$ 349,900	\$ 300,000
417 2 <sup>nd</sup> St.	\$ 349,900	\$ 300,000
318 Centre St.	\$ 503,500	\$ 450,000
1203 S Bay Ave.	\$ 799,900	\$ 725,000
111 E Ocean St.	\$ 899,000	\$ 775,300
610 N Beach Ave.	\$ 869,000	\$ 800,000
211 Centre St.	\$ 975,000	\$ 890,000
15 E 21 <sup>st</sup> St., <b>North Beach Haven</b>	\$ 420,000	\$ 397,500
1600 N Bay Ave.	\$ 499,900	\$ 475,000
207 W 18 <sup>th</sup> St.	\$ 715,000	\$ 650,000
106 W 17 <sup>th</sup> St.	\$ 999,000	\$ 975,000
107 E 14 <sup>th</sup> St.	\$1,199,900	\$1,130,000
5 W McKinley Ave., <b>Holgate</b>	\$ 499,900	\$ 440,000
11 W Susan Ave.	\$ 575,000	\$ 500,000
5006 West Ave.	\$ 699,000	\$ 630,000
22 W Joshua Ave.	\$ 799,000	\$ 760,000
3704 S Long Beach Blvd.	\$ 849,900	\$ 804,000

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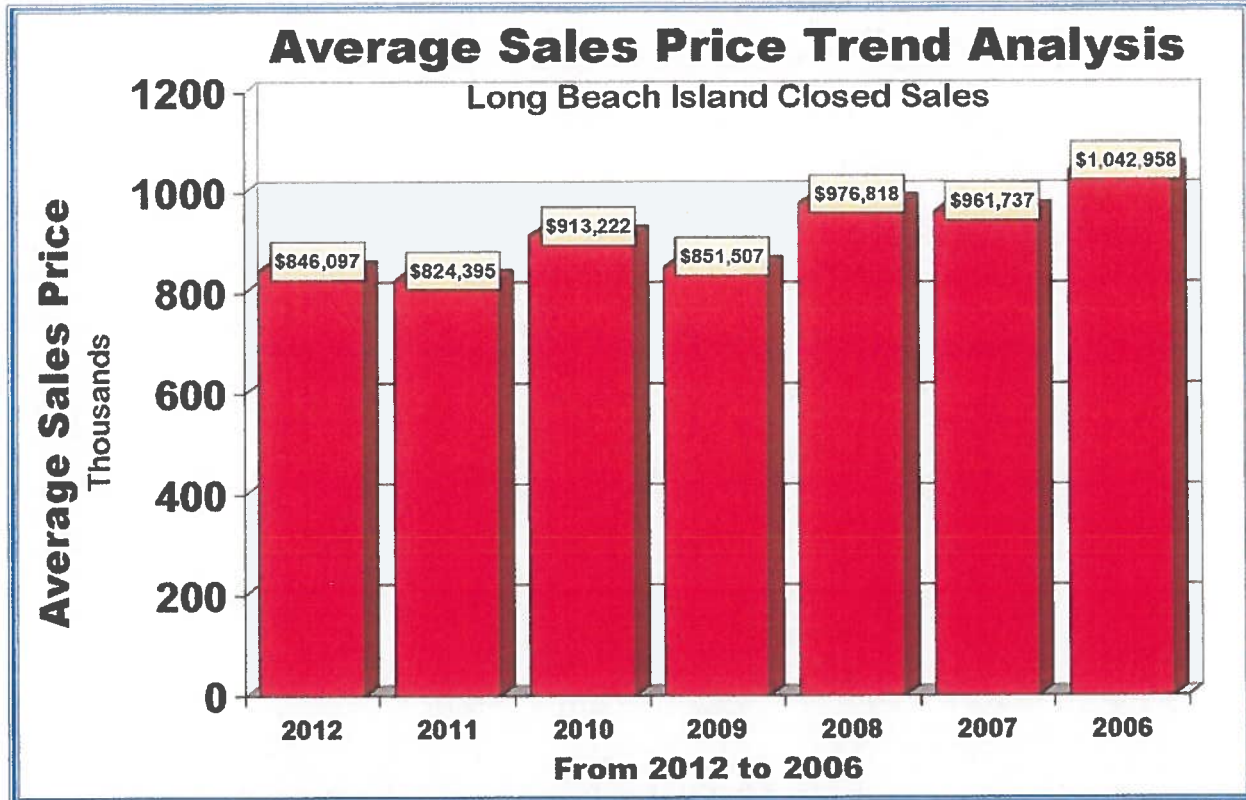
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This information was compiled from the Jersey Shore MLS, showing average sales price on Long Beach Island. Prudential Zack Shore Properties has relied on this information.



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