



BERKSHIRE HATHAWAY | Zack Shore, REALTORS®
HomeServices

Jean "Peggy" Goyne
2900 Long Beach Boulevard
Beach Haven Gardens, NJ 08008

Market Update January, 2016

The average sales price in 2015 was \$915,253 versus \$852,252 in 2014. This represents a 7.39% increase in price year over year. The number of Sold units this past year was 536 versus 522 in 2014. A modest 2.68% increase in numbers.

The following are recent sales in your area:

<u>Address</u>	<u>List Price</u>	<u>Sales Price</u>
HAVEN BEACH		
7 E SOUTH CAROLINA AVE	\$ 624,999	\$ 550,000
1 E WYOMING AVE	\$ 799,000	\$ 805,000
112 E WYOMING AVE	\$ 1,099,000	\$ 889,639
101 E IDAHO AVE	\$ 989,000	\$ 937,500
112 WELDON PLACE	\$ 4,700,000	\$ 4,550,000
THE DUNES		
24 W OLD WHALING LANE	\$ 794,200	\$ 693,500
12301 BEACH AVE	\$ 749,000	\$ 745,000
47 W OHIO AVE	\$ 798,500	\$ 750,000
104 E OLD WHALING LANE	\$ 899,000	\$ 887,000
107 E RAMAPO LANE	\$ 1,149,000	\$ 997,500
119 E MARINE LANE	\$ 1,199,000	\$ 1,189,000
12505 OCEAN AVE	\$ 2,599,000	\$ 2,500,000
BEACH HAVEN PARK		
43 W CALIFORNIA AVE	\$ 534,999	\$ 527,500
6 W JEROME AVE	\$ 759,000	\$ 700,000
7 LOUISIANA AVE	\$ 759,000	\$ 725,000
10000 HIGHLAND AVE	\$ 999,900	\$ 900,000
6 LOUISIANA COURT	\$ 995,000	\$ 925,000
9310 MARK DRIVE	\$ 1,175,000	\$ 999,000
102 E LILLIE AVE	\$ 1,089,000	\$ 999,999
16 E TEXAS AVE	\$ 1,389,000	\$ 1,260,000

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 changing real estate market, please give me a call. As always, I appreciate your referrals!

Peggy Goyne – 2015 NJAR Silver Award Winner

(609) 492-7277 (Office)

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Website: www.lbibesthomebuys.com

SIXTEEN TIME NJAR CIRCLE OF EXCELLENCE AWARD WINNER



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Beach Haven Terrace		
142 W MARYLAND AVE	\$ 575,000	\$ 530,000
11 E 30 TH ST	\$ 590,000	\$ 555,000
8 E NEW JERSEY AVE	\$ 729,000	\$ 685,000
12805 BEACH AVE	\$ 734,500	\$ 745,000
146 E OHIO AVE	\$ 1,999,000	\$ 1,999,000
BEACH HAVEN GARDENS		
12 E SOUTH 32 ND ST	\$ 599,000	\$ 540,000
2714 BEACH AVE	\$ 699,000	\$ 641,500
103 29 TH ST E UNIT B	\$ 799,000	\$ 750,000
124 SOUTH 31 ST ST	\$ 1,549,999	\$ 1,542,500
211 E SOUTH 34 TH ST	\$ 1,999,000	\$ 1,999,000
SPRAY BEACH		
27 25 TH ST, UNIT C	\$ 275,000	\$ 275,000
108 E 22 ND ST	\$ 649,000	\$ 600,000
NORTH BEACH HAVEN		
105 E 13 TH ST	\$ 549,500	\$ 499,000
6 E 17 TH ST	\$ 555,000	\$ 500,000
16 W 15 TH ST	\$ 599,000	\$ 560,000
12 E 18 TH ST	\$ 589,900	\$ 570,000
102 13 TH ST	\$ 639,000	\$ 625,000
5 W 17 TH ST	\$ 999,999	\$ 965,000
3 17 TH ST	\$ 989,000	\$ 971,500
204 E 13 TH ST	\$ 1,115,000	\$ 1,050,000
8 E 19 TH ST	\$ 1,199,900	\$ 1,150,000
119 17 TH ST	\$ 1,529,000	\$ 1,440,000

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Beach Haven		
111 S PENNSYLVANIA AVE	\$ 510,000	\$ 460,000
229 LIBERTY AVE	\$ 599,000	\$ 517,000
120 E 8 TH ST	\$ 689,000	\$ 610,000
110 S BEACH AVE	\$ 719,000	\$ 700,000
412 IROQUOIS AVE	\$ 749,000	\$ 721,000
1907 S BAY AVE, UNIT A	\$ 829,000	\$ 805,000
433 2 ND ST, UNIT A	\$ 839,000	\$ 816,000
112 E CENTRE ST	\$ 899,000	\$ 835,000
417 2 ND ST	\$ 879,000	\$ 850,000
423 5 TH ST	\$ 899,000	\$ 870,000
201 FAIRVIEW AVE	\$ 899,000	\$ 876,000
318 BELVOIR AVE	\$ 929,000	\$ 885,000
110 GLENDOLA AVE	\$ 1,100,000	\$ 1,100,000
114 FAIRVIEW AVE	\$ 1,349,000	\$ 1,175,000
329 GLENDOLA AVE	\$ 1,249,000	\$ 1,225,000
320 LIBERTY AVE	\$ 1,395,000	\$ 1,360,000
101 4 TH STREET	\$ 1,549,000	\$ 1,497,500
211 FAIRVIEW AVE	\$ 1,599,000	\$ 1,525,000
420 HOLYOKE ST W	\$ 1,675,000	\$ 1,590,000
2 7 TH ST	\$ 2,295,000	\$ 2,100,000
539 LEEWARD AVE	\$ 2,775,000	\$ 2,250,000
6 12 TH ST	\$ 2,375,000	\$ 2,250,000
1015 S ATLANTIC AVE	\$ 2,999,999	\$ 2,850,000

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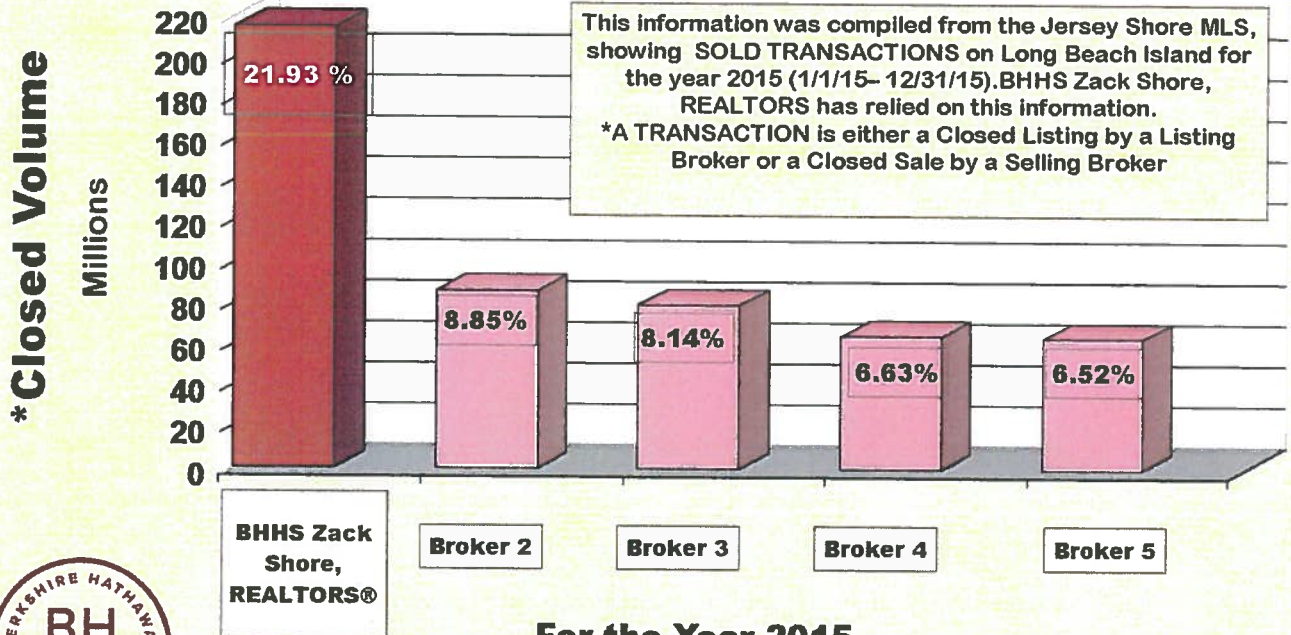
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<u>Address</u>	<u>List Price</u>	<u>Sales Price</u>
Holgate		
2801 S LONG BEACH BLVD, UNIT 1	\$ 399,000	\$ 380,000
5101 WEST AVE	\$ 459,000	\$ 415,000
14 W ROSEMMA AVE	\$ 439,000	\$ 420,500
16 W OSBORN AVE	\$ 499,000	\$ 460,000
24 W JOAN ROAD, UNIT A	\$ 489,900	\$ 475,000
19 W JOSHUA AVE	\$ 539,900	\$ 520,000
3 CHATHAM ROAD	\$ 699,000	\$ 675,000
18 CAROLINA AVE, UNIIT B	\$ 699,000	\$ 675,000
16 CAROLINA AVE, UNIT A	\$ 699,000	\$ 677,000
4803 BAY TERRACE	\$ 849,000	\$ 825,000
11 INLET ROAD	\$ 899,000	\$ 850,000
106 MCKINLEY AVE	\$ 969,000	\$ 967,000
15 W JUDITH AVE	\$ 1,199,000	\$ 1,150,000
19 W JUDITH AVE	\$ 1,249,000	\$ 1,162,500
4701 S LONG BEACH BLVD	\$ 1,299,900	\$ 1,201,250
4206 S LONG BEACH BLVD	\$ 1,295,000	\$ 1,250,000
134 W NEWPORT DRIVE	\$ 1,399,900	\$ 1,300,000
115 W MCKINLEY AVE	\$ 1,595,000	\$ 1,525,000
4209 S LONG BEACH BLVD	\$ 4,295,000	\$ 4,000,000

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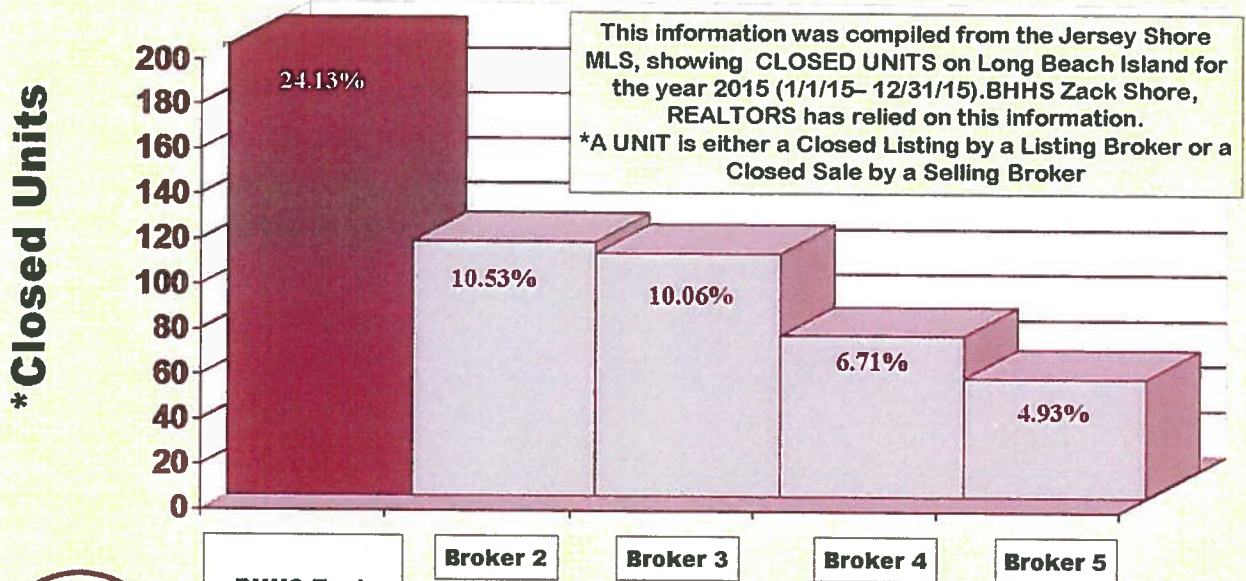
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Top 5 Brokers on Long Beach Island In Closed Dollars



For the Year 2015
January 1, 2015- December 31, 2015

Top 5 Brokers on Long Beach Island In Closed Units



For the Year 2015
January 1, 2015- December 31, 2015