

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

**Market Update July, 2014**  
*Peggy and PruZack,*  
*Perfect together*

The first half of 2013 there were 158 sales compared to 238 in the first half of 2014. This represents a 50.13% increase year over year. The average sales price of \$824,790 in the first half of 2014 is also up 9% over the first half of 2013 average sales price figure of \$756,709. It is also important to note that the first half (2014) average sales price is up negligibly over the 2013 year end figure of \$822,112.

The following are recent sales in your area:

<u>Address</u>	<u>List Price</u>	<u>Sales Price</u>
<b>Haven Beach</b>		
31 B W Colorado Ave	\$ 699,999	\$ 687,500
20 E Nevada Ave	\$ 749,000	\$ 705,000
<b>The Dunes</b>		
1 E Marine Ln	\$ 599,000	\$ 514,500
5 E Ryerson Ave	\$ 749,000	\$ 715,000
119 N Ohio Ave	\$1,295,000	\$1,250,000
12505 Ocean Ave	\$2,495,000	\$2,398,000
<b>Beach Haven Park</b>		
24 E Jerome Ave, Unit 1	\$ 369,000	\$ 355,000
24 E Jerome Ave, Unit 2	\$ 384,999	\$ 370,000
1 E Kansas Ave	\$ 455,000	\$ 432,000
22 E Herbert Ave	\$ 574,500	\$ 505,000
24 E Herbert Ave	\$ 579,000	\$ 552,500
10109 Highland Ave	\$ 674,900	\$ 625,000
12 E Florida Ave	\$ 679,500	\$ 631,750
0 W Kansas Ave	\$ 632,500	\$ 632,500
9310 N Susan Ln	\$ 759,000	\$ 750,000
2 W Jerome Ave	\$ 899,900	\$ 870,000
11 W Lillie Ave	\$ 899,000	\$ 880,000
12 E Texas Ave	\$1,295,000	\$1,210,000
20 E Kansas Ave	\$1,299,000	\$1,200,000

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.

***Peggy Goyne***

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**FOURTEEN** TIME NJAR CIRCLE OF EXCELLENCE AWARD WINNER

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**The following are recent sales in Beach Haven:**

<u>Address</u>	<u>List Price</u>	<u>Sales Price</u>
533A Engleside Ave	\$ 219,000	\$ 200,000
1000 N Bay Ave, Unit M6	\$ 299,900	\$ 270,000
215 11 <sup>th</sup> St	\$ 293,900	\$ 300,000
107 N Atlantic Ave, Unit 3	\$ 379,000	\$ 345,000
310 S West Ave, Unit E-2	\$ 429,000	\$ 412,000
1100 Bay Ave , Unit A-6	\$ 439,000	\$ 402,500
407 Centre St	\$ 439,900	\$ 425,000
226 E 7 <sup>th</sup> St	\$ 460,000	\$ 425,000
910 S Bay Ave	\$ 479,900	\$ 430,000
1 E Marine St, Unit 9	\$ 550,000	\$ 479,000
1000 N Bay Ave, Unit 17-2	\$ 528,900	\$ 515,000
210 E Coral St	\$ 529,000	\$ 520,000
1700 West Ave	\$ 624,900	\$ 568,825
321 Chatsworth Ave	\$ 599,000	\$ 574,999
1309 West Ave	\$ 679,000	\$ 575,000
1915 S Bay Ave	\$ 629,000	\$ 635,350
810 N Atlantic Ave	\$ 699,000	\$ 675,000
315 N Delaware Ave	\$ 829,000	\$ 814,500
212 Taylor Ave	\$ 899,000	\$ 837,500
24 E 8 <sup>th</sup> St	\$ 995,000	\$ 890,000
323 Iroquois Ave	\$ 999,000	\$ 950,000
119 Norwood Ave	\$1,160,000	\$1,000,000
101 & 105 Pearl St	\$1,600,000	\$1,220,217
810 S Atlantic Ave	\$1,495,000	\$1,365,000

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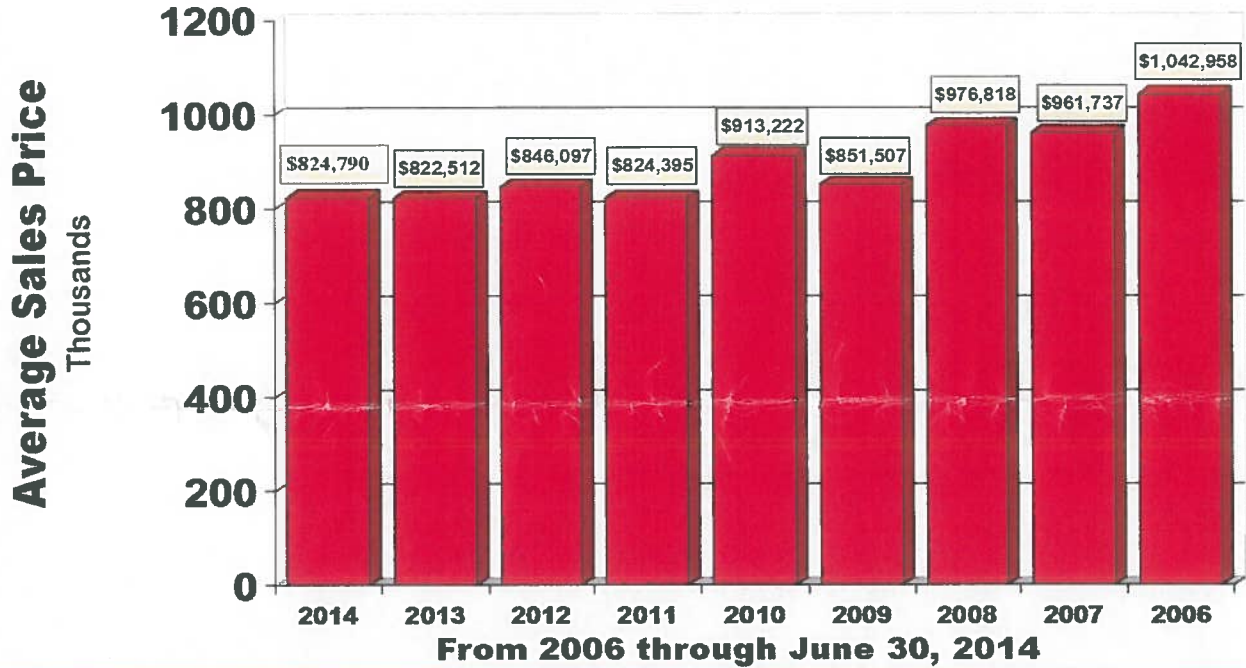
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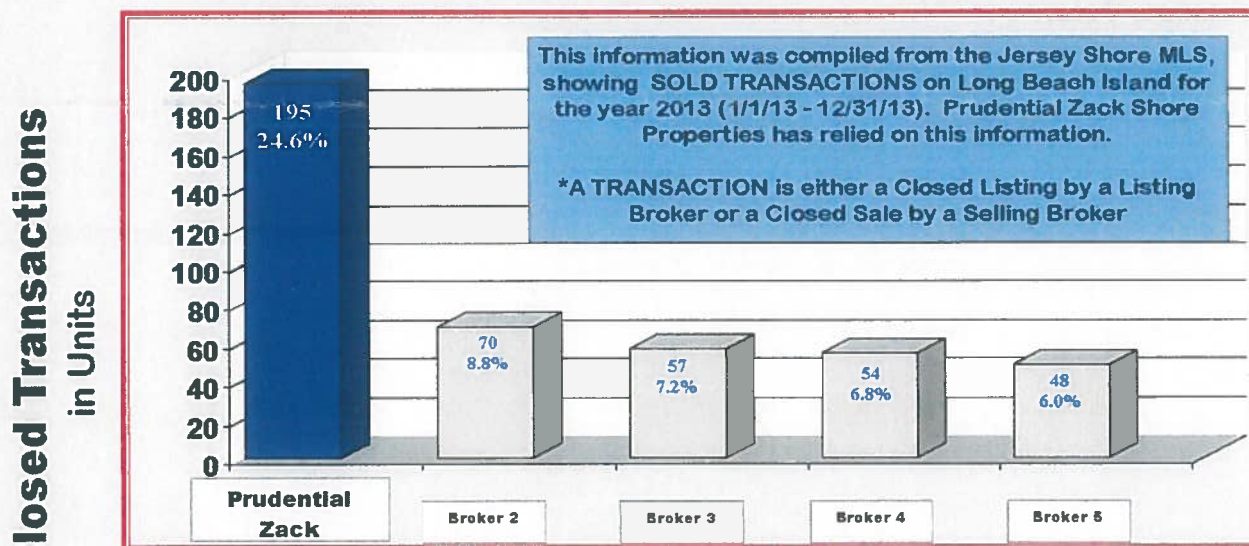
**Average Sales Price Trend Analysis**

Long Beach Island Closed Sales



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.

**Top 5 Brokers on Long Beach Island**



**For the Year 2013**

January 1, 2013 - December 31, 2013