

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

Market Update July 1, 2015
Peggy and PruZack,
Perfect together

I hope this update finds you well and enjoying another great LBI summer. It was a particularly hard winter with many freeze ups and broken pipes.

Sales really picked up in the first half of 2015. The year over year numbers of sales are up 7.14% (238 in the first half of 2014 versus 255 in 2015). The average sales price is up a healthy 13.45% (\$824,790 as of 7/1/14 versus \$935,688 in the first half of 2015).

The following are recent sales in your area:

<u>Address</u>	<u>List Price</u>	<u>Sales Price</u>
Haven Beach		
11009 Beach Avenue	\$ 799,000	\$ 755,000
3 E North Carolina	\$ 959,000	\$ 875,000
The Dunes		
12 W Ramapo Lane	\$ 549,000	\$ 525,000
7 W MacEvoy Lane	\$ 649,999	\$ 600,000
12 W Dune Lane	\$ 729,000	\$ 670,000
10 W Dune Lane	\$ 729,000	\$ 714,500
12101 N Old Whaling Lane	\$ 799,000	\$ 725,000
12214 Beach Ave	\$ 799,500	\$ 770,000
5 W Dune Lane	\$ 899,000	\$ 865,000
12701 Beach Ave	\$ 995,000	\$ 937,500
12208 N Old Whaling Lane	\$2,480,000	\$2,222,000
Beach Haven Park		
19 E Lillie Ave	\$ 578,800	\$ 578,800
10001 Highland Ave North Unit	\$ 639,000	\$ 620,000
7 W Alabama Ave	\$ 750,000	\$ 750,000
109 E Herbert Ave	\$ 749,900	\$ 850,000
20 E Alabama Ave	\$1,099,000	\$1,055,000
119 E Lillie Ave	\$1,575,000	\$1,525,000
121 E Muriel Ave	\$1,599,000	\$1,575,000
121 E Alabama Ave	\$2,099,000	\$2,000,000
28 Hideaway Drive	\$2,295,000	\$2,070,000

Beach Haven Terrace

137 E Maryland Ave, Unit 1	\$ 249,900	\$ 225,000
28 W Pennsylvania Ave, Unit A	\$ 535,000	\$ 520,000
104 W Ohio Ave	\$ 569,000	\$ 540,000
119 W Delaware Ave	\$ 719,000	\$ 700,000
129 W New Jersey Ave	\$ 789,995	\$ 765,000

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 market, please give me a call.

Peggy Goyne

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FIFTEEN TIME NJAR CIRCLE OF EXCELLENCE AWARD WINNER

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Beach Haven Gardens		
11 E 29 TH ST	\$ 429,000	\$ 416,000
12 E 28 TH ST	\$ 579,000	\$ 560,000
19 E SOUTH 33 RD ST	\$ 665,000	\$ 641,000
106 E 28 TH ST	\$ 689,900	\$ 659,000
126 E 28 TH ST	\$ 829,000	\$ 775,000
21 W 30 TH ST	\$ 949,000	\$ 901,250
125 E SOUTH 34 TH ST	\$ 999,900	\$ 967,000
206 E SOUTH 32 ND ST	\$2,999,000	\$2,912,000
Spray Beach		
20 W 21 ST ST, UNIT 2	\$ 349,900	\$ 337,000
10 E 22 ND ST	\$ 529,000	\$ 455,000
7 E 21 ST ST	\$ 499,000	\$ 470,000
2400 BEACH AVE, UNIT A	\$ 499,000	\$ 480,000
2108 BEACH AVE	\$ 625,000	\$ 555,000
2500 ATLANTIC AVE	\$ 729,000	\$ 736,500
10 E 24 TH ST	\$ 879,000	\$ 842,500
21 W 21 ST ST	\$ 949,500	\$ 885,000
15 E 21 ST ST	\$ 989,000	\$ 935,000

North Beach Haven

1 E 15 TH ST	\$ 429,000	\$ 387,500
4 E 18 TH ST	\$ 429,000	\$ 400,000
5 E 15 TH ST	\$ 449,000	\$ 425,000
13 E 18 TH ST	\$ 479,000	\$ 454,900
1313 BEACH AVE	\$ 625,000	\$ 575,000
4 E 20 TH ST	\$ 629,000	\$ 615,000
1608 WAVERLY AVE	\$ 688,000	\$ 645,000
101 W 16 TH ST, UNIT U-B	\$ 687,999	\$ 650,000
17 E 16 TH ST	\$ 699,000	\$ 699,100
112 W 15 TH ST	\$ 749,000	\$ 749,000
1903 BAY TERRACE	\$ 899,000	\$ 875,000
224 E 15 TH ST	\$1,995,000	\$1,820,000

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<u>Address</u>	<u>List Price</u>	<u>Sales Price</u>
Beach Haven		
310 WEST AVE, UNIT G-1	\$ 279,000	\$ 267,500
315 5 TH ST, UNIT 3	\$ 299,000	\$ 289,000
1100 N BAY AVE, UNIT 4	\$ 359,000	\$ 350,000
107 N ATLANTIC AVE, UNIT 4	\$ 387,900	\$ 363,500
318 JEFFRIES AVE, UNIT B	\$ 479,000	\$ 435,000
310 S WEST AVE, UNIT B-2	\$ 449,000	\$ 435,000
310 S WEST AVE, UNIT H-3	\$ 469,000	\$ 440,000
608 N BEACH AVE	\$ 559,000	\$ 485,000
321 LEEWARD AVE	\$ 525,000	\$ 500,000
412 N BEACH AVE	\$ 589,000	\$ 531,000
330 LIBERTY AVE (LAND)	\$ 529,000	\$ 532,000
217 OCEAN ST	\$ 599,000	\$ 575,000
323 3 RD ST	\$ 600,000	\$ 580,000
321 4 TH ST	\$ 679,000	\$ 632,500
220 FAIRVIEW AVE	\$ 719,000	\$ 650,000
221 ESSEX AVE	\$ 699,000	\$ 650,000
113 E 3 RD ST	\$ 799,000	\$ 700,000
224 JEFFRIES AVE	\$ 714,900	\$ 707,500
211 HOLYOKE AVE	\$ 749,000	\$ 730,000
421 FIFTH ST	\$ 775,000	\$ 745,000
1 CENTRE ST UNIT 1	\$ 775,000	\$ 750,000
445 CENTRE ST	\$ 819,000	\$ 765,000
109 4 TH ST	\$ 829,000	\$ 785,000
807 S BEACH AVE	\$ 845,000	\$ 795,000
232 E NELSON AVE, UNIT 2	\$ 849,000	\$ 798,590
20 E PEARL ST, UNIT 15	\$ 839,000	\$ 808,000
214 KENTFORD AVE, UNIT U-B	\$ 865,000	\$ 850,000

Beach Haven (Cont'd.)

18 TENTH ST	\$ 899,000	\$ 897,500
130 NORWOOD AVE	\$ 950,000	\$ 906,250
21 5 TH ST	\$ 1,125,000	\$ 925,000
215 E CENTRE ST	\$ 1,199,000	\$ 999,500
119 OCEAN ST	\$ 1,195,000	\$ 999,900
206 E PELHAM AVE	\$ 1,199,000	\$1,100,000
202 STRATFORD AVE	\$ 1,249,000	\$1,215,000
127 TAYLOR AVE	\$ 1,495,000	\$1,250,000
5 NINTH ST	\$ 1,399,000	\$1,350,000
117 CENTRE ST	\$ 1,499,000	\$1,360,000
125 BERKELEY AVE	\$ 1,399,000	\$1,500,000
14 TWELFTH ST	\$ 1,750,000	\$1,700,000

Holgate

21 W PERSHING AVE	\$ 475,000	\$ 420,000
22 W TEBCO TERRACE	\$ 448,650	\$ 420,000
19 W MCKINLEY AVE	\$ 479,900	\$ 440,600
4 W HOLGATE AVE (LAND)	\$ 529,000	\$ 510,000
27 W JACQUELINE AVE	\$ 549,999	\$ 512,500
102 W ROOSEVELT AVE, UNIT 5	\$ 629,000	\$ 595,000
17 W JULIA AVE	\$ 599,900	\$ 597,500
5 W INLET ROAD	\$ 619,000	\$ 600,000
105 W OSBORN AVE	\$ 699,000	\$ 672,500
3 CHATHAM ROAD	\$ 699,000	\$ 675,000
113 W MCKINLEY AVE	\$ 899,000	\$ 862,500
7 W JUDITH AVE	\$1,099,900	\$1,030,000
2603 LONG BEACH BLVD	\$1,439,000	\$1,369,000
116 YARMOUTH CT	\$1,499,000	\$1,380,000
4911 S LONG BEACH BLVD	\$1,599,900	\$1,390,000

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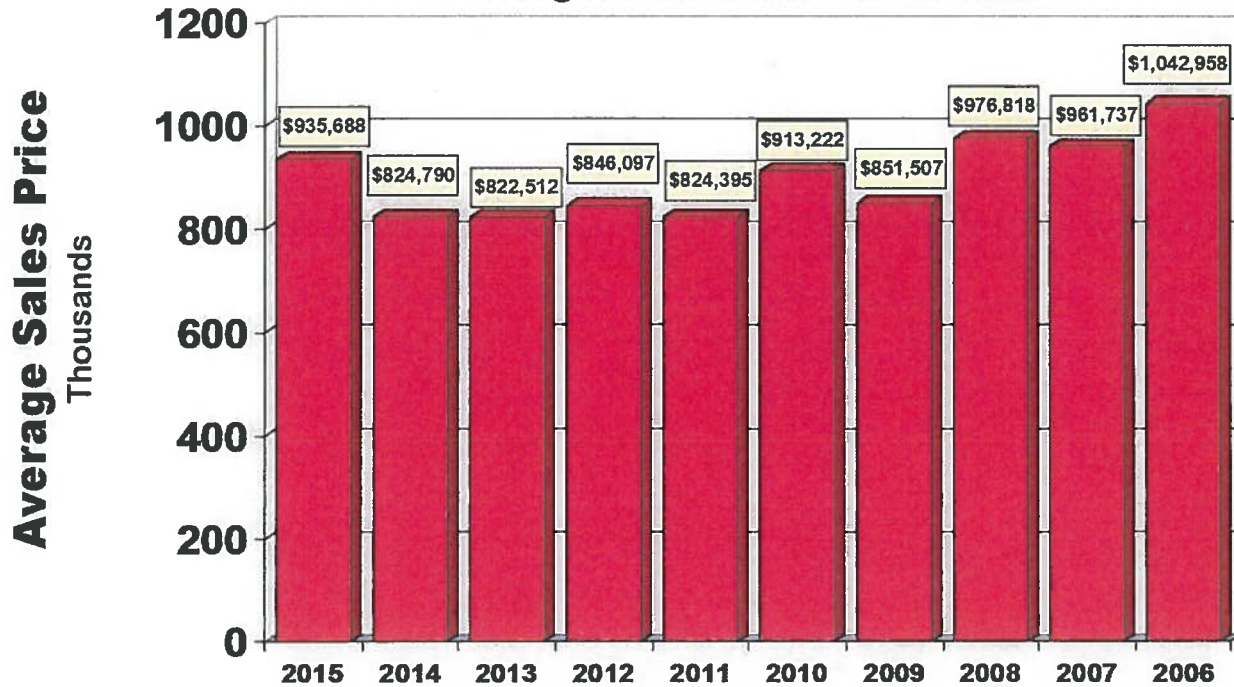
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Average Sales Price Trend Analysis
Long Beach Island Closed Sales



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
In Closed Dollars

