

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

**Market Update January, 2015**  
*Peggy and PruZack,*  
*Perfect together*

I hope this update finds you well and keeping warm with our record breaking temperatures. It has been a particularly tough winter with many freeze ups and broken pipes on LBI.

I am pleased to report that the year over year average sales price is up 3.62% (\$822,512 in 2013 versus \$852,252 in 2014). Even better news is the substantial 31.49% increase in the number of sales (397 sales in 2013 versus 522 in 2014).

The following are recent sales in your area:

| <u>Address</u>                           | <u>List Price</u> | <u>Sales Price</u> |
|--|-------------------|--------------------|
| <b>Haven Beach</b>                       |                   |                    |
| 5 E Wyoming Ave (117 <sup>th</sup> )     | \$ 599,000        | \$ 560,000         |
| 4 E Virginia Ave (110 <sup>th</sup> )    | \$ 899,000        | \$ 840,000         |
| 105 E Virginia Ave (110 <sup>th</sup> )  | \$ 939,000        | \$ 875,000         |
| 12 E Idaho Ave (115 <sup>th</sup> )      | \$ 899,000        | \$ 880,000         |
| 111 E Tennessee Ave (114 <sup>th</sup> ) | \$1,094,900       | \$ 999,000         |
| 10610 Beach Ave (Cottages)               | \$1,299,000       | \$1,215,000        |
| 112 E Weldon Place                       | \$1,550,000       | \$1,550,000        |
| 101 E Tennessee (114 <sup>th</sup> )     | \$2,295,000       | \$2,100,000        |
| <b>The Dunes</b>                         |                   |                    |
| 8 W MacEvoy Lane (121 <sup>st</sup> )    | \$ 629,000        | \$ 580,000         |
| 107 N Ohio Ave (128 <sup>th</sup> )      | \$ 710,000        | \$ 700,000         |
| 114 E MacEvoy Lane (121 <sup>st</sup> )  | \$ 829,000        | \$ 750,000         |
| 12405 Ocean Ave (124 <sup>th</sup> )     | \$2,749,900       | \$2,662,500        |
| <b>Beach Haven Park</b>                  |                   |                    |
| 1 E Alabama Ave (99 <sup>th</sup> )      | \$ 399,000        | \$ 375,000         |
| 2 Hideaway Drive                         | \$ 695,000        | \$ 645,000         |
| 5 Hideaway Drive                         | \$ 899,000        | \$ 850,000         |
| 103 W Kansas Ave                         | \$ 899,000        | \$ 860,000         |
| 42 Hideaway Drive                        | \$ 989,000        | \$ 860,000         |
| 40 Hideaway Drive                        | \$1,099,500       | \$ 999,500         |
| 11 W Muriel Ave (98 <sup>th</sup> )      | \$1,495,000       | \$1,250,000        |
| <b>Beach Haven Terrace</b>               |                   |                    |
| Pacific Ave (129 <sup>th</sup> )         | \$ 419,000        | \$ 375,000         |
| 140 E Indiana Ave (129 <sup>th</sup> )   | \$ 850,000        | \$ 901,100         |

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*Peggy Goyne*

(609) 492-7277 (Office) (800) 633-1146 Ext. 1632  
(609) 457-8698 (Cell) Email: [peggy@pruzack.com](mailto:peggy@pruzack.com)

Website: [www.lbibesthomebuys.com](http://www.lbibesthomebuys.com)

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

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|---------------------------------------|-------------------|--------------------|
| <b>Beach Haven Gardens</b>            |                   |                    |
| 11 W South 31 <sup>st</sup> St        | \$ 465,000        | \$ 440,000         |
| 124 E 28 <sup>th</sup> St             | \$ 649,000        | \$ 625,000         |
| 110 E 30 <sup>th</sup> St             | \$ 699,000        | \$ 670,000         |
| 124 E South 31 <sup>st</sup> St       | \$ 724,900        | \$ 685,000         |
| 118 E 27 <sup>th</sup> St, Unit A     | \$ 897,500        | \$ 875,000         |
| 115 E South 31 <sup>st</sup> St       | \$ 949,000        | \$ 888,156         |
| 3008 Beach Ave                        | \$1,199,000       | \$1,150,000        |
| 210 E 28 <sup>th</sup> St             | \$1,795,000       | \$1,500,000        |
| 211 E South 32 <sup>nd</sup> St       | \$1,699,900       | \$1,600,000        |
| <b>Spray Beach</b>                    |                   |                    |
| 22 East 26 <sup>th</sup> St           | \$ 809,000        | \$ 750,000         |
| 204 E 23 <sup>rd</sup> St             | \$ 799,000        | \$ 799,000         |
| <b>North Beach Haven</b>              |                   |                    |
| 1805 Long Beach Blvd                  | \$ 399,900        | \$ 250,000         |
| 8 E 19 <sup>th</sup> St               | \$ 469,000        | \$ 450,000         |
| 14 E 14 <sup>th</sup> St              | \$ 510,000        | \$ 485,000         |
| 1800 Bay Terrace                      | \$ 549,500        | \$ 530,000         |
| 17 W 20 <sup>th</sup> St              | \$ 615,000        | \$ 610,000         |
| 119 E 17 <sup>th</sup> St             | \$ 649,900        | \$ 625,000         |
| 101 E 13 <sup>th</sup> St             | \$ 739,000        | \$ 725,000         |
| 1909 Atlantic Ave                     | \$ 839,000        | \$ 785,000         |
| 109 E 20 <sup>th</sup> Street, Unit B | \$ 839,000        | \$ 825,000         |
| 1815 Atlantic Ave                     | \$ 849,000        | \$ 849,000         |
| 206 E 18 <sup>th</sup> St             | \$ 925,000        | \$ 900,000         |

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|--------------------------------|-------------------|--------------------|
| <b>Beach Haven</b>             |                   |                    |
| 204 S Atlantic Ave, Unit 202   | \$ 199,900        | \$ 190,000         |
| 204 S Atlantic Ave, Unit 103   | \$ 209,000        | \$ 193,000         |
| 212 5 <sup>th</sup> Street     | \$ 325,000        | \$ 285,000         |
| 210 S Bay Ave                  | \$ 329,000        | \$ 318,000         |
| 214 5 <sup>th</sup> St         | \$ 429,000        | \$ 375,000         |
| 1000 N Bay Ave, Unit 12M       | \$ 425,000        | \$ 379,000         |
| 226 Coral St                   | \$ 399,900        | \$ 397,000         |
| 20 Pearl St, Unit 1            | \$ 399,900        | \$ 399,900         |
| 209 S West Ave                 | \$ 489,900        | \$ 457,500         |
| 316 6 <sup>th</sup> St         | \$ 494,200        | \$ 485,000         |
| 214 E 12 <sup>th</sup> St      | \$ 524,900        | \$ 515,000         |
| 414 N Beach Ave                | \$ 589,000        | \$ 531,000         |
| 412 N Beach Ave                | \$ 589,000        | \$ 531,000         |
| 320 Liberty Ave                | \$ 549,000        | \$ 540,000         |
| 115 6 <sup>th</sup> St.        | \$ 699,000        | \$ 600,000         |
| 436 2 <sup>nd</sup> St.        | \$ 695,000        | \$ 625,000         |
| 425 2 <sup>nd</sup> St.        | \$ 675,000        | \$ 640,000         |
| 215 2 <sup>nd</sup> St         | \$ 695,000        | \$ 650,000         |
| 1206 N Atlantic Ave            | \$ 699,000        | \$ 680,000         |
| 610 S Bay Ave                  | \$ 699,000        | \$ 699,000         |
| 119 Berkeley Ave               | \$ 675,000        | \$ 700,000         |
| 200 Coral St.                  | \$ 719,000        | \$ 719,000         |
| 206 9 <sup>th</sup> St, Unit B | \$ 799,999        | \$ 785,000         |
| 211-215 S Bay Ave              | \$ 795,000        | \$ 795,000         |

*Continued on page 2*

**Beach Haven (Cont'd.)**

|                         |             |             |
|-------------------------|-------------|-------------|
| 126 Seventh St          | \$ 859,000  | \$ 800,000  |
| 108 Tenth St            | \$ 849,000  | \$ 805,000  |
| 301 Dolphin Ave         | \$ 872,500  | \$ 820,000  |
| 312 Belvoir Ave.        | \$ 824,900  | \$ 820,000  |
| 124 Marine St.          | \$ 875,000  | \$ 830,000  |
| 1709 West Ave           | \$ 859,000  | \$ 835,000  |
| 100 North Bay           | \$ 999,000  | \$ 835,000  |
| 500 S Beach Ave         | \$ 850,000  | \$ 850,000  |
| 405 W Leeward Ave       | \$1,295,000 | \$1,050,000 |
| 3 Eleventh St           | \$1,199,000 | \$1,075,000 |
| 1304 S Beach Ave        | \$1,195,000 | \$1,195,000 |
| 324 Essex Ave           | \$1,195,000 | \$1,195,000 |
| 127 9 <sup>th</sup> St. | \$1,259,000 | \$1,200,000 |
| 411 Nelson Ave          | \$1,249,000 | \$1,200,001 |
| 115 Belvoir Ave         | \$1,549,000 | \$1,490,000 |
| 101 Essex Ave           | \$2,500,000 | \$2,400,000 |

**Holgate**

|                        |             |             |
|------------------------|-------------|-------------|
| 25 W Washington Ave    | \$ 375,000  | \$ 340,000  |
| 4206-8 Long Beach Blvd | \$ 699,000  | \$ 401,000  |
| 6 W Joan Road          | \$ 469,000  | \$ 447,000  |
| 4206 S Long Beach Blvd | \$1,089,000 | \$ 450,000  |
| 115 W McKinley Ave     | \$ 629,000  | \$ 500,000  |
| 13 W Carolina Ave      | \$ 529,000  | \$ 510,000  |
| 24 W Washington Ave    | \$ 534,900  | \$ 520,000  |
| 3 W Webster Ave        | \$ 559,000  | \$ 520,000  |
| 4200 S Long Beach Blvd | \$ 599,000  | \$ 531,375  |
| 4 W Inlet Rd           | \$ 649,900  | \$ 600,000  |
| 29 W Tebco Terrace     | \$ 749,000  | \$ 702,350  |
| 4209 Long Beach Twp.   | \$1,300,000 | \$ 999,000  |
| 11 W Judith Ave        | \$1,099,900 | \$1,040,000 |
| 2501 S Long Beach Blvd | \$3,695,000 | \$3,480,000 |

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# NUMBER ONE IN GETTING IT DONE

## Average Sales Price Trend Analysis

Long Beach Island Closed Sales



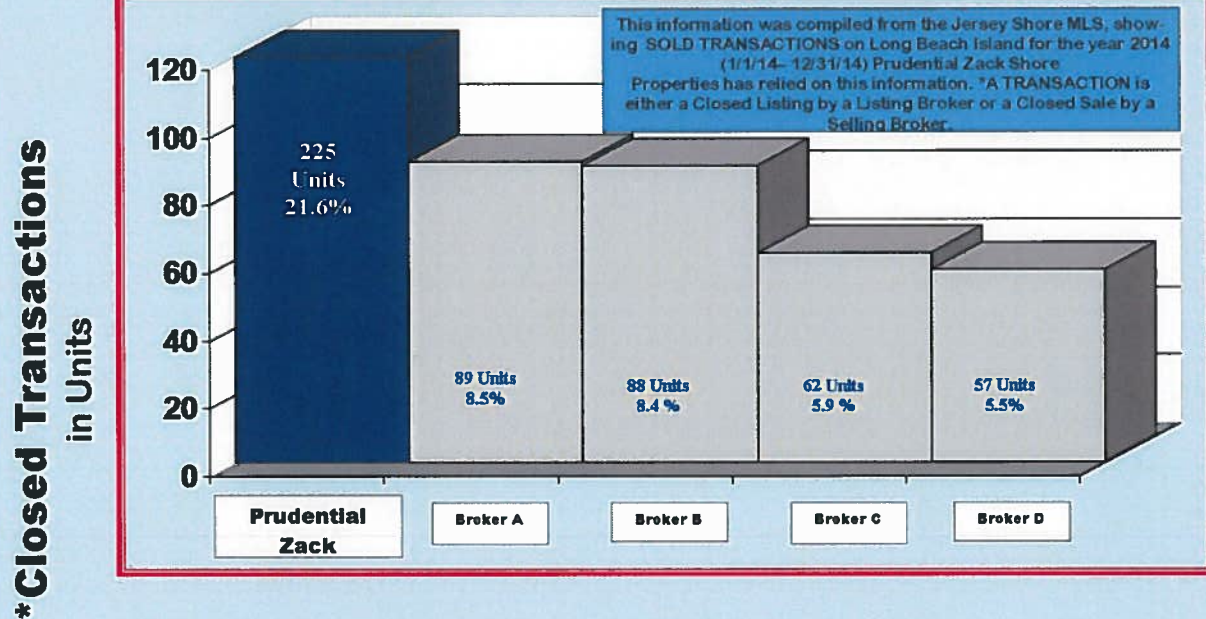
From 2006 to 2014



Zack Shore Properties

# NUMBER ONE IN GETTING IT DONE

## Top 5 Brokers on Long Beach Island



January 1, 2014 - December 31, 2014