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CMA 1 - Line

Prepared By: Nathaniel Colmer

Listings as of 04/20/18 at 2:24 pm

Property Type is 'Residential' Status is 'Closed' Status Contractual Search Date is 03/01/2018 to 04/01/2018 Property Sub Type is 'Condo' County is 'Ocean' Municipality is one of 'Barnegat Light', 'Beach Haven Borough', 'Harvey Cedars', 'Long Beach Twp', 'Ship Bottom', 'Surf City'

**Residential**

**Closed Properties**

MLS #	Address	City	# Bed	# Bth	Yr Blt	Tax	SqFt	\$/SqFt	List Price	Sold Price	Sold Date	SP%LP	DOM
4030962	7700 Long Beach Boulevard #D	Long Beach Twp	1	1/0	1940	\$1,303	490	\$244.90	\$139,000	\$120,000	03/23/2018	86.33	193
4033104	7700 Long Beach Boulevard #B	Long Beach Twp	2	1/0	1940	\$1,414	520	\$278.85	\$149,900	\$145,000	03/02/2018	96.73	135
4033060	7700 Long Beach Boulevard #A	Long Beach Twp	2	1/0	1940	\$1,359	520	\$413.46	\$224,900	\$215,000	03/30/2018	95.60	136
4031445	1615 Central Avenue #2	Ship Bottom	2	1/0	2007	\$3,514	750	\$433.33	\$325,000	\$325,000	03/09/2018	100.00	20
4016650	7301 Long Beach Boulevard #C01	Long Beach Twp	2	2/0	1985	\$3,930	1,296	\$291.28	\$399,900	\$377,500	03/16/2018	94.40	513
4028368	2300 E Long Beach Boulevard #7	Ship Bottom	2	2/1	1980	\$4,006	1,392	\$294.54	\$449,000	\$410,000	03/23/2018	91.31	119
4034518	311 Engleside Avenue #C	Beach Haven Borough	2	2/1	1989	\$5,361	1,210	\$400.41	\$499,999	\$484,500	03/27/2018	96.90	175
4036238	103 Roxie Avenue #East	Long Beach Twp	5	3/1	2009	\$6,000	1,621	\$512.03	\$825,000	\$830,000	03/22/2018	100.61	90
4030931	6401 Bayview Avenue #1	Long Beach Twp	5	2/2	1955	\$8,677	2,132	\$466.70	\$1,100,000	\$995,000	03/02/2018	90.45	217
<b># LISTINGS:</b>	<b>9</b>	<b>Medians:</b>	2	2/0	1980	\$3,930	1,210	\$400.41	\$399,900	\$377,500		95.60	136
		<b>Minimums:</b>	1	1/0	1940	\$1,303	490	\$244.90	\$139,000	\$120,000		86.33	20
		<b>Maximums:</b>	5	3/2	2009	\$8,677	2,132	\$512.03	\$1,100,000	\$995,000		100.61	513
		<b>Averages:</b>	3	2/1	1972	\$3,952	1,103	\$370.61	\$456,967	\$433,556		94.70	178

**Quick Statistics ( 9 Listings Total )**

	Min	Max	Average	Median
<b>List Price</b>	\$139,000	\$1,100,000	\$456,967	\$399,900
<b>Sold Price</b>	\$120,000	\$995,000	\$433,556	\$377,500

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This is a broker price opinion or comparative market analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.