

**Nathaniel Colmer**  
 Sales Agent  
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 Cell: (609) 290-4293

**CMA 1 - Line**

Prepared By: Nathaniel Colmer

Listings as of 04/20/18 at 2:23 pm

Property Type is 'Residential' Status is 'Closed' Status Contractual Search Date is 03/01/2018 to 04/01/2018 Property Sub Type is 'Single Family' 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
4043225	8 Ramapo Lane	Long Beach Twp	4	2/0	1974	\$5,245	1,878	\$228.97	\$429,900	\$430,000	03/07/2018	100.02	16
4029087	346 N 2nd Street	Surf City	4	2/0	1967	\$5,170	1,696	\$268.28	\$499,000	\$455,000	03/02/2018	91.18	227
4036368	102 Indiana Avenue	Long Beach Twp	3	2/0	1968	\$4,293	1,380	\$355.07	\$490,000	\$490,000	03/29/2018	100.00	102
4043165	9 W Webster Avenue	Long Beach Twp	4	2/0	1970	\$5,454	1,460	\$342.47	\$579,000	\$500,000	03/20/2018	86.36	43
4036131	232 W 4th Street	Ship Bottom	5	2/1	1971	\$5,109	2,520	\$208.33	\$599,000	\$525,000	03/16/2018	87.65	20
4031361	240 W 20th Street	Ship Bottom	1	1/0	1930	\$4,067	676	\$791.42	\$569,000	\$535,000	03/16/2018	94.02	128
4033045	28 W 10th Street	Barnegat Light	3	2/0	1978	\$4,782	1,204	\$477.57	\$598,500	\$575,000	03/23/2018	96.07	68
4043249	417 Centre Street	Beach Haven Borough	2	1/0	1921	\$4,491	1,292	\$445.43	\$550,000	\$575,500	03/30/2018	104.64	34
4036463	5308D Long Beach Boulevard	Harvey Cedars	4	2/0	1958	\$6,405			\$625,000	\$615,000	03/14/2018	98.40	80
4043187	7 Bond Avenue	Long Beach Twp	3	2/0	1978	\$8,095	960	\$646.88	\$493,900	\$621,007	03/16/2018	125.74	22
4020203	2908 Central Avenue	Barnegat Light	4	1/1	1975	\$5,709	1,300	\$507.69	\$699,000	\$660,000	03/08/2018	94.42	448
4032464	2209 West Avenue	Beach Haven Borough	4	2/0	1958	\$7,111	2,334	\$283.85	\$679,000	\$662,500	03/27/2018	97.57	180
4043065	434 Dock Road	Beach Haven Borough	3	2/0	1950	\$5,078	1,760	\$380.11	\$699,000	\$669,000	03/23/2018	95.71	27
4043204	3900 South Long Beach Blvd Boul	Long Beach Twp	4	2/0	1984	\$7,624	1,416	\$501.41	\$739,000	\$710,000	03/15/2018	96.08	48
4034469	3206 Ocean Boulevard	Long Beach Twp	3	1/1	1949	\$6,896	1,128	\$642.73	\$799,000	\$725,000	03/09/2018	90.74	110
4030745	5 E 9th Street	Barnegat Light	4	2/0	1960	\$6,132	1,764	\$412.41	\$775,000	\$727,500	03/06/2018	93.87	191
4037477	123 27th Street	Long Beach Twp	4	1/1	1975	\$5,610	1,828	\$410.28	\$799,000	\$750,000	03/28/2018	93.87	90
4035871	243 6TH Street	Beach Haven Borough	4	2/1	2017	\$5,850	2,159	\$354.33	\$795,000	\$765,000	03/27/2018	96.23	47
4035817	9315 N Susan Lane	Long Beach Twp	3	2/1	2000	\$6,894	1,868	\$412.21	\$774,900	\$770,000	03/16/2018	99.37	89
4030944	4 W 27th Street	Barnegat Light	4	3/0	1987	\$5,431	1,704	\$475.35	\$830,000	\$810,000	03/23/2018	97.59	170
4037760	253 N 4th Street	Surf City	4	2/0	2003	\$7,204	2,088	\$396.31	\$849,000	\$827,500	03/08/2018	97.47	24
4042817	13515 Beach (32nd St) Avenue	Long Beach Twp	4	2/0	1960	\$7,372	1,428	\$580.88	\$889,500	\$829,500	03/23/2018	93.25	59
4042831	1 E Atlantic Avenue	Harvey Cedars	4	2/0	1964	\$8,248	2,556	\$332.55	\$899,000	\$850,000	03/23/2018	94.55	36
4034715	248 N 10th Street	Surf City	5	3/0	1994	\$7,141	2,392	\$357.44	\$899,000	\$855,000	03/30/2018	95.11	113
4030620	10 W Goldsborough Avenue	Long Beach Twp	4	2/1	1983	\$8,570	2,007	\$435.97	\$949,000	\$875,000	03/12/2018	92.20	184
4030746	333 N 8th Street	Surf City	4	3/0	1994	\$6,152	1,680	\$526.79	\$929,000	\$885,000	03/28/2018	95.26	220
4034792	2500 Atlantic Avenue	Long Beach Twp	6	2/0	1964	\$5,788	1,728	\$528.07	\$964,500	\$912,500	03/15/2018	94.61	106
4033207	313 N 13 th Street	Surf City	4	3/0	2001	\$9,139	2,900	\$317.24	\$957,500	\$920,000	03/16/2018	96.08	150
4024248	143 Laguna Lane	Long Beach Twp	5	2/0	1964	\$9,305	2,379	\$399.33	\$1,099,000	\$950,000	03/02/2018	86.44	320
4032631	16 W 76th Street	Harvey Cedars	4	2/1	1988	\$7,959	2,096	\$453.24	\$995,000	\$950,000	03/26/2018	95.48	195

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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.

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**Closed Properties**

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4028587	45 N 3rd Street	Surf City	4	3/1	2006	\$11,755	2,336	\$470.89	\$1,199,000	\$1,100,000	03/02/2018	91.74	199
4031305	201 Ocean Street	Beach Haven Borough	4	3/1	2002	\$12,397	2,134	\$538.89	\$1,199,000	\$1,150,000	03/05/2018	95.91	204
4034317	4 E Paulding Avenue	Long Beach Twp	5	3/1	2017	\$5,867	2,592	\$530.48	\$1,399,000	\$1,375,000	03/29/2018	98.28	152
4037703	9 Thomas Avenue	Harvey Cedars	4	2/1		\$9,426	2,594	\$539.71	\$1,450,000	\$1,400,000	03/15/2018	96.55	50
4034340	232 Oceana Drive	Long Beach Twp	5	3/1	2002	\$12,983	2,757	\$534.10	\$1,595,000	\$1,472,500	03/23/2018	92.32	145
4034481	23 N 4th Street	Surf City	4	3/1	2005	\$11,331	2,486	\$594.33	\$1,550,000	\$1,477,500	03/15/2018	95.32	103
4028028	310 Liberty Avenue	Beach Haven Borough	5	4/1	2017	\$6,265	2,887	\$536.54	\$1,549,000	\$1,549,000	03/22/2018	100.00	115
4028029	316 Liberty Avenue	Beach Haven Borough	5	4/1	1960	\$7,644	3,568	\$462.44	\$1,749,000	\$1,650,000	03/07/2018	94.34	76
4043350	11 W Louisiana Avenue	Long Beach Twp	5	4/1	1993	\$14,911	3,958	\$416.88	\$1,699,000	\$1,650,000	03/23/2018	97.12	26
4026513	2 E Seashell Lane	Long Beach Twp	5	4/1	2017	\$7,742	3,250	\$646.15	\$2,200,000	\$2,100,000	03/05/2018	95.45	99
4024262	262 Pompano Drive	Long Beach Twp	6	4/1	2017	\$1	3,400	\$647.06	\$2,399,000	\$2,200,000	03/09/2018	91.70	347
4034288	208 E 21st Street	Long Beach Twp	5	2/0	1982	\$18,019	2,288	\$994.32	\$2,400,000	\$2,275,000	03/12/2018	94.79	31
4028357	5615 Ocean Boulevard	Long Beach Twp	6	4/1	1968	\$9,931	3,500	\$928.57	\$3,299,000	\$3,250,000	03/21/2018	98.51	174
4022858	161-F Long Beach Boulevard	Long Beach Twp	6	6/3	2017		4,500	\$1,033.33	\$4,899,000	\$4,650,000	03/09/2018	94.92	80
<b># LISTINGS:</b>	<b>44</b>	<b>Medians:</b>	4	2/0	1978	\$6,896	2,096	\$470.89	\$894,250	\$839,750		95.39	103
		<b>Minimums:</b>	1	1/0	1921	\$1	676	\$208.33	\$429,900	\$430,000		86.36	16
		<b>Maximums:</b>	6	6/3	2017	\$18,019	4,500	\$1,033.33	\$4,899,000	\$4,650,000		125.74	448
		<b>Averages:</b>	4	2/1	1981	\$7,456	2,182	\$496.43	\$1,159,970	\$1,107,364		95.84	122

**Quick Statistics ( 44 Listings Total )**

	Min	Max	Average	Median
<b>List Price</b>	\$429,900	\$4,899,000	\$1,159,970	\$894,250
<b>Sold Price</b>	\$430,000	\$4,650,000	\$1,107,364	\$839,750

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