

CMA Pro Report

Prepared By: Nathaniel Colmer

Listings as of 12/01/18 at 11:09 am

These pages give a general overview of the selected properties.

Closed Properties

110 E 23rd Street #8



MLS #:	4043970	Status:	C	Beds:	2	L Price:	\$465,000
County:	Ocean	Baths:	2/1	S Price:	\$400,000	S Date:	11/20/2018
Prop Type:	RES	Ttl SF:	1,392				
Sub Type:	Condo						

Rmks: Oceanaire Condos are a great location for the Beach, Stores, Restaurants, Miniature Golf, all within walking distance. The Condo Complex has a Swimming Pool, Outside Showers, Beautiful Landscaping, and Assigned Parking for two cars. The Unit itself is Spacious with Two Bedrooms and Two and a Half Baths with pool views. There are two decks for outside leisure. You can use this as your home, or for Retirement, or as a Rental investment, the choice is yours. The condo is available for year round use. So come and check it out now.

119 Norwood Avenue #2



MLS #:	4049209	Status:	C	Beds:	3	L Price:	\$589,000
County:	Ocean	Baths:	1/0	S Price:	\$570,000	S Date:	11/16/2018
Prop Type:	RES	Ttl SF:	1,342				
Sub Type:	Condo						

Rmks: Built in the 1920's with original charm and detail intact this one of a kind gem located on a very desirable street in the LEHYC neighborhood is just steps to the beach, the bay and all that the town has to offer. This second floor 3 bedroom, 1 bath unit has been impeccably maintained with attention to detail in restoring and maintaining some of the original characteristics throughout the home. Upon entering you are greeted by cheery entry foyer and an inviting staircase leading way to the living room which spills over into a sun drenched front porch, totally encased in windows allowing for an abundance of natural light and cool ocean breezes. Beyond the sunroom and living is a spacious dining room, three nicely appointed bedrooms, an updated bathroom and a functional eat-in kitchen. A pull down staircase allows entry to the third floor attic providing an over abundance of storage space.

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Closed Properties

31 W Colorado Avenue #A

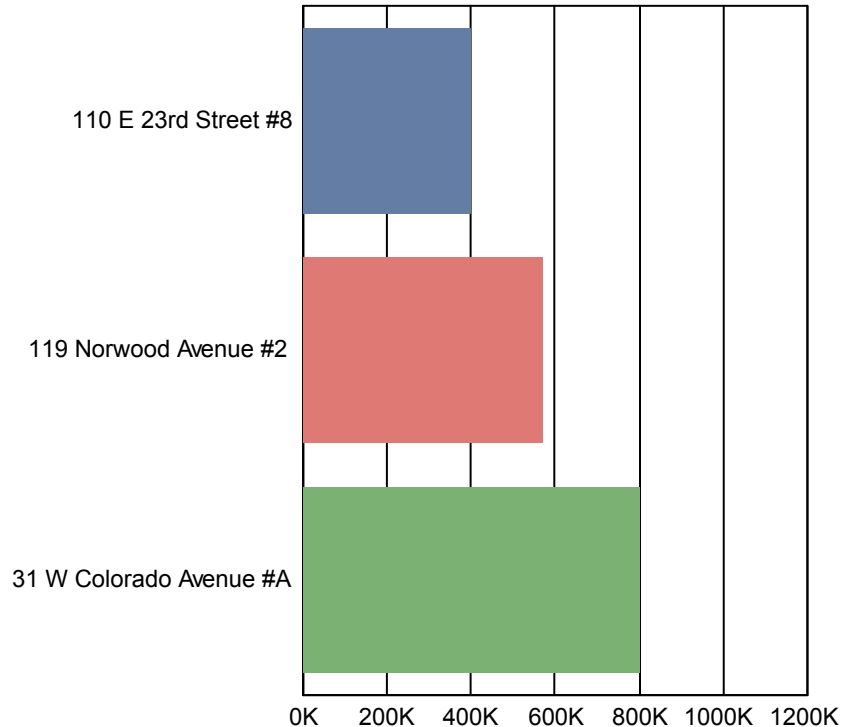


MLS #:	4053618	Status:	C	Beds:	4	L Price:	\$829,000
County:	Ocean	Baths:	2/1	S Price:	\$800,000		
Prop Type:	RES	Ttl SF:	1,730	S Date:	11/16/2018		
Sub Type:	Condo						

Rmks: FANTASTIC BAY VIEWS FROM EACH LEVEL! Enjoy stunning sunsets in this well maintained 4 Bedroom 2.5 Bath townhome located 3rd from the bay in Haven Beach Yacht Club area. Property features include: Hardwood & tile floors, granite countertops, stainless steel appliances, gas fireplace, fenced back yard, 3 decks, maintenance free exterior, timberline roof, high impact windows, Anderson doors and more. Den could be converted to a 5th bedroom.

Closed Properties

Total # of Listings	3
Lowest Price	\$400,000
Highest Price	\$800,000
Average Price	\$590,000
Avg. Price/SqFt	\$391.51
Avg DOM	131



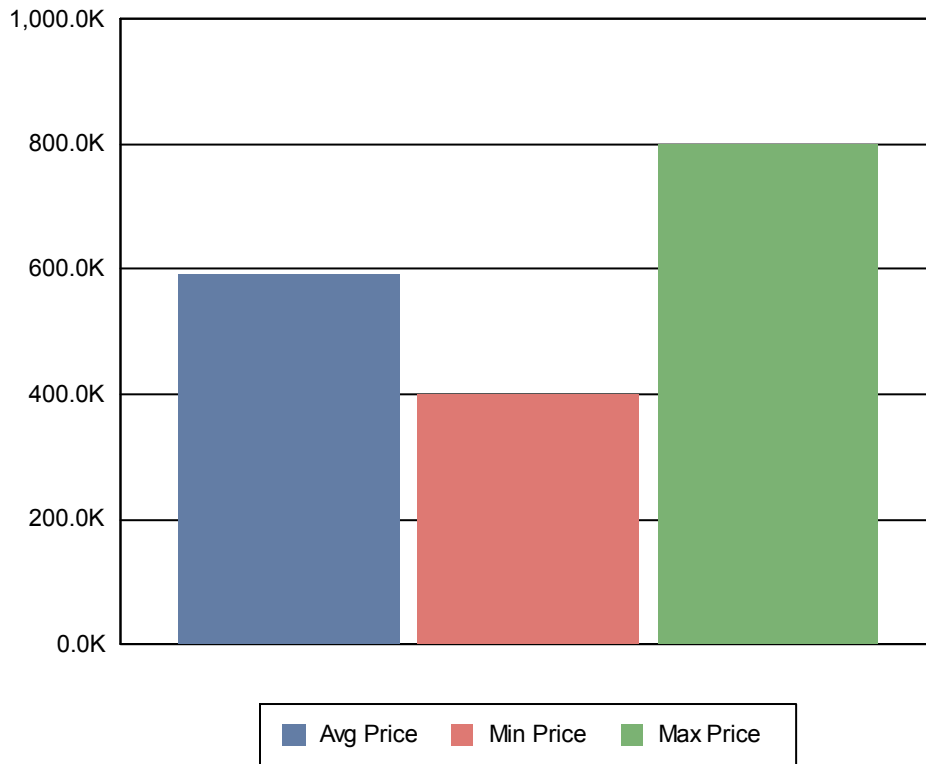
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Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Closed	\$400,000	\$800,000	\$590,000	\$391.51
Totals / Averages	\$400,000	\$800,000	\$590,000	\$391.51

Sold Property Analysis

Address	List Price	Closed Price	DOM	%SP/LP	SP/Sqft
110 E 23rd Street #8	\$465,000	\$400,000	245	%86.02	\$287.36
119 Norwood Avenue #2	\$589,000	\$570,000	127	%96.77	\$424.74
31 W Colorado Avenue #A	\$829,000	\$800,000	20	%96.50	\$462.43
Total Averages	\$627,667	\$590,000	131	%93.10	\$391.51

Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	DOM
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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.

Nathaniel Colmer
Sales Agent
ncolmer@vandykgroup.com
Cell: (609) 290-4293

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S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	DOM
Closed								
C	110 E 23rd Street #8	2	2/1	1,392	\$465,000	\$400,000	11/20/2018	245
C	119 Norwood Avenue #2	3	1/0	1,342	\$589,000	\$570,000	11/16/2018	127
C	31 W Colorado Avenue #A	4	2/1	1,730	\$829,000	\$800,000	11/16/2018	20

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