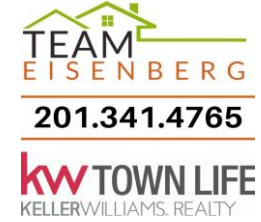




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1.1.2024 to 1.31.2024

59 Properties Sold in 2024 vs. 75 Sold in 2023 **21%**

	ASKING	SOLD	%
AVERAGES	\$1,417,731	\$1,325,935	-4%
MEDIAN	\$1,329,000	\$1,230,000	-3%

ADDRESS	STYLE	BR	FB	HB	ASKING	SOLD FOR	%	SOLD ON	LISTING OFFICE	SELLING OFFICE
1655 Maple St	Col	1	1	0	\$450,000	\$360,000	-20%	7/1/2024	Weichert	Weichert
232 Warwick Ave	Ranch	2	2	0	\$689,000	\$660,000	-4%	3/29/2024	Coldwell Banker	Weichert
1052 Glen Rd	S/L	3	1	0	\$668,000	\$668,000	0%	7/3/2024	RE/MAX	Signature Realty NJ LLC
1077 Abbott Blvd	Col	3	1	1	\$687,000	\$687,000	0%	8/8/2024	OPEN LISTING-SOLD	Keller Williams
1192 Palisade Ave	Ranch	3	2	1	\$729,900	\$715,000	-2%	5/10/2024	Century 21	Great Realty
1069 Fairview Ln	C/C	4	1	0	\$699,000	\$715,000	2%	7/1/2024	Keller Williams	Prominent Properties Sotheby's
1099 Fairview Ln	Ranch	3	2	1	\$699,000	\$730,000	4%	2/27/2024	Keller Williams	Ridgeco
1102 Keswick Pl	Ranch	4	2	0	\$729,000	\$740,000	2%	1/29/2024	Keller Williams	Keller Williams
272 Westview Ave	Ranch	3	2	0	\$799,000	\$781,000	-2%	11/1/2024	List for 1	Liberty Realty
1309 Elmore Pl	Ranch	2	1	1	\$725,000	\$800,000	10%	6/18/2024	Keller Williams	Keller Williams
246 Virginia Ave	B/L	2	2	0	\$795,999	\$820,000	3%	9/12/2024	List for 1 Percent Realty	RE/MAX
201 Mcelroy Ave	Ranch	5	3	0	\$839,000	\$839,000	0%	1/12/2024	Eastern Realty, Inc.	EXP Realty, LLC
1275 Palisade Ave	Ranch	5	3	0	\$888,000	\$850,000	-4%	1/2/2024	Eastern Realty, Inc.	Eastern Realty, Inc.
1079 Inwood Ter	Ranch	3	2	0	\$779,000	\$850,000	9%	2/27/2024	New and Modern Group	Keller Williams
1135 Abbott Boulevard	Colonial	4	3	1	\$799,000	\$850,000	6%	12/19/2024	Exp	Remax
1115 Anderson Ave	Col	3	2	0	\$850,000	\$870,000	2%	9/10/2024	Keller Williams	Christie's



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ADDRESS	STYLE	BR	FB	HB	ASKING	SOLD FOR	%	SOLD ON	LISTING OFFICE	SELLING OFFICE
1002 Glen Rd	Ranch	3	3	0	\$899,000	\$870,000	-3%	8/29/2024	2Win Realty LLC	Serhant New Jersey LLC
1058 Harvard Pl	S/L	3	3	0	\$859,000	\$872,000	2%	9/5/2024	Redstone Realty LLC	Keller Williams
1124 Juanita Pl	Ranch	4	3	0	\$799,000	\$881,000	10%	3/4/2024	Weichert	Weichert
19 Hillcrest Ave	Ranch	3	3	0	\$828,000	\$922,000	11%	7/3/2024	Prominent Properties Sotheby's	Prominent Properties Sotheby's
2424 Camner St	Col	3	3	1	\$980,000	\$925,000	-6%	7/9/2024	Prominent Properties Sotheby's	Prominent Properties Sotheby's
1119 Keswick Pl	B/L	3	3	0	\$1,060,000	\$960,000	-9%	8/12/2024	Kingstone Realty LLC	2Win Realty LLC
267 Elsmere Pl	C/C	4	3	0	\$949,995	\$1,030,000	8%	9/13/2024	Christie's	Proper Estates, Inc.
215 Tom Hunter Rd	Col	4	4	1	\$1,299,000	\$1,100,000	-15%	2/21/2024	Coldwell Banker	Outside Broker
222 Forest Rd	Col	4	4	0	\$1,080,000	\$1,100,000	2%	7/23/2024	Christie's	Coldwell Banker
1639 Kaufer Ln	Col	3	2	0	\$1,290,000	\$1,100,000	-15%	7/12/2024	Coldwell Banker	Sokolich
332 Westview Ave	Col	4	3	0	\$850,000	\$1,100,000	29%	7/15/2024	Keller Williams	Coldwell Banker
1002 Dearborn Rd	Col	6	2	1	\$1,400,000	\$1,138,000	-19%	2/8/2024	Keller Williams	Coldwell Banker
2179 Linwood Ave	Duplex	3	2	2	\$1,299,000	\$1,199,000	-8%	5/3/2024	Realmart Realty, LLC	Realmart Realty, LLC
2181 Linwood Ave	Duplex	3	2	2	\$1,329,000	\$1,230,000	-7%	1/18/2024	Realmart Realty, LLC	Summit
1121 Inwood Ter	Col	4	3	1	\$1,450,000	\$1,238,888	-15%	1/25/2024	Coldwell Banker	Weichert
480 Jane St	Duplex	3	2	2	\$1,348,000	\$1,250,000	-7%	6/17/2024	Howard Hanna	Coldwell Banker
1099 Arcadian Way	Col	4	3	1	\$1,500,000	\$1,250,000	-17%	7/26/2024	Vikki Healey Properties, LLC	Vikki Healey Properties, LLC
486 Jane St	Duplex	3	2	0	\$1,290,000	\$1,290,000	0%	6/24/2024	Howard Hanna	Coldwell Banker
343 Westview Ave	Contp	3	3	1	\$1,337,000	\$1,340,000	0%	9/13/2024	The Chen Agency	Coldwell Banker
1070 Cumbermeade Rd	Ranch	4	3	1	\$1,400,000	\$1,350,000	-4%	1/17/2024	Keller Williams	eRealty Advisors, Inc.
304 Tom Hunter Rd	Col	5	3	1	\$1,400,000	\$1,470,000	5%	6/14/2024	Prominent Properties Sotheby's	Prominent Properties Sotheby's
467 Bluff Rd	Col	5	3	1	\$1,598,800	\$1,475,000	-8%	8/2/2024	Keller Williams	Christie's
1031 Jassamine Way	Contp	4	3	1	\$1,489,000	\$1,482,000	0%	8/30/2024	Prominent Properties Sotheby's	Century 21
251 Riverdale Dr	Col	4	3	1	\$1,450,000	\$1,555,000	7%	10/28/2024	The Chen Agency	Young Star Realty, LLC
2337 5th St	Col	3	2	0	\$1,499,000	\$1,560,000	4%	9/19/2024	McSpirit & Beckett	McSpirit & Beckett

Data is obtained from the NJMLS & is deemed reliable but not guaranteed. These properties were listed and sold by various participants of NJMLS.



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ADDRESS	STYLE	BR	FB	HB	ASKING	SOLD FOR	%	SOLD ON	LISTING OFFICE	SELLING OFFICE
203 Bluff Rd	Col	5	4	1	\$1,899,000	\$1,650,000	-13%	5/14/2024	Christie's	United Real Estate
1036 Briar Way	Ranch	5	4	0	\$1,700,000	\$1,670,000	-2%	9/13/2024	Proper Estates, Inc.	Proper Estates, Inc.
1222 Duncan Rd	Ranch	3	3	0	\$1,600,000	\$1,750,000	9%	10/4/2024	Proper Estates, Inc.	Proper Estates, Inc.
76 Euclid Rd	Col	5	4	1	\$1,995,000	\$1,750,000	-12%	11/19/2024	Keller Williams	Keller Williams
1 State Rt 5	Col	6	6	1	\$1,849,777	\$1,795,777	-3%	9/27/2024	RE/MAX	Coldwell Banker
1075 Briar Way	Col	4	4	1	\$1,988,000	\$1,850,000	-7%	3/19/2024	Prominent Properties Sotheby's	The Chen Agency
1077 Briar Way	Col	6	4	1	\$1,950,000	\$1,910,000	-2%	8/20/2024	Coldwell Banker	Coldwell Banker
1417 Oleri Ter	Contp	4	5	0	\$2,188,000	\$1,920,000	-12%	10/19/2024	Sokolich Real Estate	Sokolich Real Estate
1060 Arcadian Way	Col	5	4	1	\$2,125,000	\$1,950,000	-8%	10/28/2024	Prominent Properties Sotheby's	Prominent Properties Sotheby's
1419 Oleri Ter	Contp	4	5	0	\$2,188,000	\$2,000,000	-9%	10/2/2024	Sokolich Real Estate	Outside Office
116 Bluff Rd	Col	6	6	1	\$2,788,888	\$2,140,000	-23%	8/2/2024	The Chen Agency	The Chen Agency
1087 Briar Way	Col	5	5	1	\$2,488,000	\$2,150,000	-14%	2/13/2024	Prominent Properties Sotheby's	Alexander Anderson
1086 Dearborn Rd	Col	6	4	1	\$3,188,888	\$2,200,000	-31%	1/10/2024	eRealty Advisors, Inc.	Coldwell Banker
310 Mccloud Dr	Col	6	6	1	\$2,300,000	\$2,229,000	-3%	6/7/2024	Proper Estates, Inc.	Coldwell Banker
1103 Buckingham Rd	Col	5	5	1	\$3,188,888	\$2,230,000	-30%	8/9/2024	EXP Realty, LLC	Outside Office
224 Dorincourt Rd	Col	7	5	1	\$2,449,000	\$2,350,000	-4%	3/18/2024	Century 21	Prominent Properties Sotheby's
1080 Arcadian Way	Col	6	5	1	\$2,550,000	\$2,450,000	-4%	9/11/2024	Prominent Properties Sotheby's	Outside Office
250 Mccloud Dr	Col	6	6	1	\$2,700,000	\$2,612,500	-3%	5/28/2024	Christie's	Proper Estates, Inc.