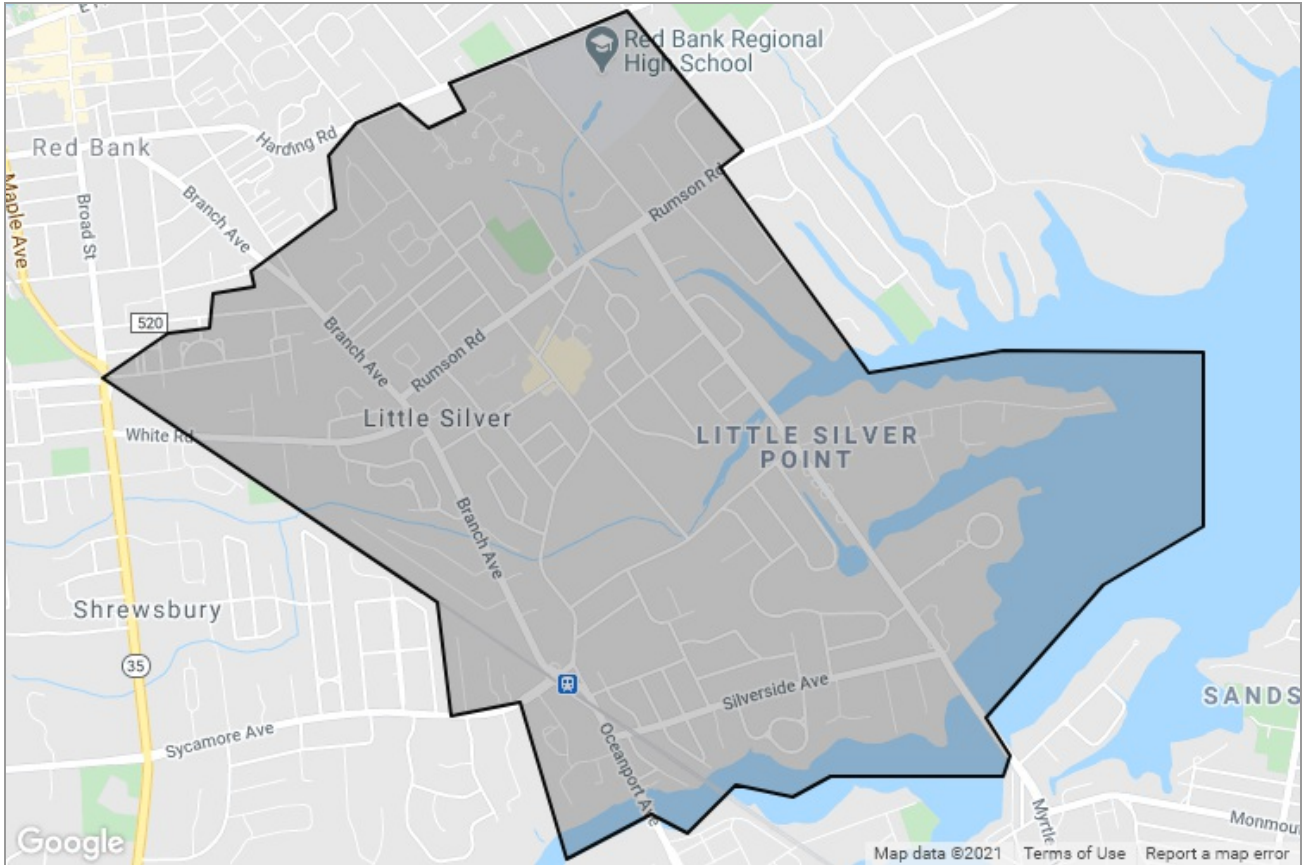




BERKSHIRE HATHAWAY  
HomeServices  
Fox & Roach, REALTORS®

MARKET ACTIVITY REPORT

# Little Silver, NJ 07739



Presented by  
**Derek DeBree** | REALTOR®  
New Jersey Real Estate License: 1540809



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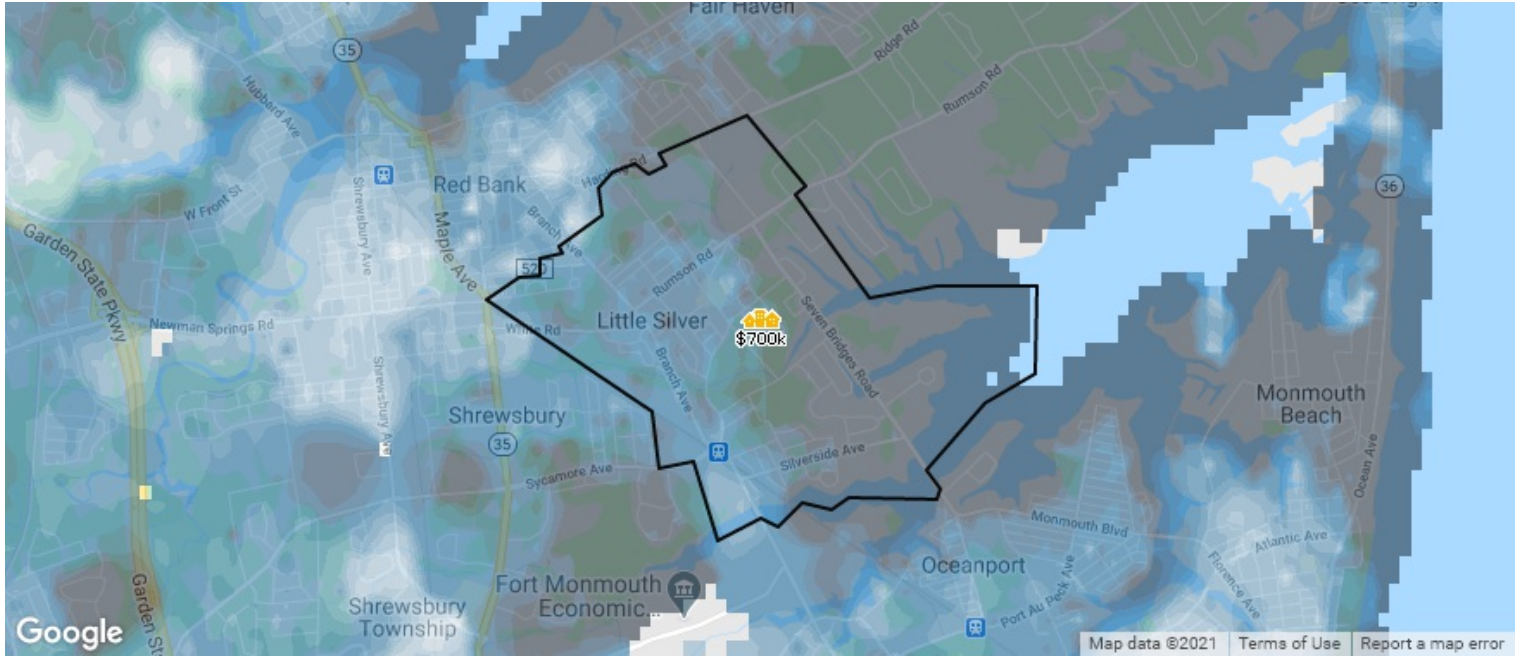
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**Berkshire Hathaway HomeServices Fox & Roach, REALTORS**  
110 Avenue Of Two Rivers  
Rumson, NJ 07760



## Little Silver, NJ 07739

### Market Snapshot: Estimated Home Values



<math>< \\$100k</math>
 <math>\\$450k</math>
 <math>\\$20m</math>

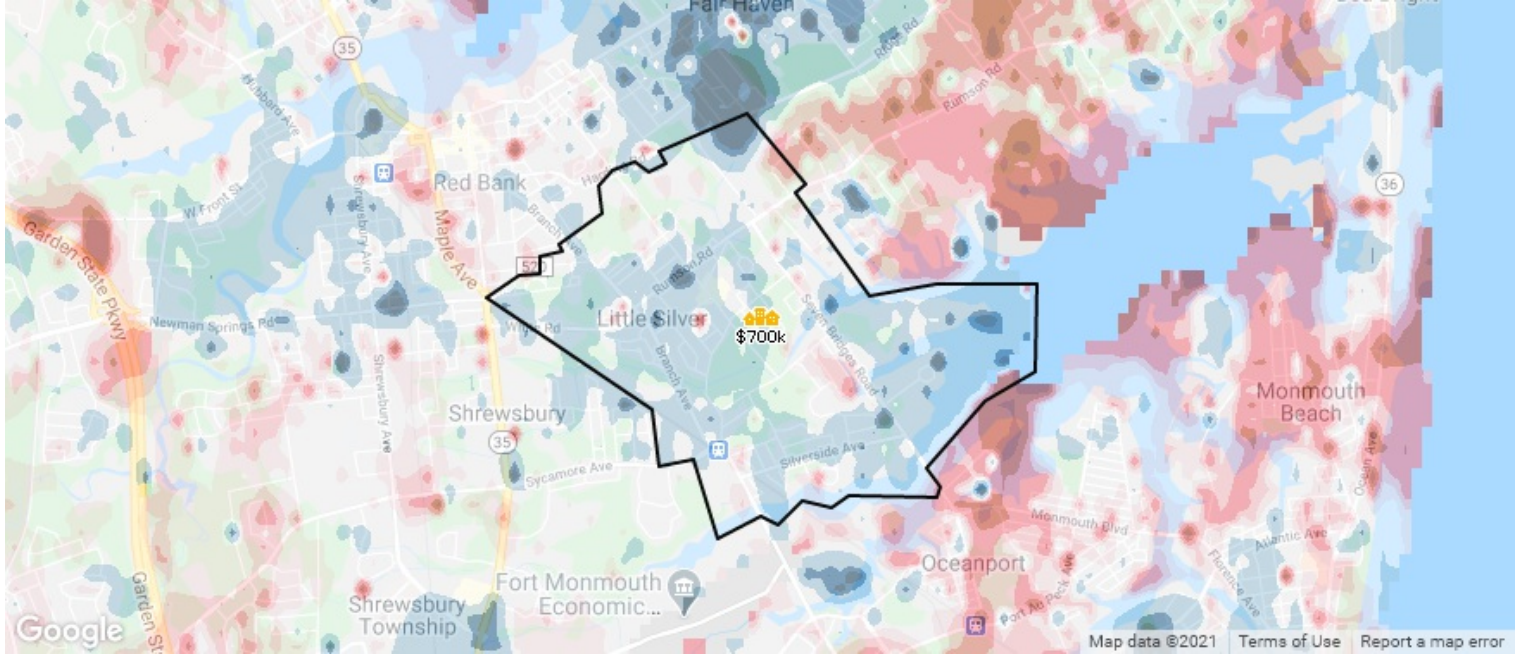
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p><b>\$700K</b></p> <p>Updated: 12/31/2020</p>	<p>Change Over Last Month</p> <p><b>↑ 0.52%</b></p>	<p>Change Over Last Quarter</p> <p><b>↑ 1.44%</b></p>	<p>Change Over Last 12 Months</p> <p><b>↑ 3.9%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 2.39%</b></p>
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

# Little Silver, NJ 07739

## Market Snapshot: 12-Month Change in Estimated Value



This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

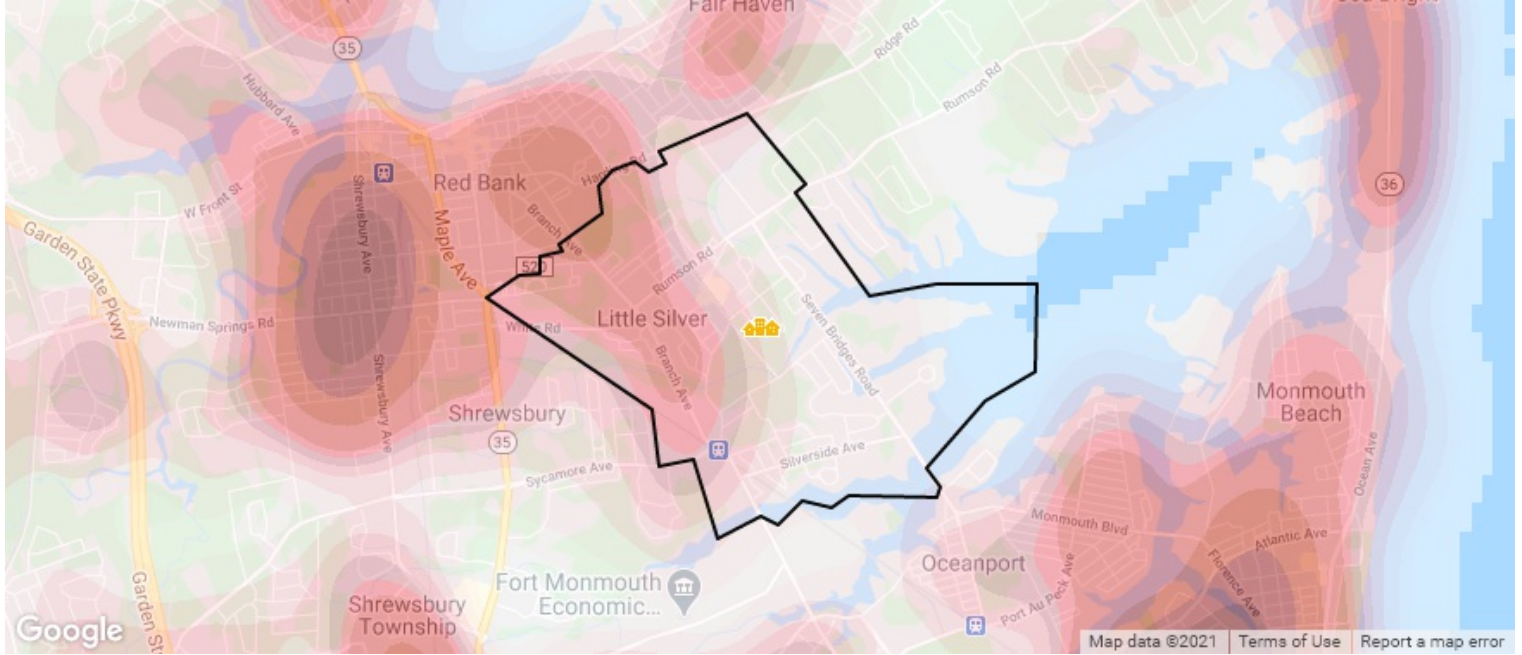
<p>Median Est. Home Value</p> <p><b>\$700K</b></p> <p>Updated: 12/31/2020</p>	<p>Change Over Last 12 Months</p> <p><b>↑ 3.9%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 2.39%</b></p>	<p>Change Over Last 36 Months</p> <p><b>↑ 8.84%</b></p>
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.



## Little Silver, NJ 07739

### Market Snapshot: Concentration of Distressed Properties



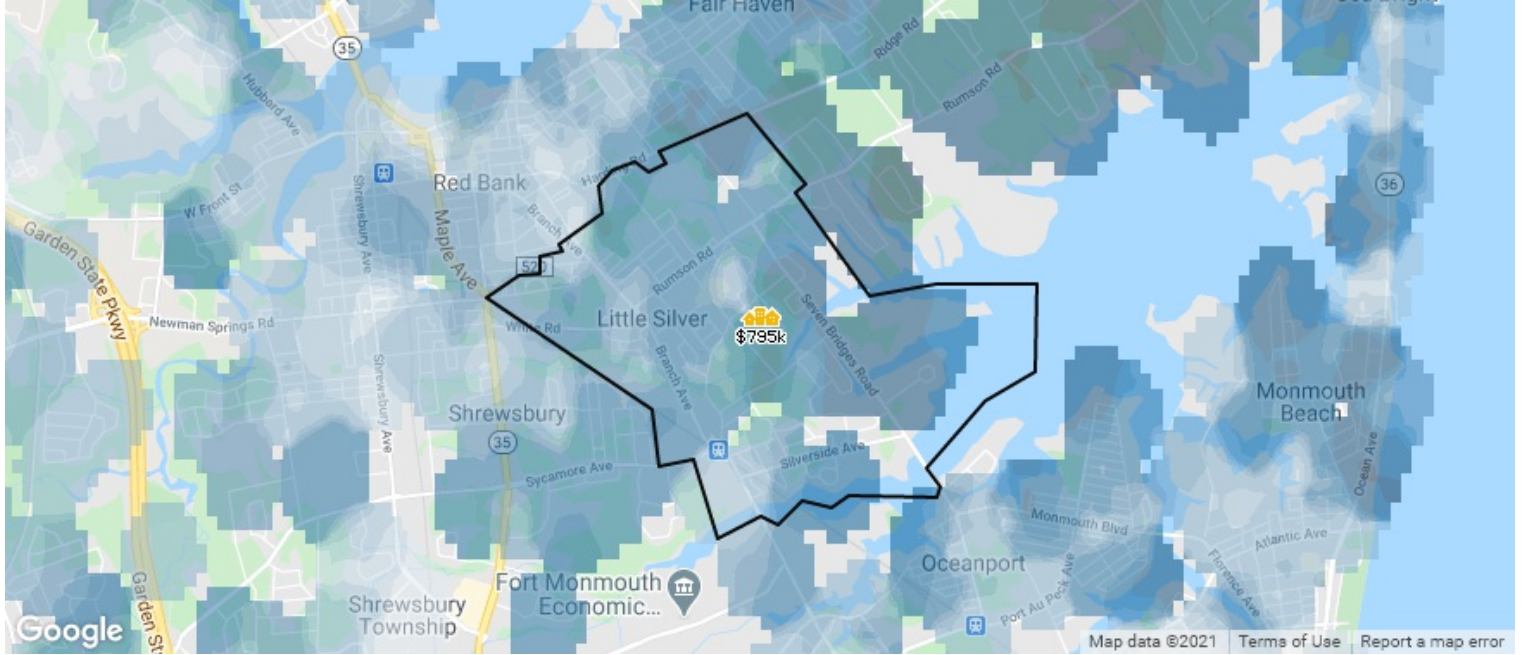
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p><b>Total # of Distressed Properties</b></p> <p><b>0</b></p> <p>Updated: 1/15/2021</p>	<p><b># of Pre-Foreclosures</b></p> <p><b>0</b></p>	<p><b># of Foreclosures</b></p> <p><b>0</b></p>	<p><b># of Short Sales</b></p> <p><b>0</b></p>
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About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 1/15/2021.

# Little Silver, NJ 07739

## Market Snapshot: Sales Price



<\$100k      \$500k      >\$5m

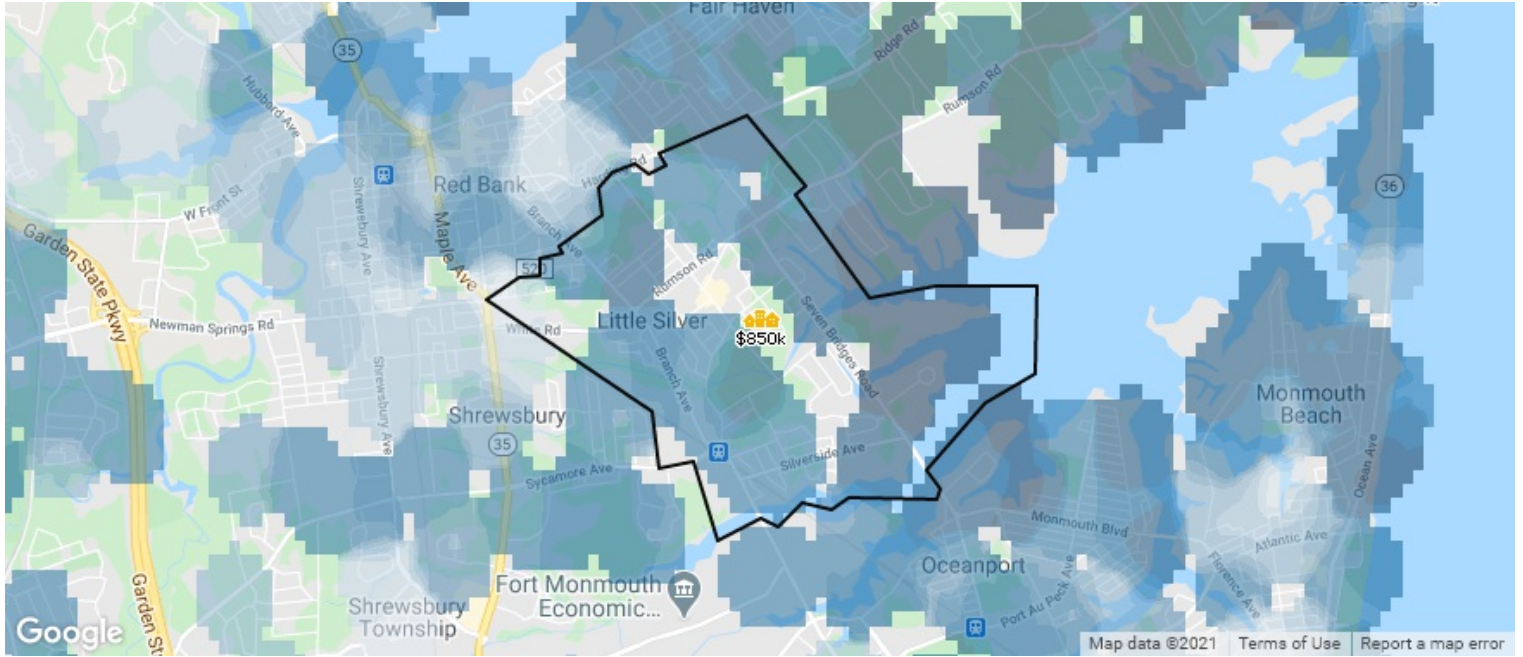
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p><b>Median Sales Price</b></p> <p><b>\$795K</b></p> <p>Updated: 11/30/2020</p>	<p>Change Over Last Month</p> <p><b>↑ 3.38%</b></p>	<p>Change Over Last Quarter</p> <p><b>↓ 14.05%</b></p>	<p>Change Over Last 12 Months</p> <p><b>↑ 24.22%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 26.19%</b></p>
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About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

# Little Silver, NJ 07739

## Market Snapshot: List Price



< \$100k      \$500k      > \$5m

This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

Median List Price

**\$850K**

Updated: 11/30/2020

Change Over  
Last Quarter

↓ **1.05%**

Change Over  
Last 12 Months

↑ **22.43%**

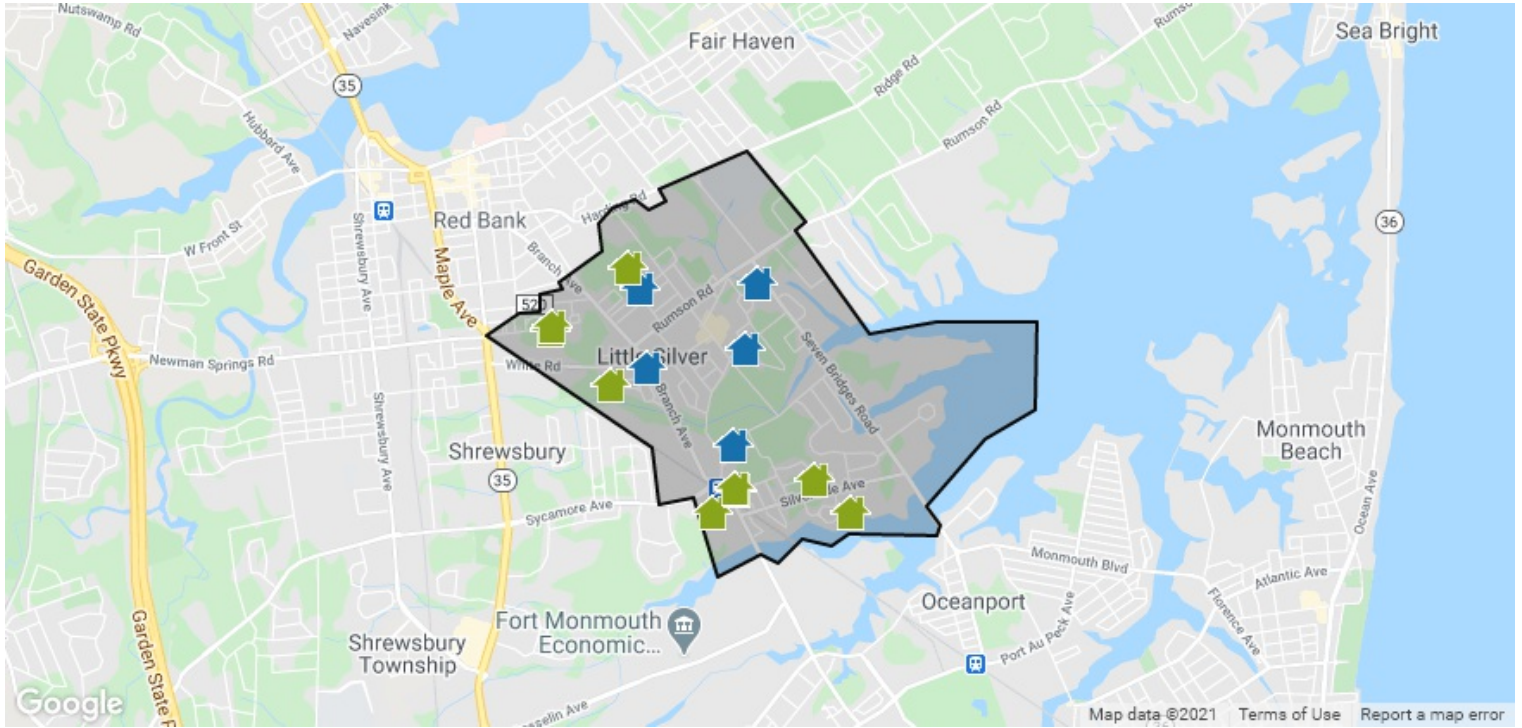
Change Over  
Last 24 Months

↑ **9.68%**



About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.



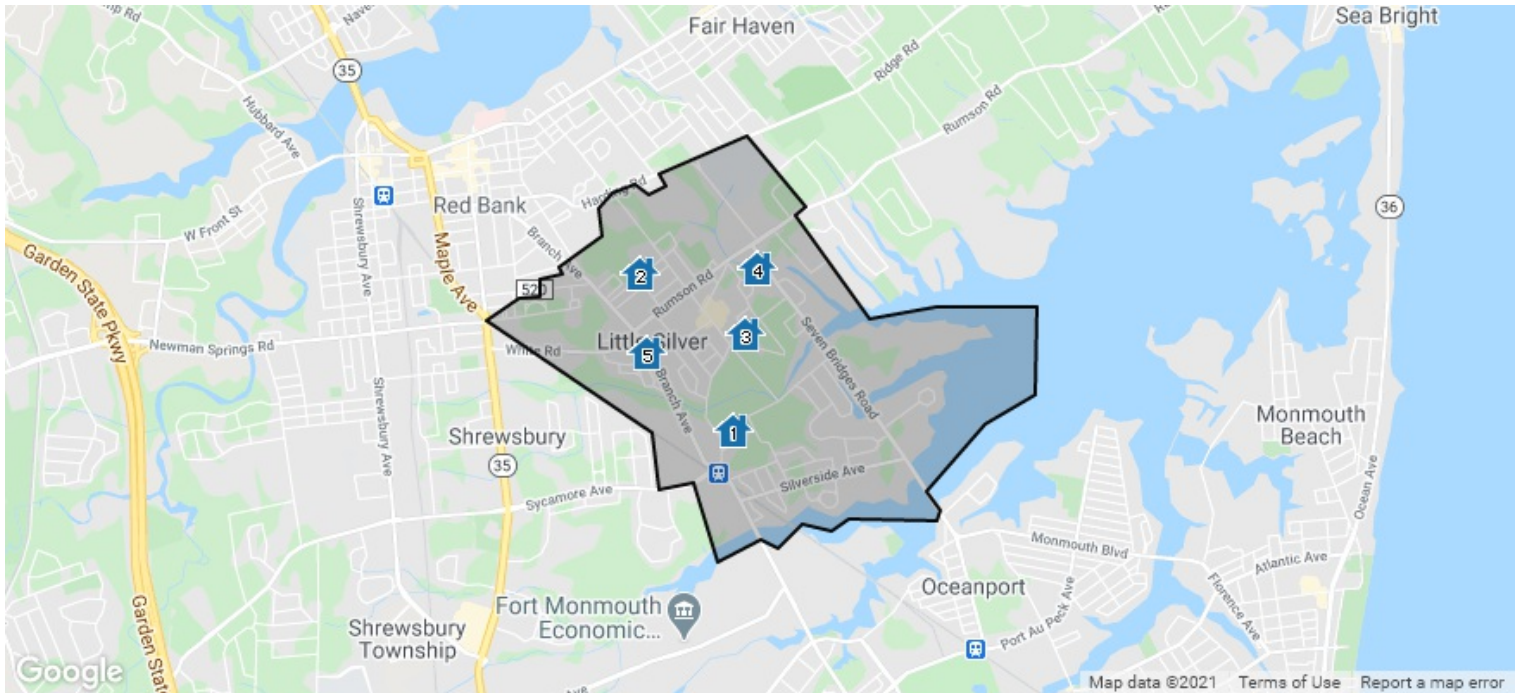
# Market Activity Summary Stats






**Search Criteria** | **Location:** Little Silver, NJ 07739; **Date:** Changes in the Last 3 Months; **Change Types:** New Listings, Pending, New Distressed, Recently Sold; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Coop; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Status:** 10; **Sort Order:** Recently updated

	 New Listings	 Recently Sold
Number of Properties	5	10
Low Price / Value	\$579,900	\$540,000
Median Price / Value	\$735,000	\$675,500
High Price / Value	\$1,200,000	\$1,850,000
Average Price / Sq. Ft.	\$395	\$312
Median Price / Sq. Ft.	\$418	\$301
Average Days in RPR	42	85
Median Days in RPR	45	85
Total Volume	\$4,302,900	\$8,924,499

# Little Silver, NJ 07739







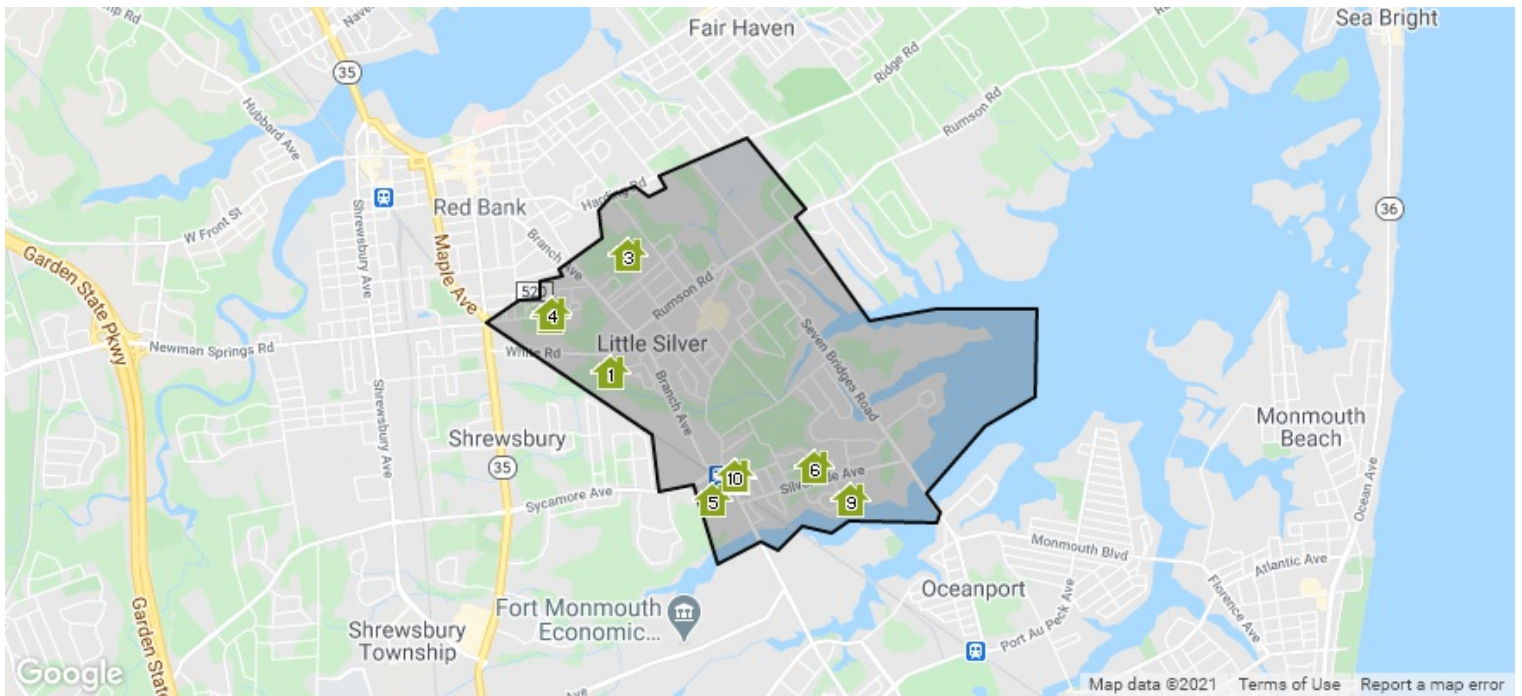
## New Listings: 5

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p><b>FOR SALE</b> • New, Active: 1/14/2021 MLS ID: 22101134</p> <p><b>36 Little Silver Point Rd</b></p> <p>This Is The One!... situated on one of the most desirable streets in Little Silver. Watch beautiful sunrises from your back windows, and sunsets while relaxing on your spacious front porch. This 4 bedroom, 2 bath, light-filled home sits on a triple lot (150' x 175') and was built for entertaining, with a media room, home gym, basketball court, billiard room / pool house, in-ground pool, and an oversized fenced in backyard. The flexible floorplan and outdoor space make it perfect for today's ever-changing living requirements. Just steps from the train to NY, and within a few minutes from Red Bank, the beach, the NY ferry, and the Garden State Parkway. Rarely does such a unique home come on the market; don't miss out.</p> <p><i>Listing Courtesy of Heritage House Sotheby's International Realty</i></p>	Single Family	4/2	2,868 sq ft	26,136	1904	1/14/2021	\$1,200,000	\$418
 <p><b>FOR SALE</b> • Active: 12/29/2020 MLS ID: 22042755</p> <p><b>81 Woodbine Ave</b></p> <p>Opportunity Awaits! 3 bedrooms 1.5 baths. Ranch Style home in Little Silver. You've got to check this one out. It will not last. Spacious living room with a grand brick fireplace, 3 season porch. Hardwood floors. This home offers an abundance of charm. Your family will love.</p> <p><i>Listing Courtesy of EXIT Realty East Coast Shirvanian</i></p>	Single Family	3/2	1,291 sq ft	7,405	1954	12/29/2020	\$579,900	\$449
 <p><b>FOR SALE</b> • Active: 12/1/2020 MLS ID: 22041952</p> <p><b>221 Queens Dr S</b></p> <p>Here's your opportunity to own this spacious ranch close to town, shops, the train and top notch schools! 100x200 lot offers almost 2,000 sq ft of living space. 3 bedrooms, 2 full baths, kitchen, LR, DR with custom corner curio built-ins, large family room with built-in bar and office. Basement and oversized, 2-car direct entry garage. Patio in rear of yard. Bring your renovation ideas and make it your own.</p> <p><i>Listing Courtesy of Berkshire Hathaway HomeServices Fox &amp; Roach</i></p>	Single Family	3/2	1,988 sq ft	20,000	1950	12/1/2020	\$589,000	\$296






## New Listings: 5 (cont.)






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.	
	 FOR SALE <i>Active: 10/21/2020</i> <i>MLS ID: 22037909</i>	Single Family	4/3	2,276 sq ft	88,426	1960	10/21/2020	\$1,199,000	\$527
<p>Return home to your own private retreat featuring a natural pond and a one-of-a-kind park like setting. Enjoy your morning coffee or relax at sunset on the large stone patio overlooking 2+ acres. The ground level entertainment room has plenty of space for a pool table, ping pong or watching sports. The main level has an easy open flow offering updated bathrooms, 4 large bedrooms including a spacious Master suite with great natural light. The dining room and two living rooms each with fireplaces offer ambiance for cozy nights with family or friends. Updated gourmet kitchen, ample storage complete this comfortable home. Minutes to train station, high speed ferry, beaches, restaurants and fantastic schools. Come start your new life in this amazing peninsula community!</p> <p><i>Listing Courtesy of Better Homes and Gardens Real Estate Murphy &amp; Co.</i></p>									
	 FOR SALE <i>Active: 11/17/2020</i> <i>MLS ID: 22040892</i>	Single Family	5/2	2,597 sq ft	14,810	1903	11/17/2020	\$735,000	\$283
<p>Beautifully renovated, rare and one of a kind grand old century colonial with gorgeous hardwood floors throughout. French doors from the family room to dining room add an inspiring feeling, while the Dutch door to screened porch feels very warm and inviting. Fireplace in Livingroom adds to the charm of the property. The driveway is massive and can fit many cars for visitors. There is also a 2 car garage for parking. Massive backyard once fenced will add a ton of privacy. Huge basement. All bedrooms are large and master bedroom had potential to change side bedroom into a master closet space. Kitchen has been completely renovated.</p> <p><i>Listing Courtesy of Keller Williams Realty West Monmouth</i></p>									



## Recently Sold: 10





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p><b>1</b> <b>RECENTLY SOLD</b> • Sold Date: 1/14/2021, MLS Listing 22041084: 11/19/2020 <b>MLS ID: 22041084</b></p> <p><b>16 Sunnycrest Ct</b></p> <p>Single Family    3/3    1,832 sq ft    7,840    1953    1/14/2021    \$700,000    \$382</p> <p>Spectacular recently renovated cape on one of Little Silver's most coveted streets. Located near the end of a quiet cut-de-sac, sits this 3 bedroom, 3 full bath home, a perfect starter home or downsizer for empty nesters. Home features hardwood floors throughout, updated kitchen and baths and 3 generously sized bedrooms, including a large master suite with walk in closet and master bath.</p> <p><i>Courtesy of O'Brien Realty, LLC</i></p>								
 <p><b>2</b> <b>RECENTLY SOLD</b> • Sold Date: 1/13/2021, MLS Listing 22042271: 12/4/2020 <b>MLS ID: 22042271</b></p> <p><b>121 Rumson Pl</b></p> <p>Single Family    3/2    2,166 sq ft    18,730    1948    1/13/2021    \$651,000    \$301</p> <p>Location, Location, Location. Truly a place to call home! A hidden treasure in the most charming tree lined neighborhood in Little Silver. This Cape Cod is positioned on a large private lot and ready for a new family to make it their own. Natural light and private views from every room, hard wood floors, wood burning fireplace, spacious family room, dining room and family room, two car garage. The expansion possibilities are endless. Close to excellent schools for every grade level, shops and restaurants of Red Bank and Shrewsbury and major transportation.</p> <p><i>Courtesy of Berkshire Hathaway HomeServices Fox &amp; Roach</i></p>								
 <p><b>3</b> <b>RECENTLY SOLD</b> • Sold Date: 11/30/2020, MLS Listing 22034372: 9/24/2020 <b>MLS ID: 22034372</b></p> <p><b>38 Crest Dr</b></p> <p>Single Family    4/3    2,429 sq ft    9,147    1936    11/30/2020    \$795,000    \$327</p> <p>Little Silver's most sought after family friendly "Fox Hill" neighborhood. Spacious Colonial completely renovated with an open floor plan. Streaming natural light in Living room w/wood burning fireplace. Custom eat-in kitchen w/SS appliances and Island opens to lush private back yard perfect for entertaining. Retreat to the master en-suite w/sitting room and Luxurious bath with soaking tub &amp; shower. Generous sized rooms include a First Floor Office AND a Partially finished basement.. Minutes to schools, train &amp; NYC ferry.</p> <p><i>Courtesy of Hubbard Park Real Estate, LLC</i></p>								

## Recently Sold: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.	
	<b>4</b> <b>RECENTLY SOLD</b> • Sold Date: 1/12/2021, MLS Listing 22036114: 10/6/2020 MLS ID: 22036114	Single Family	5/6	4,587 sq ft	62,290	2014	1/12/2021	\$1,850,000	\$403
<p>As you ascend the tree lined lane, you are met with grandeur and beauty in this Custom Built masterpiece! 5 bedrooms/ 6 Baths, Soaring Ceilings, deep moldings &amp; exquisite millwork throughout are only a few of the features. Chefs Kitchen boasts Thermador Fridge &amp; Stove + Expansive Center Island. Arched doorways &amp; lush finishes set this home apart from the ordinary! The Palatial Master Suite includes a fireplace adorned with Mother of Pearl! Oversized walk-in Master Closet designed by celebrity designer Thom Filicia. Triple-Sized Master Bath features stunning marble + heated floors &amp; jetted soaking tub. 3rd Floor offers approx. 450 sq ft to create a home office. Walk-out basement adds approx 1500 sq ft. Minutes to train, NY Ferry, beaches, shops &amp; restaurants, Blue Ribbon Schools</p> <p><i>Courtesy of Heritage House Sotheby's International Realty</i></p>									
	<b>5</b> <b>RECENTLY SOLD</b> • Sold Date: 1/8/2021, MLS Listing 22035614: 10/3/2020 MLS ID: 22035614	Condominium	3/3	2,300 sq ft	1,306	1985	1/8/2021	\$540,000	\$235
<p>Unquestionably the finest, and only, end unit for sale in highly desirable Townhomes of Little Silver. This stunning 3 bedroom, 2.5 bath Parker model features an updated open kitchen/dining room concept with granite countertops, a DeLonghi 6 burner stove w/ 2 warming drawers, a Liebherr refrigerator and a Miele dishwasher. This unit features a spacious 1st floor master suite with an extra built-in closet, and access to a private extended deck with additional storage room. The living room offers a dramatic entrance with its striking antique wall unit. All 3 bathrooms have custom vanities, adding beauty to functionality. A special feature is an additional room on the 2nd level, which can be utilized as an office or additional closet. Some furniture, chandeliers and TVs are negotiable.</p> <p><i>Courtesy of Burke&amp;Manna Real Estate Agency</i></p>									
	<b>6</b> <b>RECENTLY SOLD</b> • Sold Date: 1/5/2021, MLS Listing 22040788: 11/17/2020 MLS ID: 22040788	Single Family	3/3	2,093 sq ft	27,007	1957	1/5/2021	\$701,000	\$335
<p>Located in desirable neighborhood this property sits on over a half acre. This well maintained home features great living space, 2.5 bathrooms, hardwood flooring throughout, updated full bath, newer HVAC and hot water heater (within 5 yrs), oversized garage, whole house generator, and irrigation system. Great room with gas stove boasts vaulted ceiling w/ skylight, Anderson slider with access to the spacious well maintained private deck, patio and large backyard. The lower level family room w/ a 2nd gas stove, offers closet space, a 1/2 bath, newer washer/dryer and potential home office or additional storage room. Easy access to town, train, school, shopping and beaches. This is a terrific house, in an outstanding location, on a fantastic lot! Don't miss it!</p> <p><i>Courtesy of Coldwell Banker Res. Brokerage</i></p>									
	<b>7</b> <b>RECENTLY SOLD</b> • Sold Date: 12/28/2020, MLS Listing 22037612: 10/16/2020 MLS ID: 22037612	Condominium	3/3	-	-	2014	12/28/2020	\$649,999	-
<p>Ready to move to the suburbs? Look no further! Enjoy the carefree lifestyle of Carriage Gate. Excellent location, tons of space, quality and stylish finishes, close proximity to the train, ferry and beaches. You are going to fall in love with this beautiful home. Offering everything buyers are looking for today including a home office, a finished basement perfect for a gym and space for the kids, a cozy fireplace, detailed moldings throughout, 2 car garage, state of the art kitchen with stunning shaker cabinetry, second floor laundry room and a large master suite with two large walk-in closets. This home is available for immediate occupancy and will not disappoint.</p> <p><i>Courtesy of Heritage House Sotheby's International Realty</i></p>									
	<b>8</b> <b>RECENTLY SOLD</b> • Sold Date: 12/23/2020, MLS Listing 22032508: 9/11/2020 MLS ID: 22032508	Condominium	3/3	2,350 sq ft	-	2016	12/23/2020	\$640,000	\$272
<p>Location, location, location!!! Totally convenient proximity to the beaches, great parks for hiking and biking, fine dining, shopping, train/ferry to/from NYC- and much, much more! The newer gourmet, and eat-in, kitchen features stainless steel appliances which includes a double-oven, and marble countertops. The versatile dining room is currently used as a home office- it could also be used as a playroom, etc. The spacious master bedroom features (HIS/HERS) walk-in closets. The master bathroom features a shower stall, soaking tub and double sinks. The laundry room is conveniently located on the 2nd floor. The large basement with a high ceiling is used for fitness and ready to be finished to your liking!. The 2-car attached garage will keep you dry from wet weather. Just move right in!!</p> <p><i>Courtesy of Berkshire Hathaway HomeServices Fox &amp; Roach</i></p>									



## Recently Sold: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	 <b>RECENTLY SOLD</b>	<i>Sold Date: 12/23/2020, MLS Listing 22024573: 7/20/2020 MLS ID: 22024573</i>						
<b>5 Carriage House Ln</b>	Single Family	5/7	6,136 sq ft	43,560	2008	12/23/2020	\$1,767,500	\$288
<p>Tucked away on a private cul-de-sac sits this secluded WATERFRONT custom built chateau complete with tall, sloping roof lines, arched windows, fieldstone chimney &amp; copper turret. Beyond the gracefully curved grand staircase of the entrance foyer lie multiple gathering spaces and 3 en suite bedrooms, making this stately home perfect for entertaining. The living room features a wall of windows, vaulted ceilings &amp; crystal chandelier and leads to a more relaxed great room. Sip cocktails by the 2-sided stone fireplace and take in the water view! The kitchen is a chef's dream-2 ovens, custom cabinets galore, island w/refrigerated drawers! Dine in the sunroom which opens onto a pergola/multi-level patio built w/natural paving stones and faces the park-like backyard and 157 ft</p> <p><i>Courtesy of Berkshire Hathaway HomeServices Signature Properties</i></p>								
	 <b>RECENTLY SOLD</b>	<i>Sold Date: 12/17/2020, MLS Listing 22030084: 9/1/2020 MLS ID: 22030084</i>						
<b>25 Carriage Gate Dr</b>	Condominium	3/3	2,350 sq ft	—	2014	12/17/2020	\$630,000	\$268
<p>Luxurious townhome situated in picturesque Little Silver. This 3 bed 2.5 bath newer construction is in pristine condition and is move-in ready. At 2,350 square feet and upgrades throughout including hardwood floors, extensive trim and moldings, chef's kitchen w/ ss appliances, a ready to finish basement with high ceilings, two car garage and so much more! You'll love this beautifully appointed home. Sit back and relax by the fireplace or in your spacious master suite with two walk in closets, expansive master bath with large soaking tub, walk in shower, and double sink. Just minutes from public transportation, New Jersey's best beaches, downtown Red Bank and Pier Village.</p> <p><i>Courtesy of Coldwell Banker Res. Brokerage</i></p>								

## About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



## About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



## Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

## Learn more

For more information about RPR, please visit RPR's public website: <http://blog.narrpr.com>

