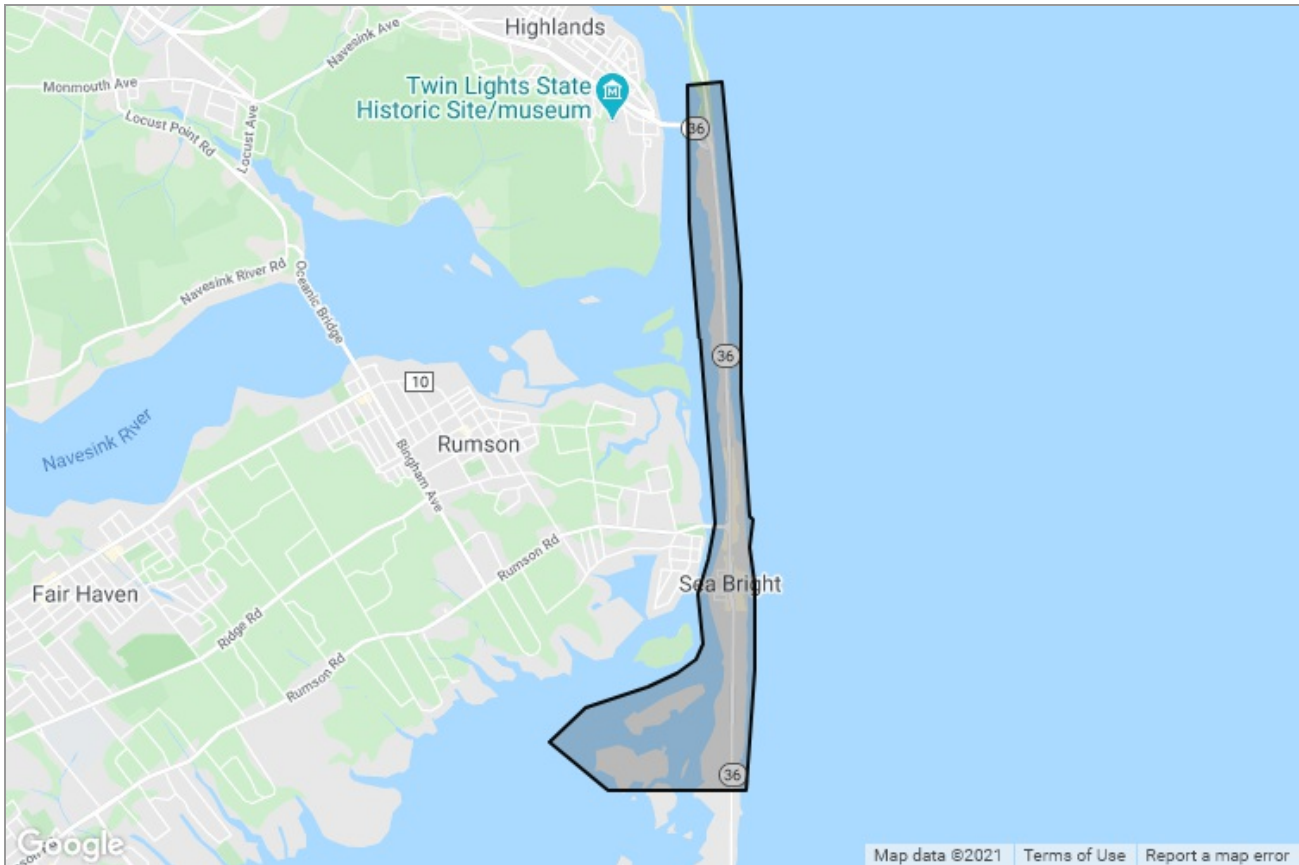




BERKSHIRE HATHAWAY
HomeServices
Fox & Roach, REALTORS®

MARKET ACTIVITY REPORT

Sea Bright, New Jersey



Presented by

Derek DeBree | REALTOR®

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HomeServices REALTORS®

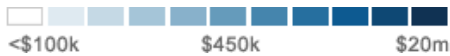
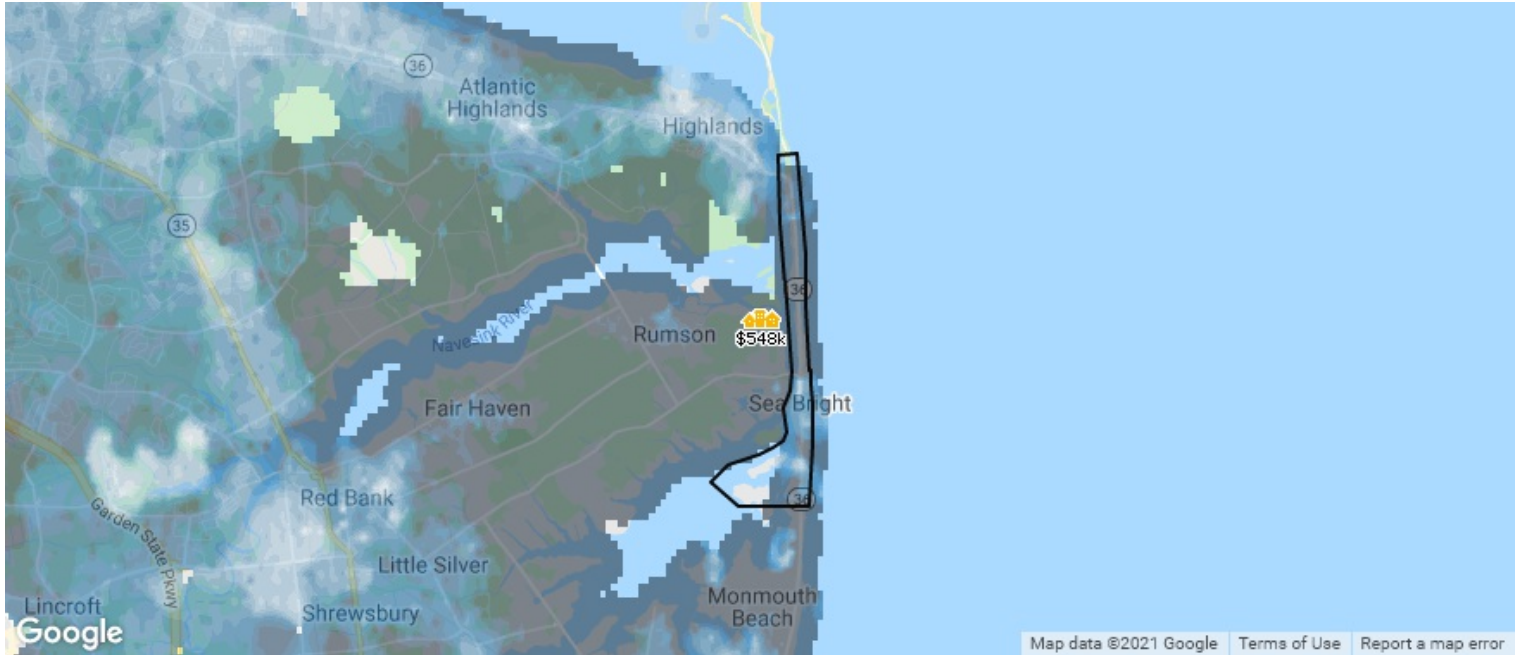
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Sea Bright, New Jersey

Market Snapshot: Estimated Home Values



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.

Median Est. Home Value

\$548K

Updated: 12/31/2020

Change Over
Last Month

↑ **0.95%**

Change Over
Last Quarter

↑ **0.94%**

Change Over
Last 12 Months

↑ **7.3%**

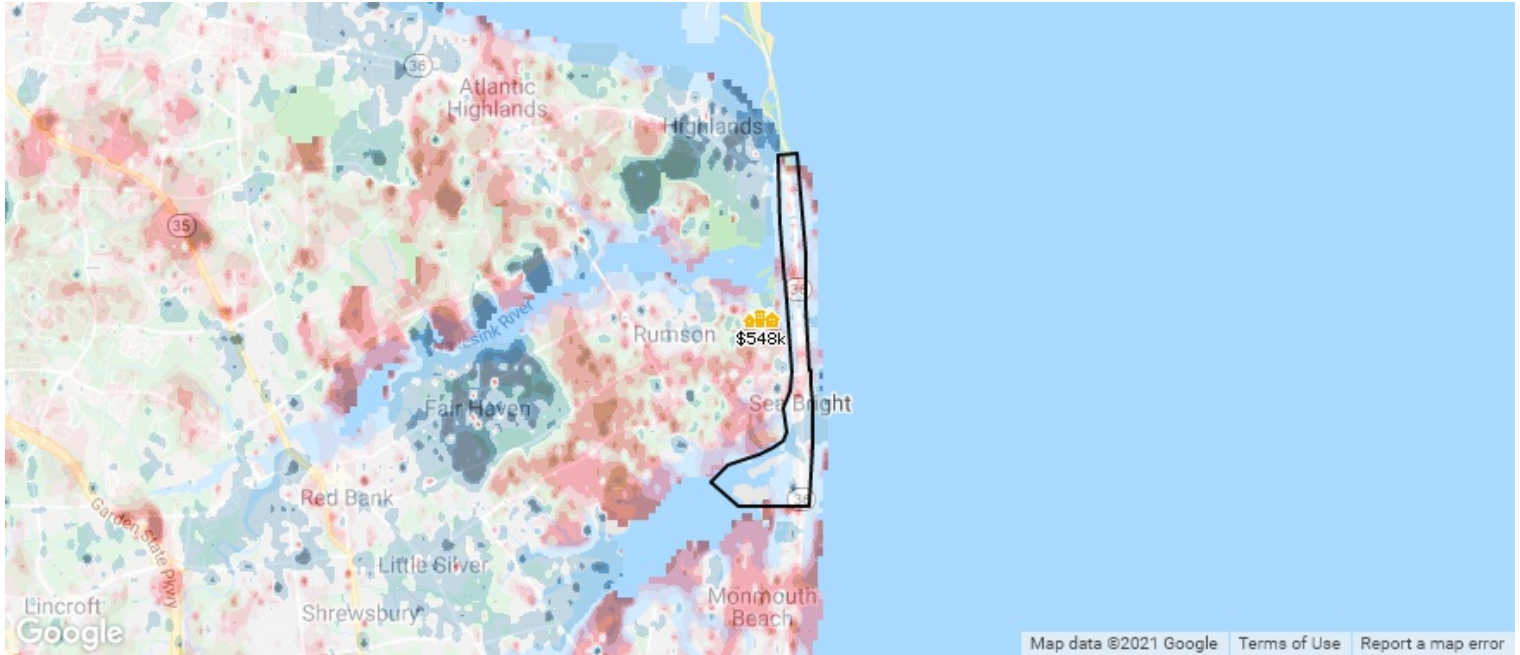
Change Over
Last 24 Months

↑ **14.64%**

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.

Sea Bright, New Jersey

Market Snapshot: 12-Month Change in Estimated Value



-15% 2.5% +20%

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.

Median Est. Home Value

\$548K

Updated: 12/31/2020

Change Over
Last 12 Months

↑ **7.3%**

Change Over
Last 24 Months

↑ **14.64%**

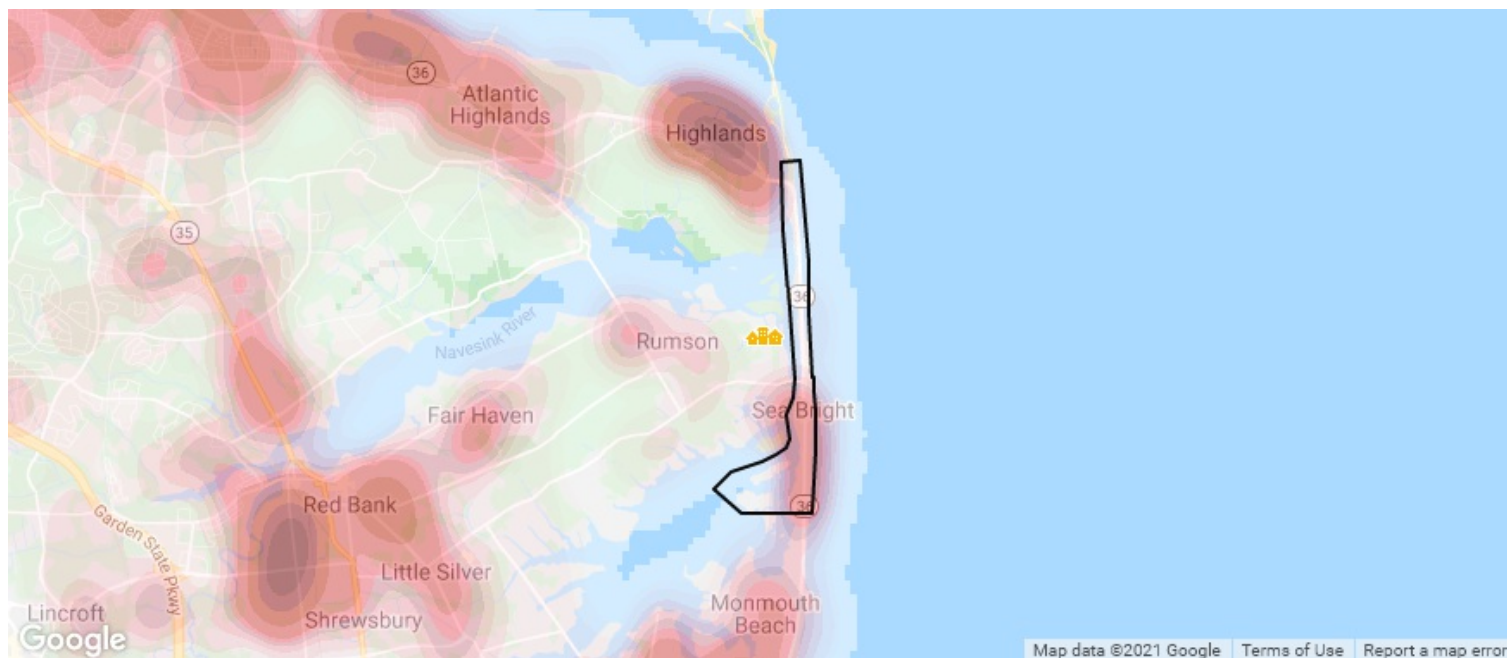
Change Over
Last 36 Months

↑ **24.45%**

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.

Sea Bright, New Jersey

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.

Total # of
Distressed Properties

0

Updated: 1/15/2021

of
Pre-Foreclosures

0

of
Foreclosures

0

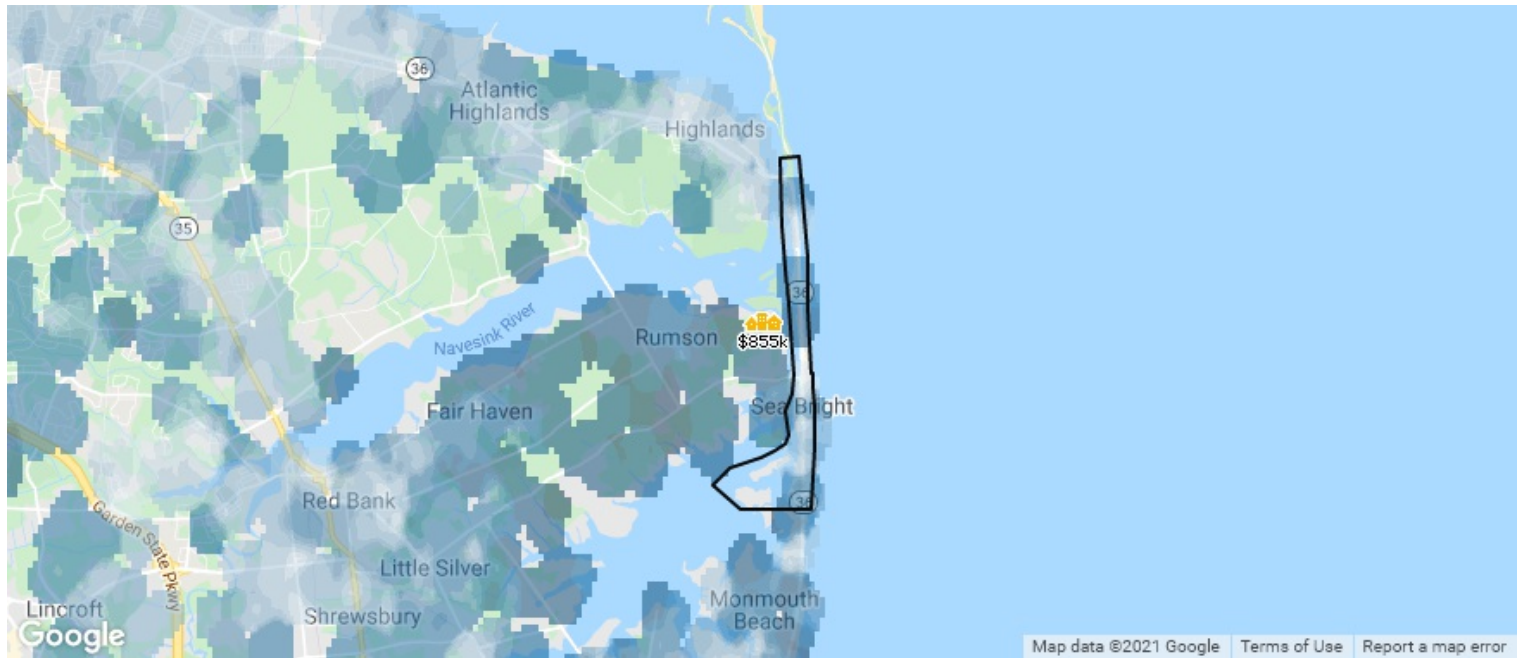
of
Short Sales

0

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 1/15/2021.

Sea Bright, New Jersey

Market Snapshot: Sales Price



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.

Median Sales Price

\$855K

Updated: 11/30/2020

Change Over
Last Month

↓ **0.58%**

Change Over
Last Quarter

↓ **41.94%**

Change Over
Last 12 Months

↓ **21.56%**

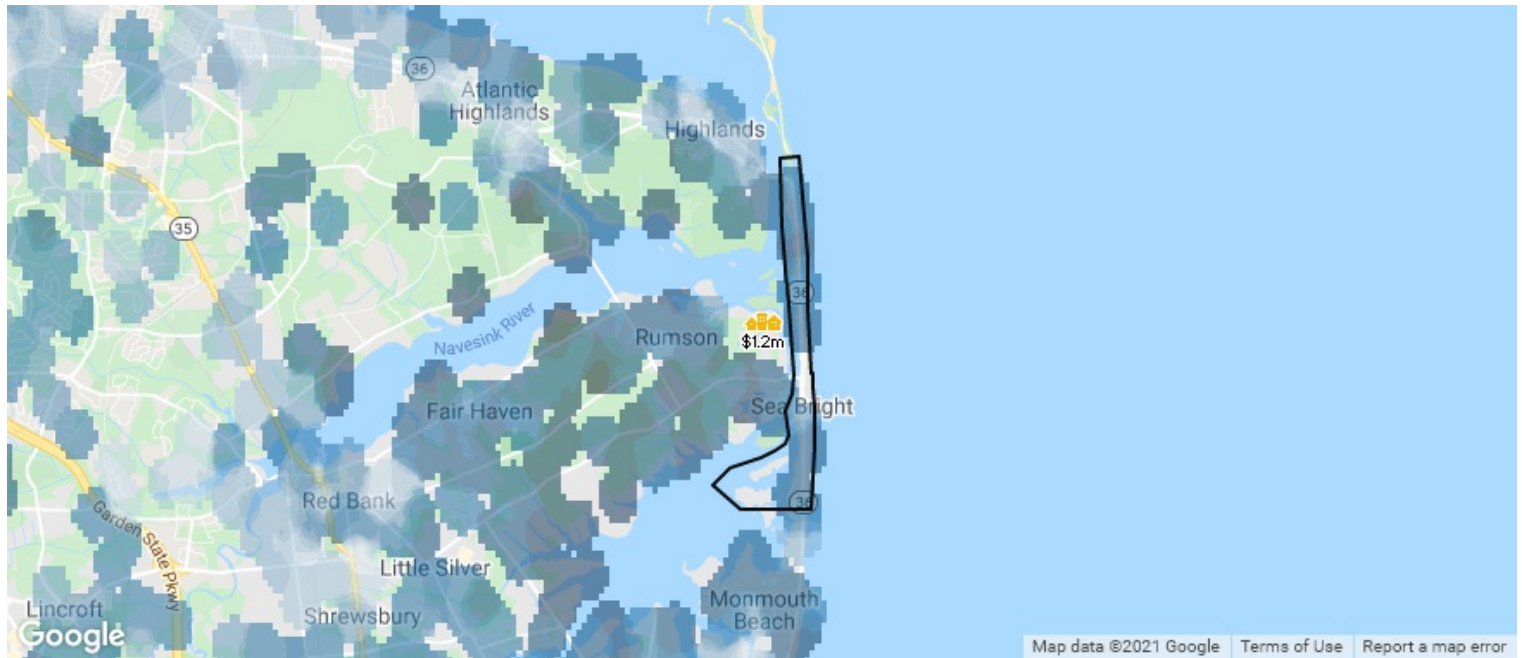
Change Over
Last 24 Months

↑ **14%**

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

Sea Bright, New Jersey

Market Snapshot: List Price



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

\$1.24M

Updated: 11/30/2020

Change Over
Last Month

↑ **3.3%**

Change Over
Last Quarter

↑ **3.09%**

Change Over
Last 12 Months

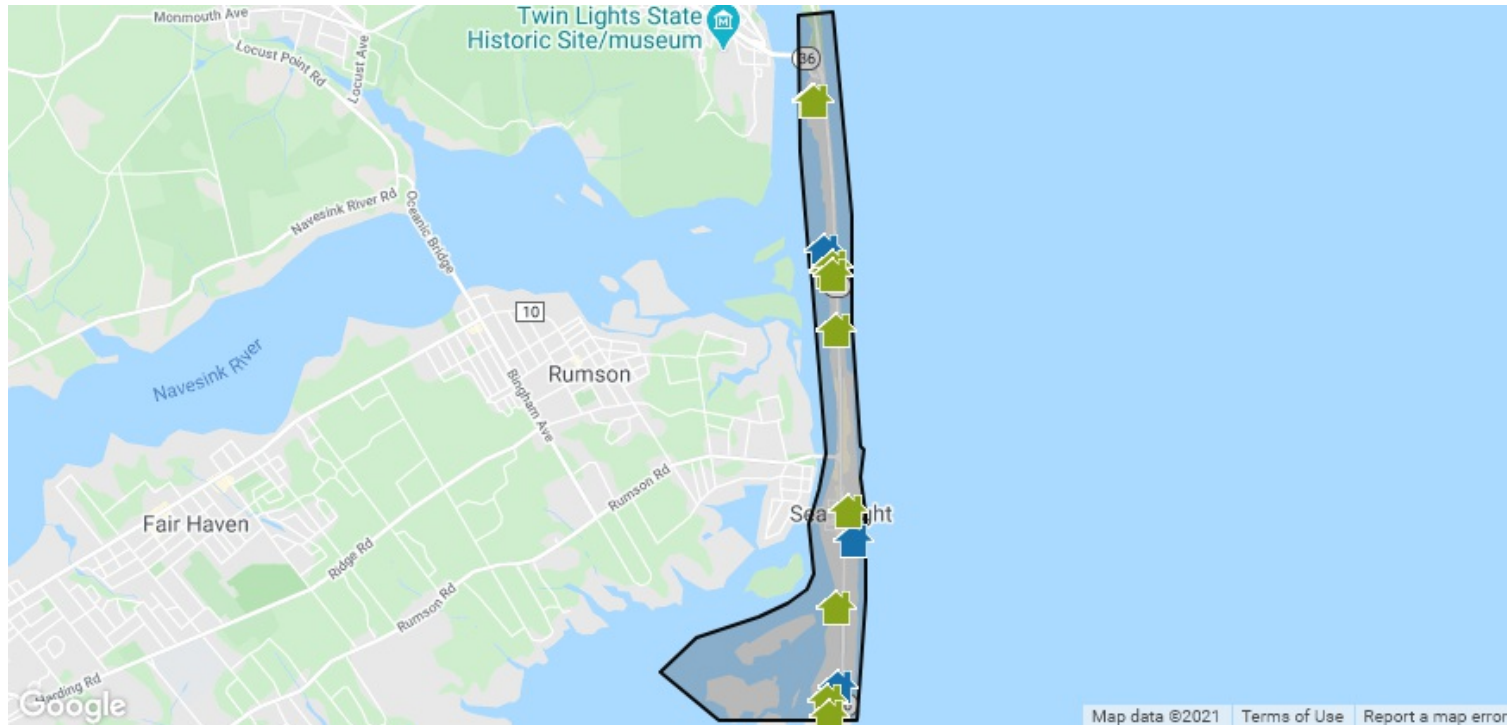
↑ **33.73%**

Change Over
Last 24 Months

↑ **76.97%**

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

Market Activity Summary Stats

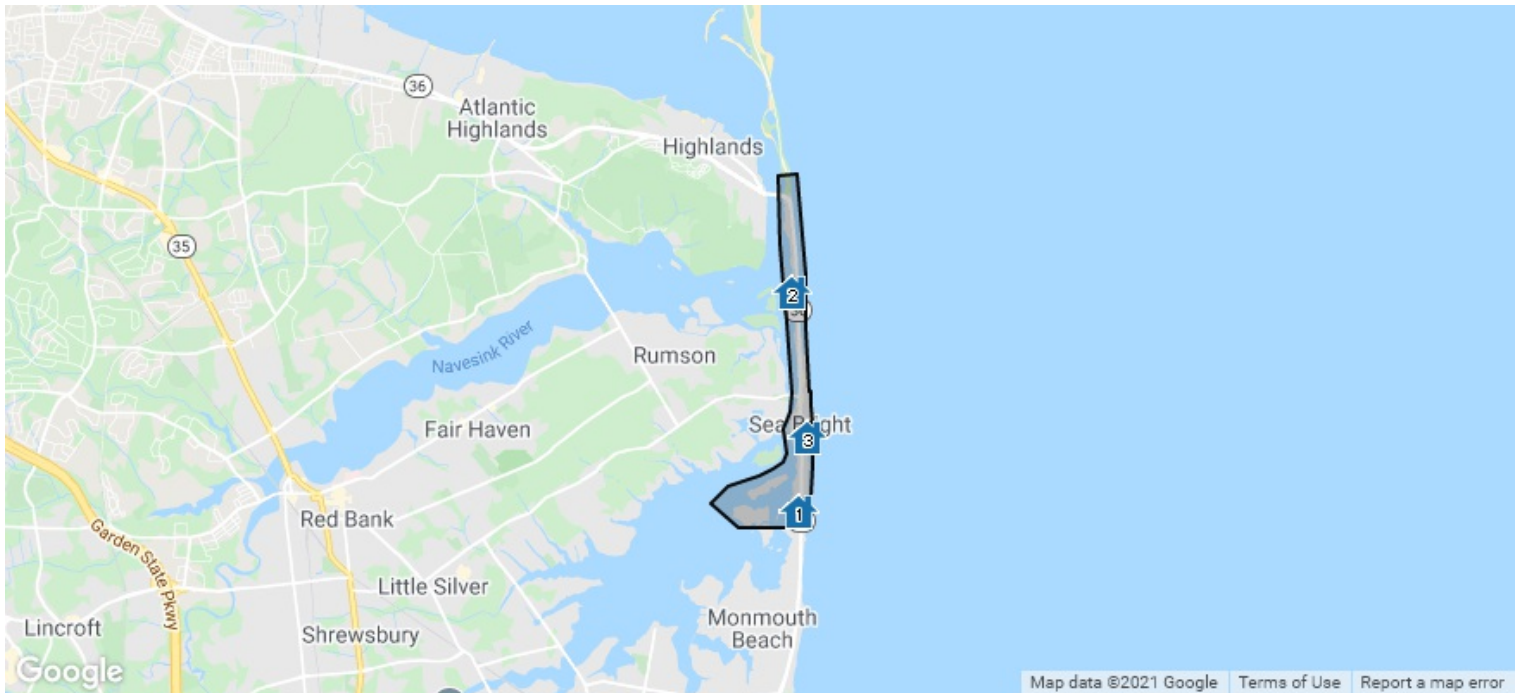


Search Criteria | **Location:** Sea Bright, New Jersey; **Date:** Changes in the Last 3 Months; **Change Types:** New Listings, Pending, New Distressed, Recently Sold; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Coop; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties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

 **New Listings**  **Recently Sold**


Number of Properties	3	10
Low Price / Value	\$599,999	\$845,000
Median Price / Value	\$1,400,000	\$966,250
High Price / Value	\$2,900,000	\$1,315,022
Average Price / Sq. Ft.	\$522	\$495
Median Price / Sq. Ft.	\$505	\$485
Average Days in RPR	25	123
Median Days in RPR	29	86
Total Volume	\$4,899,999	\$10,032,522

Sea Bright, New Jersey



New Listings: 3

New Listings: 3



1

FOR SALE

New, Active: 1/8/2021

MLS ID: 22100493

5 Island View Way, Unit 22

Condominium

3/3

1,189 sq ft

871

1982


1/8/2021

\$599,999

\$505

Salty hair and ocean air at at this Island View townhome nestled in between the Shrewsbury River and the ocean. This well kept unit with slight ocean views leaves little to be desired. Newer white inviting kitchen with stainless appliances and sliding door to deck will catch your eye. Hardwood floors, wood fireplace on main level provide a perfect spot to cozy up or entertain guests. Awake to the warmth of the Sea Bright sun in any of the 2/3 bedrooms. 2 decks and a patio give enough space for everyone to enjoy the ocean breeze. Private beach access directly across the street, pool, and tennis courts and a lovely sitting area on the river. Close proximity to NYC and the ferry. The seaside is calling, do not miss this great offering!

Listing Courtesy of Berkshire Hathaway HomeServices Fox & Roach



2

FOR SALE

Active: 12/7/2020

MLS ID: 22042483

48 Normandie Pl

Single Family

4/3

2,946 sq ft

5,662

1942


12/7/2020

\$1,400,000

\$475

CAN BE BUILT (2946 sq ft house) RIVER FRONT LOT WITH ARCHITECTURAL PLANS FOR A 4 BEDROOM 3 BATH SINGLE FAMILY HOME.... GORGEOUS SUNSETS, PREVIOUS OLDER HOME WITH GARAGE WAS TORN DOWN AND PROPERTY HAD A DOCK. HOUSES ON EITHER SIDE OF SUBJECT PROPERTY HAVE DOCKS AND SIMILAR LOT SIZES. SURVEY AND PLANS AVAILABLE.

Listing Courtesy of Burke&Manna Real Estate Agency



3

FOR SALE

Active: 12/17/2020

MLS ID: 22043357

1175 Ocean Ave, #1

Single Family

5/5

4,936 sq ft

15,681

2008

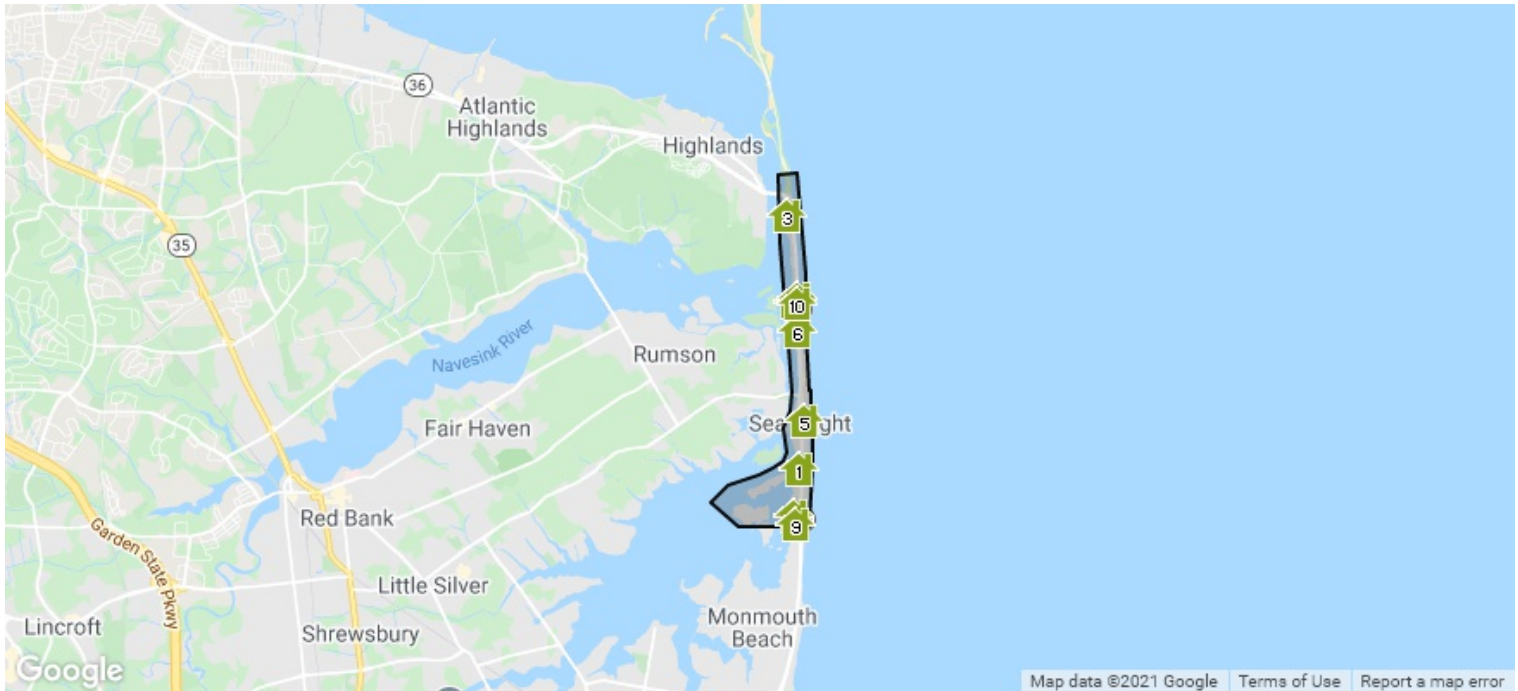
12/17/2020

\$2,900,000

\$588

Rare Opportunity for a Direct Ocean Front Home in the Heart of Sea Bright (There are only 14 total)! Enjoy the Elegance, Beauty & Lifestyle that this amazing Shore Colonial offers, including private direct beach access. Windows galore allow for unstoppable Ocean Views & plenty of Sunshine throughout. This gorgeous 5 bedroom home also includes a complete lower level apartment with a private patio (perfect for guests). Hardwood floors, elegant woodwork & moldings throughout. Gourmet Center Island Kitchen with AMAZING dinette area & Butler's Pantry, Formal Dining Room, Living Room, Great Room, Conservatory & 5 Luxurious bathrooms complete the interior. On the outside, multiple balconies, sweeping decks, plus a roof top deck with amazing views of Downtown Sea Bright & the Shrewsbury River, whi






Listing Courtesy of Petillo Eggert Realty, LLC



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.
	1 RECENTLY SOLD	* Sold Date: 12/22/2020, MLS Listing 22034619: 9/25/2020 MLS ID: 22034619						
1332 Ocean Ave, Unit 8	Condominium	3/4	1,920 sq ft	—	1985	12/22/2020	\$962,500	\$501
SPECTACULAR SUNSETS FROM THIS DIRECT WATERFRONT 3 BEDROOM TOWNHOUSE WITH DOCK! Rarely do these units come available! In the heart of Sea Bright, this 3 story sun drenched middle unit also has OCEAN VIEWS! See the sunrise from your kitchen and the sunset off of any of the 3 rear decks. Complex has a private pool and beach access just steps away. Rear deck allows for BBQ. Enjoy summer or year round living in Red Hot Sea Bright! Just under 2000 sq ft. Don't wait!! PHOTOS COMING SOON!								
Courtesy of Resources Real Estate								
	2 RECENTLY SOLD	* Sold Date: 12/28/2020, MLS Listing 22039485: 11/3/2020 MLS ID: 22039485						
5 Shrewsbury Way	Single Family	4/3	2,051 sq ft	3,049	1922	12/28/2020	\$1,315,022	\$641
Water views from every bedroom!!!. The third floor observation deck has a wide panorama for the magical sunsets coming over the Navesink River. The updated interior has a beach feel and theme thru out creating a shore town ambiance for a weekend landing area or for full time residency. Shrewsbury Way has wonderful seaside colonials along with some new construction. The friendly neighborhood is active with families and more.								
Courtesy of Berkshire Hathaway HomeServices Fox & Roach								
	3 RECENTLY SOLD	* Sold Date: 12/21/2020, MLS Listing 22036989: 10/13/2020 MLS ID: 22036989						
174 Ocean Ave, Apt 20	Condominium	3/4	1,962 sq ft	—	1984	12/21/2020	\$970,000	\$494
Absolutely stunning! Beautifully renovated townhome in northern Sea Bright! Truly nothing to do but move in, unpack, and enjoy all that seashore living as to offer!								
Courtesy of Woodward Realty Group								


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.
	4 RECENTLY SOLD • Sold Date: 12/21/2020, MLS Listing 22034235: 9/23/2020 MLS ID: 22034235							
174 Ocean Ave, Apt 18	Condominium	4/4	1,977 sq ft	—	1984	12/21/2020	\$845,000	\$427
<p>Beach Living at its finest here at Lands End Complex! Wake up to beautiful sunlight in the morning and enjoy the breathtaking sunsets in the evening. This unit has it all, boat slip, pool and ocean beach access. Multiple decks from unit with incredible views of the Shrewsbury River, Twinlights and Hartshome Hills. The natural light and open floor plan with wood floors and wood burning fireplace make the main level and entertaining area very special! Unit offers 4 bedrooms, 3 and a half baths. Everything you could want is here, bike and walking path directly across the street, great restaurants, shopping, and close to NYC transportation including ferry.</p> <p><i>Courtesy of Berkshire Hathaway HomeServices Fox & Roach</i></p>								
	5 RECENTLY SOLD • Sold Date: 12/8/2020, MLS Listing 22030987: 8/31/2020 MLS ID: 22030987							
7 E Church St	Single Family	3/4	1,760 sq ft	1,306	2009	12/8/2020	\$995,000	\$565
<p>Oceanviews Waterviews This 3 story home is custom built by the original owners with the best of materials There is an elevator and also a main stairway There are storm watch windows, intercom system to front door and throughout house, and stereo to decks with a retractable awning over top deck from slider in kitchen, Middle level deck from MBR features a hot tub and lower bedroom Features a patio with paver walkway All Bedrooms have their own Bath and there is a 1/2 bath on upper level for guests Large granite center island table to fit 9-10 stools, Down draft stove top, Wall oven, Oak Wood floors throughout Themed baths Ceramic and marble Beautiful Home Move in condition Just enjoy the good life, only 60" from the beach.</p> <p><i>Courtesy of Berkshire Hathaway HomeServices Fox & Roach</i></p>								
	6 RECENTLY SOLD • Sold Date: 12/3/2020, MLS Listing 22033385: 9/17/2020 MLS ID: 22033385							
6 Grand Pointe Way	Condominium	3/4	2,665 sq ft	111,513	1988	12/3/2020	\$1,195,000	\$448
<p>Welcome to Grand Pointe in Sea Bright where you are greeted by brilliant sunlight and miles of unobstructed ocean to river views! This updated spacious 3 bedroom, 3.5 bath townhouse shimmers with its fun beach vibe and colors. Fantastic end unit offers all the space you need to live, work & play. Open floor plan, gorgeous moldings, wood floors, 2 fireplaces, multiple decks, 2 zones heat/ac, attached garage. Newer eat in kitchen has center island, stainless, granite. Whether you're cooking/entertaining in the kitchen/dining room or enjoying the multiple decks, you will be WOWED from sunrise to sunset. Gorgeous resort style grounds, where amenities include heated river front pool, beach access & dock area with deep water boat slips (additional fee). Dogs & cats welcome! Minutes to NYC ferry.</p> <p><i>Courtesy of Coldwell Banker Res. Brokerage</i></p>								
	7 RECENTLY SOLD • Sold Date: 11/9/2020, MLS Listing 21934187: 8/17/2019 MLS ID: 21934187							
556 Ocean Ave	Single Family	4/2	1,797 sq ft	4,095	1932	11/9/2020	\$855,000	\$476
<p>Your Great Escape from the City to Your BEACHFRONT home. Weekend get-away and Summertime escape ... All year round! Private Ocean Beach access minutes after you step-off the NYC Ferry, bus or train. Priceless views of magical sunrises over the Ocean and spectacular sunsets over the River through sunny/bright windows and deck 4 Bedrooms, 2 Full Baths. 2nd Floor Great Room/Family Room and 2nd Floor Deck with Ocean and River views. Large living room, dining room and kitchen. 1 car garage. Sale also includes separate, East Ocean Avenue lot, (Tax ID: 42-00023-0000-00064) along the seawall with direct access via private stairway access to ocean beach.</p> <p><i>Courtesy of Coldwell Banker Res. Brokerage</i></p>								
	8 RECENTLY SOLD • Sold Date: 10/29/2020, MLS Listing 22027646: 8/10/2020 MLS ID: 22027646							
1540 Ocean Ave, Unit 4	Condominium	3/4	1,872 sq ft	871	1982	10/29/2020	\$875,000	\$467
<p>Spectacular OCEAN and RIVER views throughout this 3 bedroom 3 1/2 bath sun-drenched townhouse! Ocean Reef is Sea Brights premiere riverfront community situated on 5.45 acres with just 24 units! Available fully furnished by NYC Interior Designer Virginia Tesi. Gourmet Kitchen, maple cabinetry, subzero fridge, hardwood floors throughout, custom moldings, radiant heat, large spacious rooms and plenty of parking! Steps to the beach with staircase access and easy to launch kayaks and paddle boards on the river. Heated Pool and tennis court. Fast ferry commute to NYC and close to all that Monmouth County offers! Parks, hiking trails, shopping, restaurants, musical venues and universities. Pet Friendly community. High elevation protects from flooding. Waterfront living at its finest!</p> <p><i>Courtesy of Resources Real Estate</i></p>								

Recently Sold: 10 (cont.)

Recently Sold: 10 (cont.)




 **RECENTLY SOLD**


Sold Date: 10/27/2020, MLS Listing 22018244: 6/6/2020 *MLS ID: 22018244*

1566 Ocean Ave, Unit 16	Condominium	3/4	2,742 sq ft	1,742	1984	10/27/2020	\$845,000	\$308
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Largest Townhouse units in Sea Bright 2,800 Sq. Ft Located in between the Shrewbury River & the beach. Steps to MB. & Beach! 3 Bedrm. 3 1/2 Bath. 1st level private entrance Den or Bedroom and full bath. Enjoy your water views while having dinner from your balcony! Eat-in kitchen. Custom teak doors & closets. Living room/dining hardwood floors, wet bar with refrigerator. Sound system throughout. Wood burning fireplace. . Oversized Two car entry garage with storage. Driveway is extra wide for parking. This is one of the few units with a garden out back. Pool & Tennis courts on property. Enjoy sunrises & sunsets all year long. New bulk head for your enjoyment. Launch your kayak and sit and watch the sunrise and sunsets all year long. Pet friendly.

Courtesy of Resources Real Estate



 **RECENTLY SOLD**

Sold Date: 10/20/2020, MLS Listing 22025973: 7/29/2020 *MLS ID: 22025973*

576 Ocean Ave	Single Family	4/3	1,906 sq ft	4,791	1922	10/20/2020	\$1,175,000	\$616
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Oceanfront with gorgeous beach and ocean view from your master bedroom. This meticulously maintained home boasts 3/4 bedrooms or office, 2.5 baths, an open floor plan and outdoor entertaining area with wet bar and half bath. This property also includes an additional beach side parcel(separate lot/block) and a private oceanfront deck on the sea wall. Off street parking for at least 5 vehicles. Located in desirable North Sea Bright, you are only a few miles from NYC ferry and other transportation options. Flood insurance only \$595 annually. Many extras and upgrades listed on feature sheet.

Courtesy of Berkshire Hathaway HomeServices New Jersey Properties

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>

