

SALES LISTING STUDY
Market Data From 01/01/22 To 10/01/23
Class= Nu=Y Qual= Style=

11/04/23 Page 1

BLOCK	LOT	QUAL - IFIER	CLA	PROPERTY ADDRESS	TAX LIST VALUE	DEED DATE	NU#	SALES PRICE	NEIGH
3	3		2	82 VICTOR AVENUE	550,200	03/21/23	10	210,000	FS01
4	6.01		2	11 CLAY AVE	848,500	05/17/22		820,000	FS01
4	12		2	78 RIVINGTON AVENUE	476,400	05/12/23		465,000	FS01
6	14.02		2	2 EUNICE TERRACE	384,800	09/15/23		385,000	WIND
6	14.03		2	3 EUNICE TERRACE	340,800	10/21/22		300,000	WIND
7	1.15		2	14 VICTORIAN COURT	600,100	03/24/23		540,000	VICT
9	14		2	27 VICTOR AVENUE	605,900	02/24/23	31	463,000	FS01
9	21		2	41 VICTOR AVENUE	502,700	06/06/22		475,000	FS01
10	3		2	56 OCEANPORT AVENUE	514,100	09/22/22		485,000	FS01
11	17		2	87 VICTOR AVENUE	683,400	05/22/23	1	400,000	FS01
13	2		2	31 OCEANPORT AVENUE	474,900	11/29/22		449,000	FS01
13	6		2	23 OCEANPORT AVENUE	558,300	02/23/22		530,000	FS01
13	28.01		1	881 REAR BROADWAY	297,500	08/26/22	10	210,000	AC60
13	29.01		2	40 N LINDEN AVE	583,400	03/16/22	30	450,000	AC60
13	29.02		2	48 N LINDEN AVE	572,700	03/16/22	30	475,000	AC60
14	8		2	848 BROADWAY	711,400	01/21/22		625,000	FS06
15	1		2	72 ORCHARD ROAD	932,300	09/12/23		940,000	FS15
15	5		2	56 ORCHARD ROAD	905,400	10/31/22		920,000	FS15
15	6		2	52 ORCHARD RD	836,100	04/20/23		940,000	FS15
15	30		2	79 MARYLAND AVENUE	564,600	09/11/23		560,000	FS15
15	31		2	75 MARYLAND AVENUE	656,300	07/27/22		640,000	FS15
15	55		2	142 LOCUST AVENUE	746,600	02/04/22		679,000	FS15
15	64		2	36 COMMUNITY DRIVE	797,000	07/07/23		820,000	FS15
16	12		2	70 MARYLAND AVENUE	659,100	07/31/23		750,000	FS15
16	26		2	6 VIRGINIA TERRACE	761,800	04/04/23		610,000	FS15
17	17		2	156 LOCUST AVENUE	572,200	08/17/23	10	650,000	FS15
18	2		1	170 LOCUST AVENUE	410,500	04/26/22		300,000	FS15
18	13		2	38 DELAWARE AVENUE	597,300	07/08/22	10	630,000	FS15
18	23		2	135 WALL STREET	584,800	05/15/23	26	535,000	FS21
18	34		2	171 WALL STREET	565,200	03/15/22		552,000	FS21
18	35		2	173 WALL STREET	519,200	05/16/23		400,000	FS21
19	31		2	300 MONMOUTH ROAD	837,500	02/15/22	7	750,000	FS19
19	34		2	308 MONMOUTH ROAD	823,000	02/09/23		815,000	FS19
19	50		4A	175 LOCUST AVENUE	830,300	01/31/22	19	6,150,000	AC38
19	57		4A	175 LOCUST AVENUE	5,668,300	01/31/22	19	6,150,000	AC38
19	61		2	155 LOCUST AVENUE	538,800	06/30/23		535,000	AC53
20	4		2	205 LOCUST AVENUE	614,000	04/25/22	7	650,000	FS29
21	11		2	557 CEDAR AVE	934,600	03/31/23		882,475	FS11
21	12		2	555 CEDAR AVENUE	778,900	06/02/22		750,000	FS11
21	16.01		2	41 MONROE ST	715,100	08/14/23	1	630,000	FS29
23	1.09		2	9 FIELDS WAY	666,600	05/22/23		665,000	FIEL
23	21.01		4A	140 WALL ST	611,400	05/04/22		570,000	FS54
24	17		2	35-37 MONROE STREET	1,266,500	06/10/22		1,200,000	FS29
25	2		2	120 WALL STREET	674,600	09/27/22		625,000	FS21
27	3		2	45 HOLLYWOOD AVENUE	1,756,200	05/03/22		1,400,000	AC41
27	3		2	45 HOLLYWOOD AVENUE	1,756,200	06/27/23	10	1,765,000	AC41
27	4		2	39 HOLLYWOOD AVENUE	1,669,000	02/15/23	10	1,650,000	AC41
28	4		2	6 WALL STREET	549,600	06/30/23		550,000	FS38
28	23.01		2	3 MITCHELL TERRACE	822,800	08/31/22		800,000	FS20
28	41		2	17 DENNIS STREET	1,036,500	03/08/23		1,250,000	FS22
28	52		2	60 WALL STREET	646,500	06/02/23	7	640,000	FS22

SALES LISTING STUDY
Market Data From 01/01/22 To 10/01/23
Class= Nu=Y Qual= Style=

11/04/23 Page 2

BLOCK	LOT	QUAL- IFIER	CLA	PROPERTY ADDRESS	TAX LIST VALUE	DEED DATE	NU#	SALES PRICE	NEIGH
28	58		2	78 WALL STREET	714,700	05/24/22	10	750,000	FS29
28	59.02		1	86 WALL ST	1,390,800	06/07/23	7	1,385,000	FS29
28	59.02		1	86 WALL ST	1,390,800	08/31/23	7	1,385,000	FS29
28	71		2	27 BROOKWILLOW AVE	1,131,200	04/17/23	26	1,080,000	FS29
28	72		2	26 BROOKWILLOW AVE	1,966,900	06/21/22		2,200,000	AC41
28	87.01	C0019	1	13 BEACH COURT	265,000	07/28/23	30	267,500	HAWK
28	87.01	C0020	1	11 BEACH COURT	265,000	07/28/23	30	267,500	HAWK
28	87.01	C0021	1	9 BEACH COURT	265,000	07/28/23	30	267,500	HAWK
28	87.01	C0022	1	7 BEACH COURT	265,000	07/28/23	30	267,500	HAWK
28	87.01	C0023	1	5 BEACH COURT	265,000	07/28/23	30	267,500	HAWK
28	87.01	C0024	1	3 BEACH COURT	265,000	07/28/23	30	267,500	HAWK
28	87.01	C0025	1	1 BEACH COURT	265,000	07/28/23	30	267,500	HAWK
28	87.01	C0026	1	19 SHAHEEN WAY	265,000	06/01/23		267,500	HAWK
28	87.01	C0027	1	17 SHAHEEN WAY	265,000	06/01/23		267,500	HAWK
28	87.01	C0028	1	15 SHAHEEN WAY	265,000	06/01/23		267,500	HAWK
28	87.01	C0029	1	13 SHAHEEN WAY	265,000	06/01/23		267,500	HAWK
28	87.01	C0030	1	11 SHAHEEN WAY	801,200	09/15/22	26	267,500	HAWK
28	87.01	C0030	1	11 SHAHEEN WAY	801,200	06/15/23	7	849,990	HAWK
28	87.01	C0031	1	9 SHAHEEN WAY	701,900	09/15/22	26	267,500	HAWK
28	87.01	C0032	1	7 SHAHEEN WAY	701,900	09/15/22	26	267,500	HAWK
28	87.01	C0033	1	5 SHAHEEN WAY	701,900	09/15/22	26	267,500	HAWK
28	87.01	C0034	1	3 SHAHEEN WAY	701,900	09/15/22	26	267,500	HAWK
28	87.01	C0035	1	1 SHAHEEN WAY	801,200	09/15/22	26	267,500	HAWK
28	87.01	C0036	1	30 BEACH COURT	265,000	09/28/23	30	267,500	HAWK
28	87.01	C0037	1	28 BEACH COURT	265,000	09/28/23	30	267,500	HAWK
28	87.01	C0038	1	26 BEACH COURT	265,000	09/28/23	30	267,500	HAWK
28	87.01	C0039	1	24 BEACH COURT	265,000	09/28/23	30	267,500	HAWK
28	87.01	C0040	1	22 BEACH COURT	265,000	09/28/23	30	267,500	HAWK
28	87.01	C0041	1	20 BEACH COURT	265,000	09/28/23	30	267,500	HAWK
28	98		2	266 NORWOOD AVENUE REAR	1,054,200	04/12/22		999,000	FS39
28	108		2	200 NORWOOD AVENUE	655,500	12/14/22	26	425,000	FS39
29	4		2	3 BEECHWOOD AVE	649,600	07/25/22	10	208,530	FS31
33	4		2	122 HOLLYWOOD AVENUE	1,133,500	05/11/23		1,150,000	FS31
34	3		2	521 CEDAR AVENUE	932,700	03/20/23		880,000	FS11
34	10		2	128 BEECHWOOD AVENUE	732,600	04/06/22		715,000	FS31
35	3.10		2	55 ELMWOOD AVENUE	1,296,100	10/07/22	10	1,360,000	FS31
35	6		2	96 BEECHWOOD AVENUE	1,083,600	09/30/22		1,125,000	FS31
35	8		2	46 LARCHWOOD AVENUE	981,900	06/09/22		995,000	FS31
38	12		2	7 NORWOOD COURT	854,000	05/13/22	7	775,000	FS32
38	24		2	6 NORWOOD COURT	820,900	04/28/22		775,000	FS32
41	11		2	24 BAKER DRIVE	878,200	04/27/22	12	453,000	FS30
41	19		2	40 BAKER DRIVE	946,400	10/26/22	26	790,000	FS30
41	60		2	18 CHERYL DRIVE	1,525,400	01/04/23	10	1,300,000	FS36
41	80		2	77 LARCHWOOD AVENUE	1,593,100	09/01/22		2,350,000	FS36
50	6		2	12 CENTURY DR	1,281,000	12/22/22		1,300,000	FS34
51	37		2	28 FULTON AVENUE	1,358,500	04/25/22		1,300,000	FS26
51	37		2	28 FULTON AVENUE	1,358,500	06/30/22	26	778,772	FS26
51	53		2	14 FULTON AVENUE	1,107,000	09/06/23		1,089,000	FS26
51	66.01		2	455 MONMOUTH RD	910,700	12/15/22	26	2,650,000	FS26
51	66.01		1	455 MONMOUTH RD	910,700	06/06/23	26	675,000	FS26
51	66.02		1	91 W PALMER AVENUE	966,000	12/15/22	26	2,650,000	FS26

SALES LISTING STUDY
Market Data From 01/01/22 To 10/01/23
Class= Nu=Y Qual= Style=

11/04/23 Page 3

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51	66.02		1	91 W PALMER AVENUE	966,000	06/06/23	26	1,175,000	FS26
51	67		2	101 W PALMER AVE	2,053,900	05/08/23		2,175,000	FS44
51	68		2	105 W PALMER AVE	1,576,300	06/30/22	1	499,500	FS44
51	68		2	105 W PALMER AVE	1,576,300	01/10/23		1,275,000	FS44
51	73		2	125 W PALMER AVE	1,668,100	07/21/22		1,575,000	FS44
51	76		2	137 W PALMER AVE	1,970,500	07/07/23		2,100,000	FS44
51	90		2	65 FULTON AVE	1,278,600	02/07/23		1,350,000	FS26
51	119		2	12 KAREN COURT	1,258,900	07/28/23		1,250,000	FS53
51	128		2	88 WHALEPOND RD	2,709,500	03/15/23		2,800,000	FS34
53	9		1	11 WINDSOR DR	961,100	07/06/22		885,000	FS34
53	25		2	108 WHALEPOND RD	2,178,500	05/31/22		1,900,000	FS34
54	94		2	35 FULTON AVENUE	1,225,900	07/19/22		1,075,000	FS26
54	116		2	57 FULTON AVENUE	944,200	07/26/22		800,000	FS26
54	116		2	57 FULTON AVENUE	944,200	01/30/23		890,000	FS26
55	18		2	79 GIRARD AVE	1,338,500	06/30/22		1,360,000	FS27
55	23		15F	84 COOPER AVENUE	1,148,500	07/18/23	33	965,000	FS27
56	47		2	16 COOPER AVENUE	941,700	02/28/23		935,000	FS28
56	64.01		2	427 MONMOUTH ROAD	691,400	11/01/22		750,000	FS28
56	79		2	19 GIRARD AVENUE	1,496,100	01/13/22		1,500,000	FS26
57	5		2	40 MOUNT DRIVE	999,500	06/20/23		999,000	FS30
58	14.02		2	45 MOUNT DR	1,808,100	03/09/22		1,600,000	FS30
59	16.01		2	3 WOOLLEY PLACE	1,103,700	03/14/22		975,000	FS30
59	18		2	390 MONMOUTH ROAD	1,091,500	08/25/22	26	750,000	FS30
60	61		2	393 MONMOUTH RD	1,344,200	02/18/22		1,150,000	FS30
60	75.12		2	6 PARK MEADOW LANE	659,100	05/05/22		575,000	PARK
60	75.13		2	8 PARK MEADOW LANE	743,200	06/13/22		675,000	PARK
60	75.25		2	25 PARK MEADOW LANE	720,000	03/22/22		600,000	PARK
60	89		2	38 COOLIDGE PLACE	1,007,300	08/14/23		999,000	FS28
60	94		2	40 COOLIDGE PLACE	927,800	01/25/23		880,000	FS28
60	125		2	37 COOLIDGE PLACE	823,900	07/31/23		899,900	FS28
60	201		2	79 COOPER AVE	1,329,700	07/21/22		1,410,000	FS27
60	203		2	87 COOPER AVE	1,465,100	03/10/22		1,150,000	FS27
60	213.04		2	7 KASTOR LANE	1,895,400	08/17/22		1,675,000	FS27
60	214.15		2	6 FRIENDSHIP LN	3,224,700	09/07/23		3,250,000	FS43
60	222		2	10 WHALEPOND ROAD	2,055,900	06/17/22		1,700,000	FS43
61	40		2	4 JEFFREY LANE	1,362,200	09/12/22		1,375,000	FS17
61.01	2		2	3 MEADOW LANE	2,816,900	04/04/22	7	2,500,000	FS40
65	3		2	150 PARKER ROAD	1,035,500	02/03/22		1,100,000	FS04
65	4		2	142 PARKER ROAD	1,420,200	01/07/22		1,450,000	FS04
65	8		2	7 ABIS PL	1,054,700	09/14/22	10	935,000	FS17
65	11		2	1 ABIS PL	1,646,100	01/31/22		999,000	FS17
65	11		2	1 ABIS PL	1,646,100	09/08/22	7	1,600,000	FS17
66	3		2	143 PARKER ROAD	792,100	08/19/22		830,000	FS04
67	3		4A	288 STATE HIGHWAY 36	16,735,900	05/27/22		16,500,000	AC45
67	8.01		4A	310 STATE HWY RTE 36	53,868,400	11/30/22		62,500,000	AC44
67	9		2	2 ARLENE DRIVE	923,200	12/14/22		850,000	FS04
67	15		2	17 ARLENE DRIVE	978,600	09/27/23		999,000	FS08
67	19		2	41 ARLENE DRIVE	2,333,100	07/22/22	7	2,400,000	FS08
67	30	C0102	4A	223 MONMOUTH RD	237,100	08/10/22		700,000	FS00
67	30	C0301	4A	223 MONMOUTH RD	512,300	08/10/22		700,000	FS00
69	4.38		2	8 BELMONT COURT	494,800	07/07/22		447,000	MEW1

SALES LISTING STUDY
Market Data From 01/01/22 To 10/01/23
Class= Nu=Y Qual= Style=

11/04/23 Page 4

BLOCK	LOT	QUAL- IFIER	CLA	PROPERTY ADDRESS	TAX LIST VALUE	DEED DATE	NU#	SALES PRICE	NEIGH
69	4.48	2		3 ASCOT COURT	500,700	02/02/22		375,000	MEW1
69	4.58	2		13 ASCOT COURT	492,700	08/12/22		455,000	MEW1
70	28.02	4C		214 MONMOUTH ROAD	63,144,600	02/16/22	22	75,000,000	APTS
70	33	2		61 PARKER ROAD	785,300	01/28/22		552,000	FS09
70	37	2		33 PARKER ROAD	842,300	07/26/22		805,000	FS09
74	25	2		50 EAST LAKEVIEW AVENUE	891,900	02/02/22		685,000	FS10
75	5	2		85 LOCUST AVE	837,600	11/23/22		825,000	FS10
76	6	2		55 LOCUST AVENUE	1,060,200	06/02/22		800,000	FS10
77	27.01	2		21 LAKEVIEW AVENUE	1,016,700	01/20/23	12	606,000	FS10
77	27.01	2		21 LAKEVIEW AVENUE	1,016,700	07/24/23		1,070,000	FS10
78	12	2		1016 BROADWAY	701,200	08/07/23		700,000	FS03
78	16	2		7 LOCUST AVENUE	485,200	08/12/22	10	450,000	FS02
79	18	2		7 CHESTNUT PLACE	583,800	08/17/23	13	565,000	FS13
80	5	2		6 CHESTNUT PLACE	804,200	01/03/22		600,000	FS13
80	8	2		12 CHESTNUT PLACE	850,700	01/31/23	7	835,000	FS13
81	11	2		31 POPLAR AVENUE	628,700	04/03/23		500,000	FS15
81	11	2		31 POPLAR AVENUE	628,700	09/26/23		620,000	FS15
81	16	2		47 POPLAR AVENUE	703,400	10/01/22		850,000	FS15
81	21	2		64 LOCUST AVENUE	746,500	08/12/22		799,000	FS15
83	12	2		126 LOCUST AVENUE	812,700	01/18/22	10	610,000	FS15
83	12	2		126 LOCUST AVENUE	812,700	12/09/22	7	867,000	FS15
84	2	2		26 RICHARD LANE	805,000	06/28/22		805,000	FS15
86	11	2		29 RICHARD LANE	675,700	04/19/23	29	665,000	FS15
86	12	2		97 LINDEN AVE	1,150,100	02/01/22		1,225,000	FS15
86	13	2		95 LINDEN AVE	940,500	07/21/23		999,999	FS15
87	5	2		82 LINDEN AVE	898,900	09/29/22		900,000	FS15
88	2	2		96 FOREST ST	1,139,100	07/01/22		1,100,000	FS15
88	5	2		84 FOREST ST	1,075,300	06/13/22		1,100,000	FS15
88	9	2		53 BAMPTON PL	1,041,900	02/28/22	26	711,000	FS15
89	3	2		10 EAST WALNUT PLACE	699,500	08/05/22		582,000	FS13
90	1	2		17 WALNUT PLACE	542,300	10/03/22	26	540,000	FS13
91	4	2		36 PINE AVENUE	556,800	08/18/23	10	550,000	FS13
91	8	2		29 LINDEN AVENUE	810,600	05/02/22		785,000	FS13
91	16.01	2		43 LINDEN AVENUE	1,093,000	07/28/23		999,999	FS13
92	3	2		19 FOREST STREET	868,500	08/03/23		800,000	FS13
92	22	2		32 LINDEN AVENUE	686,500	01/13/22	1	300,000	FS13
93	2	2		19 BAMPTON PL	822,300	02/01/22	7	850,000	FS13
94	13	2		1 MARION PLACE	617,600	07/24/23	10	575,000	FS13
97	2	2		53 ORCHARD RD	827,500	02/01/22		705,000	FS15
97	8	2		4 JUDITH PL	883,400	11/23/22		895,000	FS15
98	4	2		170 OAKWOOD AVENUE	947,800	02/10/22	26	596,977	FS15
98	22	2		32 ORCHARD ROAD	687,000	12/16/22	1	360,000	FS15
99	9	2		47 HILLTOP ROAD	773,200	04/18/23		625,000	FS15
100	4	2		91 WALL STREET	685,300	01/14/22		661,225	FS15
101	33	2		26 HILLTOP ROAD	769,300	05/10/22		717,000	FS15
102	1	2		90 OAKWOOD AVE	1,428,700	05/31/22		1,300,000	FS15
102	13	2		18 SHERMAN AVENUE	794,900	06/20/23		780,000	FS13
103	14	2		11 SHERMAN AVE	748,700	01/27/23	10	735,000	FS13
105	3.01	2		4 FOREST STREET	597,700	01/06/22	10	450,000	FS13
106	4	2		14 LINDEN AVENUE	484,900	04/19/23	10	475,000	FS13
107	1.03	2		7 LINDEN AVE	950,400	06/14/22		860,000	FS03

SALES LISTING STUDY
Market Data From 01/01/22 To 10/01/23
Class= Nu=Y Qual= Style=

11/04/23 Page 5

BLOCK	LOT	QUAL- IFIER	CLA	PROPERTY ADDRESS	TAX LIST VALUE	DEED DATE	NU#	SALES PRICE	NEIGH
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107	11		2	26 PINE AVENUE	782,300	04/28/23		780,000	FS13
108	17		2	38 RIVINGTON AVENUE	469,200	03/30/22		430,000	FS01
108	20		2	32 RIVINGTON AVENUE	504,500	03/20/23		525,000	FS01
108	22		2	28 RIVINGTON AVENUE	511,000	06/24/22		475,000	FS01
108	55		2	971 BROADWAY	613,000	08/28/23	7	600,000	FS01
109	15.01		2	5 WEST STREET	495,600	03/17/22		486,000	FS01
109	21		2	12 SLOCUM STREET	414,700	04/13/22		300,000	FS01
109	22		2	14 SLOCUM STREET	447,900	10/28/22	1	350,000	FS01
112	27		2	17 N LOCUST AVENUE	535,700	05/04/22	1	120,000	FS01
112	27		2	17 N LOCUST AVENUE	535,700	07/13/23		548,000	FS01
112	31		2	3 N LOCUST AVENUE	720,500	08/08/22		670,000	FS03
113	8.01		2	35 LAUREL ST	762,900	07/17/23		760,000	FS01
113	39.24		4A	100 STATE HIGHWAY 36	225,800	06/27/23		172,000	FS00
113	39.30		4A	100 STATE HIGHWAY 36	189,800	06/15/23		200,000	FS00