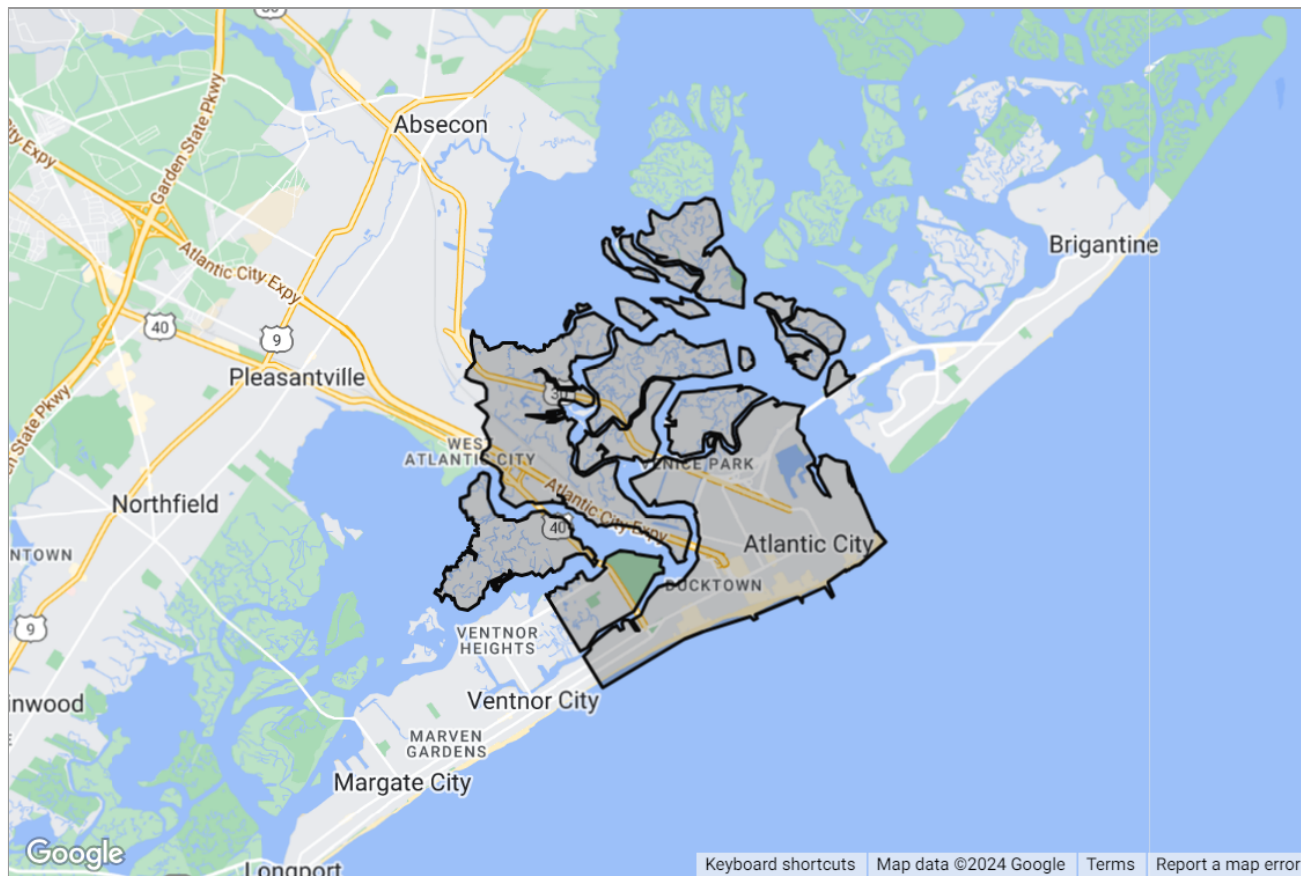


Atlantic City, New Jersey



Presented by

Sherri Lilienfeld | Broker Associate

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Atlantic City, New Jersey

Market Snapshot: Estimated Home Values

Median Est. Home Value \$241K Updated: 2/29/2024	Change Over Last Month ↑ 0.91%	Change Over Last 3 Months ↑ 4.6%	Change Over Last 12 Months ↑ 12.08%	Change Over Last 24 Months ↑ 52.07%
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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.

Market Snapshot: 12-Month Change in Estimated Value

Median Est. Home Value \$241K Updated: 2/29/2024	Change Over Last 12 Months ↑ 12.08%	Change Over Last 24 Months ↑ 52.07%	Change Over Last 36 Months ↑ 57.14%
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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.

Market Snapshot: Concentration of Distressed Properties

Total # of Distressed Properties 1 Updated: 3/6/2024	# of Pre-Foreclosures 1	# of Foreclosures 0	# of Foreclosed 0
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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 3/6/2024.

Market Snapshot: Sales Price

Median Sales Price \$197K Updated: 2/29/2024	Change Over Last Month  9.44%	Change Over Last 3 Months  2.34%	Change Over Last 12 Months  46.03%	Change Over Last 24 Months  9.44%
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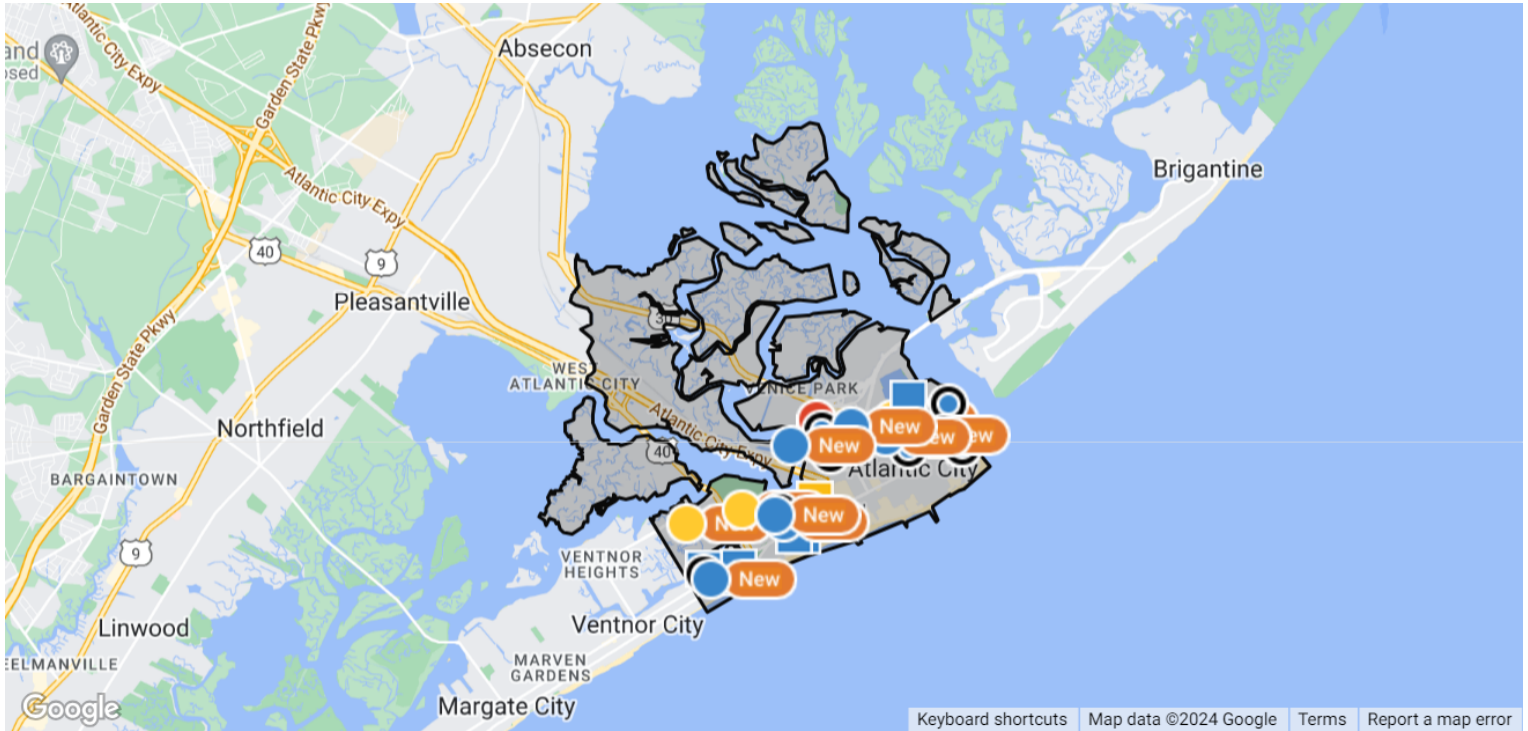
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price





Median List Price \$240K Updated: 2/29/2024	Change Over Last Month  2.16%	Change Over Last 3 Months  3.73%	Change Over Last 12 Months  14.14%	Change Over Last 24 Months  40.59%
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

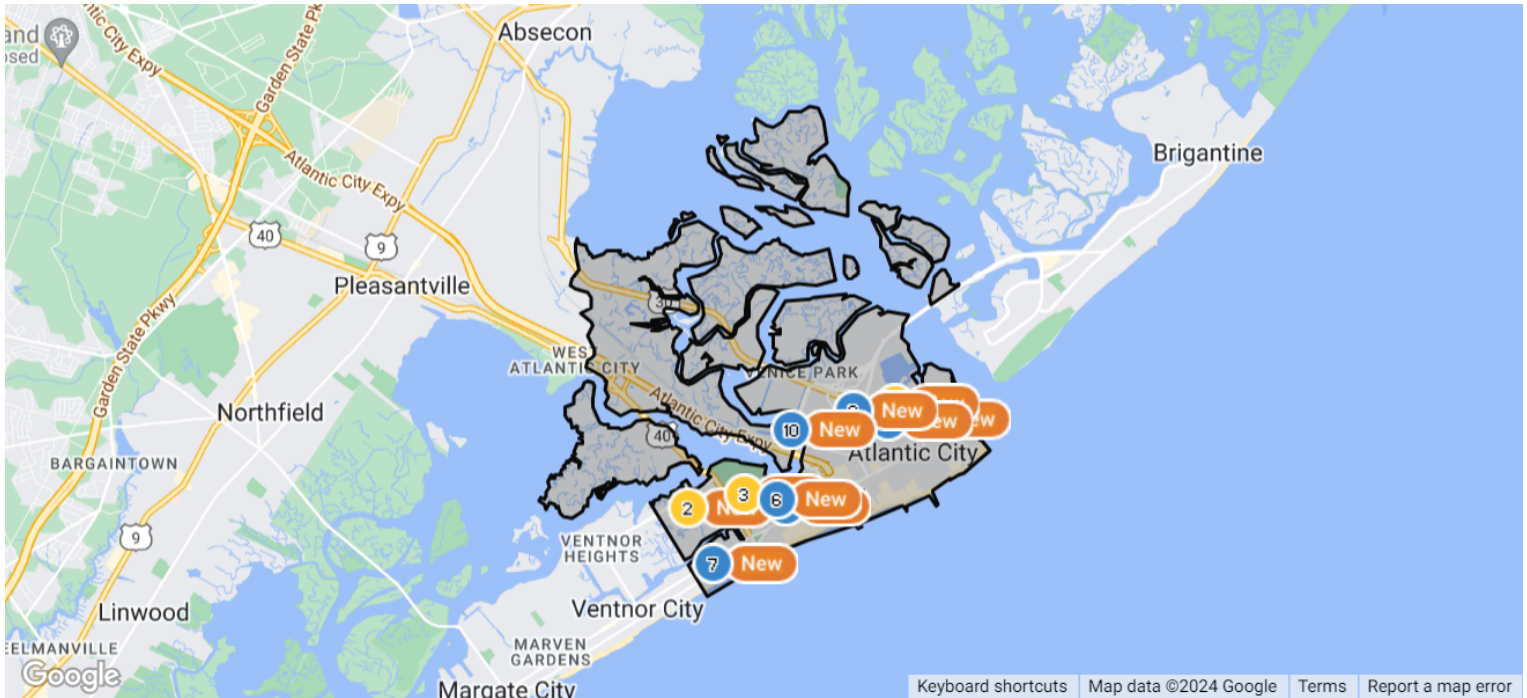
Market Activity Summary Stats





Search Criteria | **Location:** Atlantic City, New Jersey; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

	 New Listings	 Pending	 Closed	 Distressed
Number of Properties	10	10	10	1
Low Price / Value	\$2,695	\$159,000	\$1,500	\$229,900
Median Price / Value	\$264,950	\$222,450	\$302,500	\$229,900
High Price / Value	\$1,775,000	\$720,000	\$775,000	\$229,900
Average Price / Sq. Ft.	\$179	\$190	\$166	\$93
Median Price / Sq. Ft.	\$199	\$179	\$179	\$93
Average Days in RPR	30	58	130	747
Median Days in RPR	25	28	110	747
Total Volume	\$3,538,845	\$2,991,500	\$3,104,500	\$229,900






Atlantic City, New Jersey






New Listings: 10

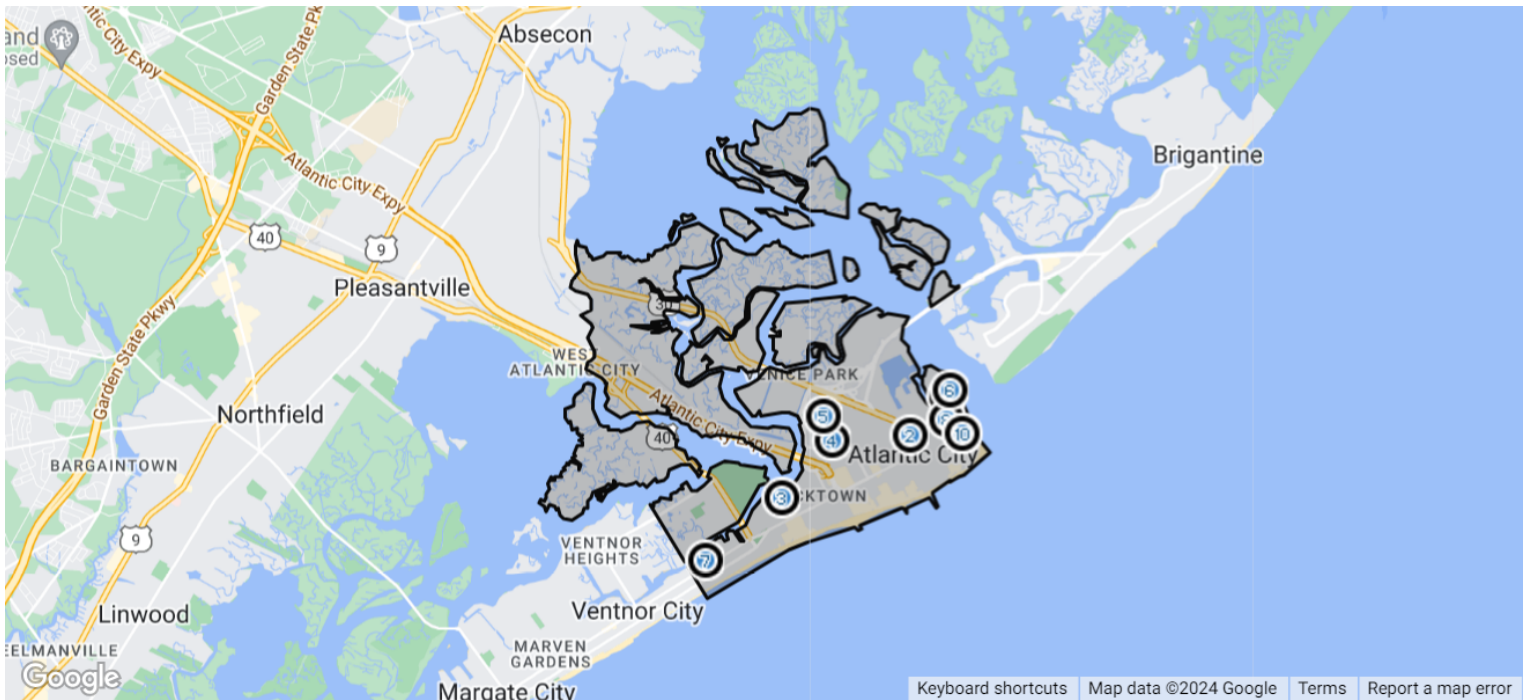
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	1 ● Active	*New, Active: 1/18/2024 MLS ID: 581372						
24 N New Hampshire Ave	Single Family	3/3	1,452 sq ft	3,999	1999	1/18/2024	\$435,000	\$300
<p>227 Steps to AC's Tranquil North End Boardwalk where you can take an early morning walk to enjoy the sun rising over the ocean or cast a line and spend the afternoon fishing. This home has been lovingly maintained by a nearly 20 year full time owner and is located in the popular Inlet neighborhood. Just a short walk to the beach and close to many great restaurants and entertainment options. Traditional two story home with three spacious bedrooms and 2.5 baths. Host your summer BBQ in the spacious fenced rear yard. An abundance of parking is available with a 1.5 car garage and wide concrete drive accessible from the quiet cul-de-sac at the rear of the home. Many quality upgrades including tile flooring t/o the 1st floor, huge lighted closet in the primary bedroom with custom shelving, lots of natural light with large windows in guest bedrooms, storm doors with built-in screens, laundry area with full size washer and dryer and attic storage. You will not find a home of this size and condition, at this price, this close to the beach! Perfect for year round living, as a second home or profitable investment property. All appliances are included and the home is offered partially furnished per inventory list. Easy to show! Make you appointment today...you will not be disappointed!</p> <p><i>Listing Courtesy of BHHS FOX AND ROACH-BRIGANTINE</i></p>								
	2 ● Active	*New, Active: 2/29/2024 MLS ID: 582685						
444 N Harrisburg Ave	Single Family	3/2	1,086 sq ft	902	1920	2/29/2024	\$2,695 mo.	\$2
<p>Get ready to enjoy your completely renovated new home on a beautiful wide street in the Chelsea Heights section of Atlantic City. This home has been freshly painted and features , new floors, new bathrooms, new kitchen, new appliances and ceiling fans throughout. This residential area is just few blocks away from Stockton college, and the world famous Atlantic city Boardwalk. The best restaurants , shopping and casino action are just moments away. You are going to love living at 444N Harrisburg.</p> <p><i>Courtesy of BHHS FOX AND ROACH-MARGATE</i></p>								

New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	3 ● Active • New, Active: 3/1/2024 MLS ID: 582726							
	2917 Sunset Ave	Single Family	3/2	—	—	3/1/2024	\$30,000 mo.	
Adorable, renovated, two-story home on the gorgeous OPEN BAY!! Complete with hardwood flooring, eat-in kitchen with granite counter tops and stainless steel appliances, counter seating plus dining room, spacious living room and bonus room that leads out to the back deck! Laundry room and full bathroom complete the first floor. Master bedroom with vaulted ceiling and spacious closet. Two more ample sized bedrooms w/deck access and modern & stylish full bath! Located on the bay, you have amazing AC/skyline views for days!! Huge backyard deck & docks for your boat and jet skis! Perfect spot to hang your hat and relax on the BAY!								
<i>Courtesy of BHHS FOX AND ROACH-MARGATE</i>								
	4 ● Active • New, Active: 1/22/2024 MLS ID: 581434							
	332 N Massachusetts Ave	Single Family	3/2	1,408 sq ft	2,500	1998	1/22/2024	\$2,750 mo. \$2
Very nice home on street with Bay views.								
<i>Courtesy of BOARDWALK REALTY</i>								
	5 ● Active • New, Active: 2/28/2024 MLS ID: 582666							
	4 S Florida Ave	Single Family	4/3	1,600 sq ft	884	1925	2/28/2024	\$145,000 \$91
Awesome opportunity to finish this 4 bedroom 2.5 bath home. Located within walking distance of the Atlantic City Boardwalk Hall. This property would be ideal for an AirBnB or yearly rental. The upstairs bedrooms are very large, downstairs has been framed to add a master bedroom with a private full bath. Large kitchen area and much more! The layout is already done, bring your tools and add the finishing touches! Seller has pulled all necessary permits with City of Atlantic City to finish this dream investment. Make an Offer!								
<i>Listing Courtesy of GRACE PROPERTIES</i>								
	6 ● Active • New, Active: 2/19/2024 MLS ID: 582360							
	29 N Texas Ave	Single Family	3/2	1,118 sq ft	1,590	1900	2/19/2024	\$279,900 \$250
SHOWINGS WILL BEGIN ON MARCH 1ST... FULLY FURNISHED 3 bedroom 1.5 Bathrooms. Extra Room Downstairs with a Pull Out Couch could make for a 4th Bedroom or a Sitting Room Area. Just bring your toothbrush....Every room is nicely furnished including Home accessories, kitchen ware....everything you need. Investors looking to make this an AirBnB its ready to go!!!! Flat screen TV's in the Living Room and Upstairs in the Bedrooms. Completely Furnished. Hook up down in the basement for a Washer and Dryer. The Big Backyard has a Table Set and Chairs , just bring your grill and relax. Only 2 blocks to the Beach, Boardwalk and Casinos. Bus and Jitney Transportation 1 block down. Don't miss this one, you wont be disappointed. There is plenty of on Street Parking plus on the side room for a Small size car or motorcycle. SEE AGENT REMARKS PLEASE>>>								
<i>Listing Courtesy of BHHS FOX AND ROACH-NORTHFIELD</i>								
	7 ● Active • New, Active: 2/28/2024 MLS ID: 582656							
	4103 Boardwalk	Single Family	4/5	—	—	2/28/2024	\$1,775,000	
CONSTRUCTION UNDERWAY! AMAZING OCEANFRONT LUXURY CONSTRUCTION TOWN HOME! Be the first to live in this home! This corner property has an additional side yard, 5 balconies, and a HUGE rooftop deck perfect for viewing BREATHTAKING SKYLINE AND OCEAN VIEWS! 4 BR 4 and a half BA home featuring dramatic ocean views, tons of upgrades, designer fixtures, first floor bedroom suite, elevator, fireplaces, and attached 2 car garage. The master suite has fabulous views, a fireplace and wet bar. Steps out to the famous Atlantic City beach and boardwalk. Very rare and unique 15 year reduced tax abatement (\$16,800).								
<i>Listing Courtesy of BHHS FOX AND ROACH-MARGATE</i>								

New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	8 ● Active • New, Active: 12/12/2023 <i>MLS ID: 580424</i>							
	222 N New Jersey Ave	Single Family	3/2	740 sq ft	1,050	1915	12/12/2023	\$289,000 \$391
<p>INVESTOR ALERT! AirBnB Investors and First Time Home Buyers look no further! This home is just blocks away from the up and coming worlds largest indoor water park, Atlantic City beach & board walk, and the Ocean Casino! This home has been completely renovated with stainless steel appliances, a handmade wood dining bar in the kitchen, and a brand new wood back deck! It's LVP flooring, custom arcade nook, and funky wall art attract many beach go-ers, families, and friends. With convenient free street parking right in front of home, this home is perfect for your primary, secondary, or vacation rental getaway. This is the PERFECT location for short term rentals! This beach home is currently being successfully operated as a Short Term Rental since July 2022 (fully permitted!). Revenue performance available on request. Short Term Rental Management company already in place!</p> <p><i>Listing Courtesy of WEICHERT REALTORS ASBURY GROUP-AC</i></p>								
	9 ● Active • New, Active: 2/1/2024 <i>MLS ID: 581743</i>							
	1029 Caspian Ave	Single Family	4/2	1,482 sq ft	5,419	1900	2/1/2024	\$329,500 \$222
<p>Do not miss this beauty! Welcome to 1029 Caspian where ALL the work has been done for you. Everything is NEW!..heating, AC, electric, appliances, baths, you name it. But the attention to detail inside is fantastic, as well. All you need to move into this incredible property is you toothbrush. And the location can not be beat. You are a stop light away from either the action in AC or the advantages of the mainland. Please come and see for yourself as you will not be disappointed. VERY easy to show.</p> <p><i>Listing Courtesy of BHHS FOX AND ROACH-NORTHFIELD</i></p>								
	10 ● Active • New, Active: 1/15/2024 <i>MLS ID: 581266</i>							
	1908 Grant Ave	Single Family	3/2	1,430 sq ft	2,500	1900	1/15/2024	\$250,000 \$175
<p>3 bedroom 1 1/2 bathroom in the heart of the city close to transportation fenced yard, New roof, new water heater, new counter top. Bring your offer no sale contingency can settle right away.</p> <p><i>Listing Courtesy of BHHS FOX AND ROACH-NORTHFIELD</i></p>								



Pending: 10



1 Pending • Under Contract as of 2/26/2024 MLS ID: 581977

5 Schooner Ct

Single Family

3/3

1,232 sq
ft

1,459

2/8/2024

\$219,900

2/26/2024

\$178

Discover the allure of Historic Gardener's Basin with this townhome offering three spacious bedrooms and 2.5 bathrooms. Start your day with a cup of coffee on the inviting front porch or unwind on the rear deck post-coastal adventures. The Master Bedroom boasts a private upper deck with views of the Ocean & Boardwalk. Enjoy the convenience of transportation nearby and easy access to Atlantic City's beaches, bustling Boardwalk, and attractions. Embrace coastal living in this sizable townhomeâ€”a serene retreat in a historic locale. Highest and Best DUE 2/25 at 12pm.

Listing Courtesy of KELLER WILLIAMS REALTY JERSEY SHORE-MARGATE



2 Pending • Under Contract as of 2/13/2024 MLS ID: 581905

132 N Maryland Ave

Single Family

6/3

4,962 sq
ft

1,498

2/5/2024

\$159,900

2/13/2024

\$32

The property is located in the RM-2/Residential Multi-Family Zoning District which will permit Multi-Family Use, but the property must seek a â€œChange-In-Useâ€ through the Zoning Board of Adjustment in order to legitimize its change. Buyer is responsible for obtaining Land Use/CO and any inspections.

Listing Courtesy of PLATINUM REAL ESTATE



3 Pending • Under Contract as of 2/22/2024 MLS ID: 582443

206 N Brighton Ave

Single Family

3/2

1,148 sq
ft

984

2/21/2024

\$220,000

2/22/2024

\$192

Recently renovated home, in a close proximity to Tropicana towards the bay area, Newer appliances, new heater, 3 bedrooms on the second floor. Porch upfront, small fenced back area.

Listing Courtesy of BALSLEY/LOSCO

Pending: 10 (cont.)



4 Pending • Under Contract as of 2/28/2024 MLS ID: 582459

602 N Ohio Ave

Single Family

3/3

1,504 sq
ft

2,252

2/22/2024

\$224,900

2/28/2024

\$150

Welcome to Atlantic City Historic West Side Park. This recently upgraded home offers the balance of comfort and convenience - located close to the city, boardwalk, shopping, and public transportation. This 3-Beds 3-Baths home was done top to bottom. Leading way to the interior of the property you're greeted with a bright open living space and lovely laminated flooring throughout the house. The kitchen was recently updated with new cabinets, countertops and new stainless-steel appliances. Brand new HVAC system for comfort!! Off-street parking and shed ensures ample storage options. Low Taxes, no HOA Fee!! Schedule your showing today!!

Listing Courtesy of KELLER WILLIAMS REALTY ATLANTIC SHORE-NORTHFIELD



5 Pending • Under Contract as of 2/23/2024 MLS ID: 582008

1816 Ontario Ave

Single Family

4/2

1,280 sq
ft

2,500

2/8/2024

\$229,900

2/23/2024

\$180

Beautifully redone duplex colonial style in the hottest area in Atlantic City. This home can be great for a end user, rental, local Airbnb or great investment property. Boosting 4 spacious bedrooms with 2 full bathrooms priced to sell. This is not one you want to miss.

Listing Courtesy of RE/MAX ON THE MOVE REALTY



6 Pending • Under Contract as of 2/13/2024 MLS ID: 581945

101 Adriatic Ave

Single Family

3/3

1,830 sq
ft

3,772

2/6/2024

\$720,000

2/13/2024

\$393

Welcome to 101 Adriatic Avenue, a stunning beach block property that offers the balance of comfort and convenience. This beautiful house, located just one house away from the Boardwalk and Ocean, presents an incredible opportunity for those seeking a coastal lifestyle. As you step inside, you'll immediately notice the care and attention given to maintaining this home. The fenced yard with a sprinkler system provides privacy and a safe space for outdoor activities. A detached two-car garage ensures ample parking and storage options. The outside vinyl siding guarantees low maintenance upkeep, leaving you more time to enjoy the nearby beach. The rear of the house features a small brick patio surrounded by natural landscaping, creating a tranquil retreat for relaxation or entertaining guests. Inside, the first floor boasts 10-foot ceilings, lending an airy and spacious feel to the living room and dining area. The large eat-in kitchen is equipped with nearly new appliances, making meal preparation a breeze. Upstairs, three generously sized bedrooms await. The master bedroom impresses with its walk-in closet, private master bath complete with his and hers sinks, and a stand-up shower. Additionally, the master bedroom treats you to a balcony offering breathtaking ocean views. This property is ideal for families looking for their forever home in a coveted location. With its proximity to the Boardwalk and Ocean, this residence offers endless opportunities for leisurely strolls along the shore or engaging in water activities. Don't miss out on this incredible opportunity to own a beach block gem. Schedule your showing today and experience coastal living at its finest!

Listing Courtesy of WEICHERT REALTORS ASBURY GROUP-AC



7 Pending • Under Contract as of 2/13/2024 MLS ID: 581989

45 N Aberdeen PI

Single Family

3/3

2,096 sq
ft

3,202

2/8/2024

\$499,000







2/13/2024

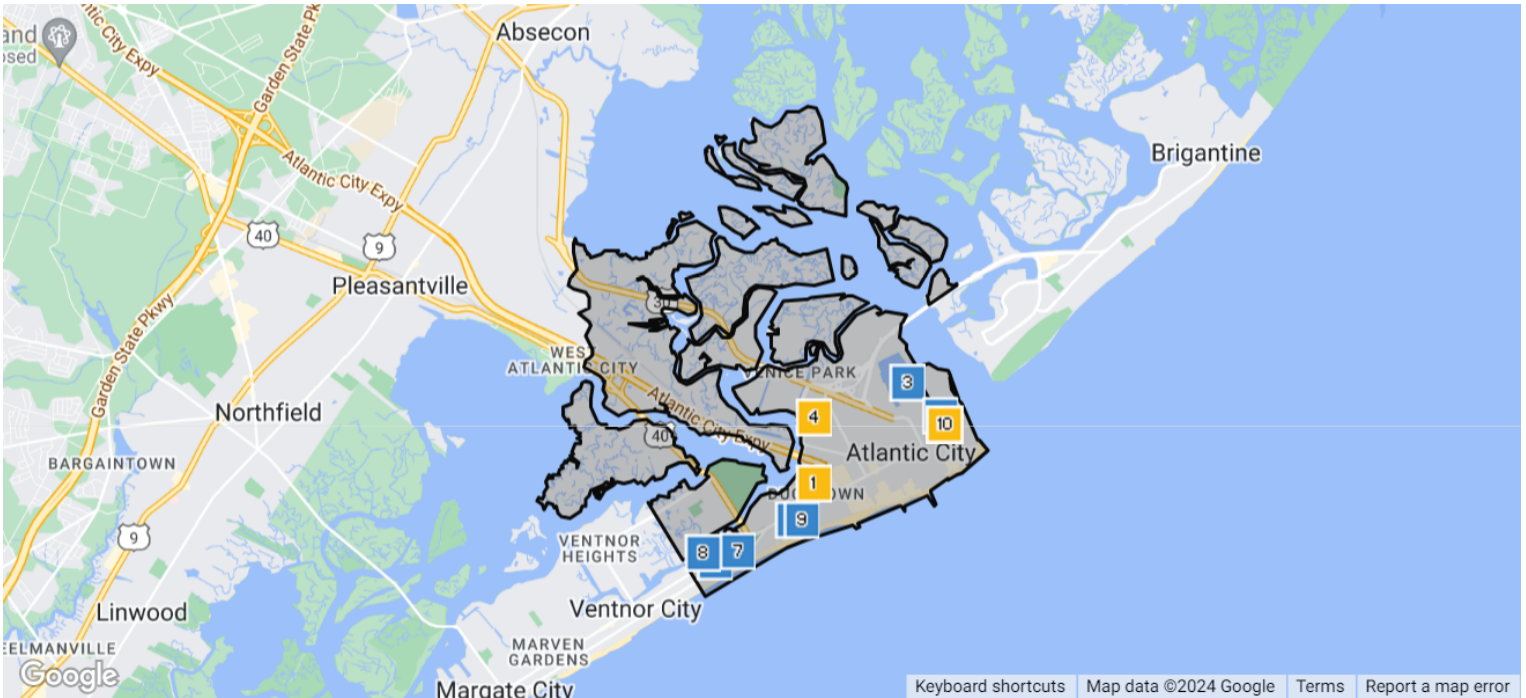
\$238

This street to street, well maintained and oh so charming house has many updates and upgrades! Walk up the newly re pointed brick steps with new black wrought iron railings leading up to the entrance and finished Sun Room! The large living room has a wood burning fireplace, builtins, charming moulding and under the carpets are the original hardwoods! There is a large formal dining room with parquet Harwood floors with inlays. Before entering the renovated Eat in kitchen with quality cabinets, tile backsplash and stainless appliances there is a small open space that was once a built in bar area! The kitchen has a French door that leads to the top of the 2 car garage and is a large deck for entertaining and sunbathing there is also off street parking for at least 2 cars! Also on the 1st floor is an oversized laundry room with builtin cabinets and a powder room. The 2nd floor has a landing area with access to the huge master suite with 3 closets and a master bath with marble floors. (This space may have been 2 rooms at one time - pre current owner). The hall bath is for the other 2 bedrooms. The huge basement is used primarily for storage. Desirable AC Chelsea area, 3 short blocks to the Beach & Boardwalk and just 2 to the Bay!!



Listing Courtesy of PLATINUM REAL ESTATE

Pending: 10 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	8  Pending	* Under Contract as of 2/20/2024 MLS ID: 579220						
317 Beach Ave	Single Family	4/2	1,428 sq ft	2,500	10/30/2023	\$399,900	2/20/2024	\$280
INVESTORS DREAM! This home is located in the quiet Inlet section of Atlantic City, nestled between Historic Gardners Basin and the Boardwalk. This house was fully gutted in 2020-2021 and features an all-new interior: new plumbing, HVAC, and electrical systems, as well as a new kitchen with stainless steel appliances, quartz countertops, and two-tone shaker style cabinets and two newly renovated bathrooms! All flooring is new as well. This home features four separate bedrooms. It is equipped with a full-sized bathroom on each floor, with one centrally located just off the main living area. Thanks to the brand new, full-sized side-by-side washer and dryer you can take care of your laundry in comfort (no trekking down to a dark basement!). This house is currently listed on Airbnb and would make for a perfect investment property! Call today to schedule a showing!								
Listing Courtesy of BHHS FOX AND ROACH-MARGATE								
	9  Pending	* Under Contract as of 1/18/2024 MLS ID: 578855						
10 Belle Haven Ct	Single Family	3/2	1,240 sq ft	1,250	10/17/2023	\$159,000	1/18/2024	\$128
Welcome to 10 Belle Haven Ct! This charming townhouse is now available for sale, presenting an excellent investment opportunity. Whether you're looking to purchase with Bitcoins or explore private financing options, this property offers flexibility and potential. Situated in a rapidly developing area adjacent to the Absecon Lighthouse, this two-floor single-family attached home boasts three bedrooms and one and a half bathrooms. With a size of 1240 square feet, there's ample space for comfortable living. Convenience is key with this location. Just minutes away, you'll find popular attractions such as the Hardrock Hotel, Ocean Casino, Showboat, and an indoor waterpark. Additionally, pristine sandy beaches and the world-famous Boardwalk are within easy reach. For further exploration or commuting needs, the Jitney stop is conveniently close by. Nestled within a quaint and secluded development, this townhouse offers a peaceful retreat. The clean and bright courtyard features sidewalks and trees, providing an inviting outdoor space for relaxation and tranquility. This property has been thoughtfully maintained and professionally managed. It has undergone renovations and successful tax appeals. Currently occupied by reliable tenants, it presents an opportunity to add to your real estate portfolio. Looking for even more potential? Consider purchasing this townhouse alongside units 11, 12, 14, 15 & 17 Belle Haven as a package deal! Don't miss out on this chance to invest in a property with promising returns. Call now for complete details on income and expenses. The time to act is now!								
Listing Courtesy of WEICHERT REALTORS ASBURY GROUP-AC								
	10  Pending	* Under Contract as of 1/18/2024 MLS ID: 578856						
11 Belle Haven Ct	Single Family	3/2	1,250 sq ft	1,250	10/17/2023	\$159,000	1/18/2024	\$127
Welcome to 11 Belle Haven Ct! This charming townhouse is now available for sale, presenting an excellent investment opportunity. Whether you're looking to purchase with Bitcoins or explore private financing options, this property offers flexibility and potential. Situated in a rapidly developing area adjacent to the Absecon Lighthouse, this two-floor single-family attached home boasts three bedrooms and one and a half bathrooms. With a size of 1250 square feet, there's ample space for comfortable living. Convenience is key with this location. Just minutes away, you'll find popular attractions such as the Hardrock Hotel, Ocean Casino, Showboat, and an indoor waterpark. Additionally, pristine sandy beaches and the world-famous Boardwalk are within easy reach. For further exploration or commuting needs, the Jitney stop is conveniently close by. Nestled within a quaint and secluded development, this townhouse offers a peaceful retreat. The clean and bright courtyard features sidewalks and trees, providing an inviting outdoor space for relaxation and tranquility. This property has been thoughtfully maintained and professionally managed. It has undergone renovations and successful tax appeals. Currently occupied by reliable tenants, it presents an opportunity to add to your real estate portfolio. Looking for even more potential? Consider purchasing this townhouse alongside units 10, 12, 14, 15 & 17 Belle Haven as a package deal! Don't miss out on this chance to invest in a property with promising returns. Call now for complete details on income and expenses. The time to act is now!								
Listing Courtesy of WEICHERT REALTORS ASBURY GROUP-AC								



Closed: 10




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	1	Closed	*Leased Date: 2/15/2024, MLS Listing 581767: 2/1/2024 MLS ID: 581767					
124 N Georgia Ave	Single Family	4/2	1,104 sq ft	—	1900	2/15/2024	\$2,200 mo.	\$2
Renovated 4 Cozy bedrooms, 1.5 Bath, 2 story Single Family Home in the heart of Atlantic City. Central air, gas heat, hardwood floors, one bedroom on the first floor, or use as a den/ playroom. Close to School, Casinos, Beach and Shopping Area. Fenced Backyard for privacy which have access from the house and the side alley. Deck off the 2nd floor .Steel Security doors on the Front and the Rear. Plenty of street parking. Call today for Showing.								
Courtesy of MARKETPLACE REALTY								
	2	Closed	*Sold Date: 3/1/2024, MLS Listing 581689: 1/30/2024 MLS ID: 581689					
16 S Delancy Pl	Single Family	6/4	2,290 sq ft	2,940	1900	3/1/2024	\$405,000	\$177
LOCATION LOCATION LOCATION!! CHARMING SINGLE FAMILY HOME IN HISTORIC LOWER CHELSEA - 3-STORY HOME JUST 1.5 BLOCKS TO THE BEACH & BOARDWALK!! Great neighborhood with a ton of activity. Located conveniently one block from the beach and in walking distance of the Stockton University Atlantic City Campus. The property features 6 bedrooms 3.5 bathrooms. A FULL FINISHED BASEMENT with the potential for more rooms and your own private garage. Outside & inside access to basement provides ease for out of town guests or in-laws. Outside features include a driveway for FOUR CARS! Perfect for your next rental or AIR B N B close to the beach & Casino's. Great restaurants and entertainment around. High elevation & NO STORM DAMAGE!! Property is being sold completely AS-IS.								
Courtesy of KELLER WILLIAMS REALTY JERSEY SHORE-MARGATE								

Closed: 10 (cont.)


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	3	Closed	*Sold Date: 3/1/2024, MLS Listing 577105: 8/22/2023 MLS ID: 577105					
	515 Barrett Ave, #B	Condo/Townhouse/Apt. 3/3	1,800 sq ft	1,873	2006	3/1/2024	\$515,000	\$286
<p>*** SENSATIONAL SNUG HARBOR STUNNER!!! *** ATTENTION BOATERS, WATER SPORT LOVERS, FISHERMEN, AND ANYONE ELSE WHO ENJOYS OUTSTANDING PANORAMIC VIEWS OF ATLANTIC CITY CAST BEYOND THE BLUE WATERS OF SERENE SNUG HARBOR!!! Welcome to 515 BARRETT AVENUE B in the OUTSTANDING Gardners Basin Section of Atlantic City!! This spacious three bedroom, two and one half bathroom OASIS offers all one could desire and more in waterfront living! Make this your second home, full time residence or generate additional rental revenue when you're not enjoying your own slice of heaven right here in Sought After Snug Harbor! Boat slip with boat lift equipped for a 32 ft. vessel up to 13,000 lbs, as well as a private dock nestled behind this STUNNER with multiple decks, PLENTY of outdoor living space, garage, outdoor shower, granite countertops, BEAUTIFUL custom hardwood floors, and VIEWS PHOTOS DO ZERO JUSTICE WITHOUT SEEING FOR YOURSELF! Don't wait, call today for your private tour!</p> <p>Courtesy of RE/MAX PLATINUM PROPERTIES-B</p>								
	4	Closed	*Leased Date: 3/2/2024, MLS Listing 577940: 9/18/2023 MLS ID: 577940					
	1059 N Michigan Ave	Single Family	3/2	1,423 sq ft	5,027	1960	3/2/2024	\$2,800 mo. \$2
<p>This is a completely renovated furnished property, located on a corner of a quiet street. The property features an open floor plan, family room on the ground level, laundry room, and 1 car attached garage.</p> <p>Courtesy of KEYWAY REAL ESTATE, LLC</p>								
	5	Closed	*Sold Date: 2/29/2024, MLS Listing 572135: 3/17/2023 MLS ID: 572135					
	322 Madison Ave	Single Family	3/2	1,104 sq ft	976	1990	2/29/2024	\$200,000 \$181
<p>Vacant property & No Rental Restrictions! Great for AirBnB - Victoria Court Newly Renovated Single FamilyTownhouse with low HOA in Uptown close to Beach, Boardwalk, and Gardners Basin! Ask about first time home buyers grants up to \$20,000 and you may be able to make this purchase with little to no money out of pocket, you can own it for less then it would cost to rent it!! This home features a newer roof put on about 9 years ago, and will have New Bathrooms & New Kitchen with Stainless steel appliance package, utility room with washer and dryer, fresh paint, & new floors. Located just 2 to 3 blocks to the beach & boardwalk with life guard and comfort station. Walking distance to Historic Gardners Basin where you can enjoy breakfast at Gilchrist and sunsets at Back Bay Ale house, or spend the day at the AC Aquarium or the Marina. Close to the Absecon Lighthouse, Little Water Distillery, Sports Fields, The Borgata, Harrahs, Golden Nugget, Farley Marina, Hard Rock, Resorts, Ocean Resort, Showboat and the new Indoor Water Park! Furniture in the pictures is not included and only for staging. Pictures are from the model unit and are used to demonstrate what the finished product will resemble after the developer completes the renovations for the new buyers. There is plenty of street parking all around the development and as well as a shared parking lot in the middle of the development. FHA, VA, and Conventional loans are all acceptable. Renovations should be done around June or July.</p> <p>Courtesy of WEICHERT REALTORS ASBURY GROUP-AC</p>								
	6	Closed	*Sold Date: 1/19/2024, MLS Listing 580566: 12/16/2023 MLS ID: 580566					
	1 S Brighton Ave	Single Family	7/6	4,100 sq ft	—	1897	1/19/2024	\$775,000 \$189
<p>CLASSIC COLONIAL , this one you have to see. Finished basement that was a doctor's office with waiting rm, 3 exam rooms w/ apartment, utility rm and work shop. 1st floor has eat in kitchen, 1/2 bath , sun room, living rm, dining room, family rm w/ fireplace. hardwood floors through out 1,2 3rd floors. 2nd floor is 4 bedrooms and 2 full baths, Master bedroom has fireplace. 3rd floor is 3 bedrooms & 1 full bath (not working) . Grand stair case greets you at the front door as well as hand crafted wood carved walls and built in throughout. The home is older, updating is needed but such a grand lady !!! lots of possibilities here, possible Air BB , Lots of parking in the rear for 8 to 10 cars . Security cameras stay with property. RC district is zoning. Any questions call CRDA for info. Robert Reid office # is 609- 347-0500. Steps to the Trop Casino, beach and boardwalk and all that goes with it. Great location to rent out or convert basement doctor office into a commercial site of which are many possibilities. Take advantage of the short term rental market like AirBB and others. Potential is endless !! Doctors office may even be right for a Cannabis dispensory . Check it out .</p> <p>Courtesy of BHHS FOX AND ROACH-MARGATE</p>								

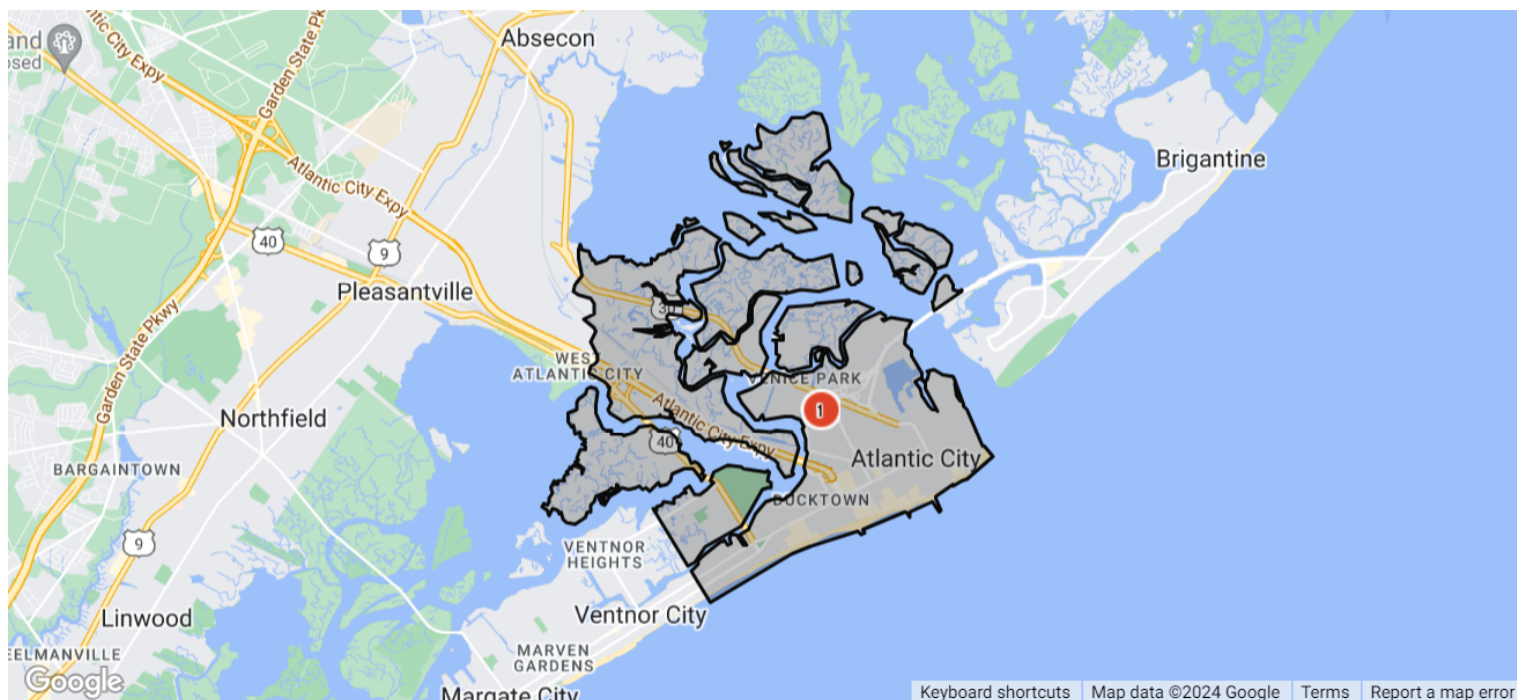
Closed: 10 (cont.)

Closed: 10 (cont.)


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	7 Closed *Sold Date: 1/3/2024, MLS Listing 577907: 9/18/2023 MLS ID: 577907							
42 S Dover Ave	Single Family	3/3	1,236 sq ft	—	1900	1/3/2024	\$449,000	\$363
<p>Welcome to Your New Home! This charming single-family residence is nestled in the heart of Lower Chelsea and boasts 3 bedrooms, 2 bathrooms, and a convenient powder room. With a 2-car garage and ample driveway parking, you'll never have to worry about finding a spot for your vehicles. Step inside, and you'll be greeted by the inviting living room, illuminated by an abundance of natural light pouring in through large windows. The dining room provides the perfect space for gatherings, and you'll find the laundry room conveniently located just off the kitchen. As you venture outdoors, you'll discover a fully fenced backyard, offering privacy and security. Additionally, a deck on the second floor provides a great spot for relaxation and entertainment. The roof is 2 years old and new AC systems! This remarkable home is a must-see, so don't hesitate! Call today to schedule your viewing and take the first step towards making this your dream home or investment property!</p> <p><i>Courtesy of BHHS FOX AND ROACH-MARGATE</i></p>								
	8 Closed *Sold Date: 1/5/2024, MLS Listing 578531: 10/4/2023 MLS ID: 578531							
4431 Winchester Ave	Single Family	4/3	1,850 sq ft	—	1900	1/5/2024	\$599,000	\$324
<p>This property offers a blend of modern amenities, convenient location, and practical features that make it an attractive option for potential buyers seeking a comfortable and well-equipped home near the beach in Atlantic City's Lower Chelsea section. The fact that the property has been completely remodeled is a significant advantage, ensuring that it offers a contemporary and updated living space. The open layout on the first floor, including the bright and beautiful kitchen, promotes a sense of spaciousness and allows for a seamless flow between living, dining, and cooking areas. Leading to the second floor, there are four good-sized bedrooms, which can accommodate a family or provide extra space for guests or home offices. Additionally the home offers wonderful storage space with a full basement and detached garage. There's also a great fenced in backyard for pets and entertaining. The property also offers a 2 car driveway along with a second driveway that would be great for a golf cart! The property is located just three blocks away from the beach and boardwalk, making it a convenient location for beach lovers. The Lower Chelsea section of Atlantic City is one of most desirable locations and this property isn't going to last long!</p> <p><i>Courtesy of BHHS FOX AND ROACH-MARGATE</i></p>								
	9 Closed *Sold Date: 1/19/2024, MLS Listing 578324: 9/29/2023 MLS ID: 578324							
37 S Iowa Ave, Apt 6B	Condo/Townhouse/Apt.	3/2	1,183 sq ft	1,185	1950	1/19/2024	\$155,000	\$131
<p>OCEAN FRONT VIEWS! Welcome to this unique, state of the art three bedroom condo with a unique beach view. Get this rare real estate opportunity, located one block from Atlantic City's world famous Boardwalk! You are in immediate vicinity to casinos, restaurants, shops, bars. This is a great spot for beach lovers. The unit consists of uniquely designed living room and kitchen, three bedrooms and two bathrooms. The kitchen has nice granite countertops, cabinets with soft-close doors, rare backsplash, new stainless steel appliances and hardwood floors. Looking at the unobstructed ocean view from the comfort of the living room you get the feeling of serenity and inner peace. The place is designed in a contemporary way, but when in the condo you can also notice the authenticity of the original unit. That combination gives you a feeling of great comfort. Do not miss this rare opportunity and become the owner of probably the best unit in Biarritz building! The building is pet friendly! This unit gives you the possibility to generate a nice income. Buy it and rent it seasonally, monthly or on a yearly base! Rentals are of a deficit, use that opportunity! To maintain the cleanliness of the place, please make sure to take your shoes off when you enter the premise. THANK YOU. Please note that the property is being sold in a AS IS condition!</p> <p><i>Courtesy of HOMESMART FIRST ADVANTAGE REALTY - NORTHFIELD</i></p>								

Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	10	Closed	*Leased Date: 2/15/2024, MLS Listing 576470: 8/1/2023 MLS ID: 576470					
29 N Rhode Island Ave	Single Family	4/2	1,568 sq ft	2,017	1900	2/15/2024	\$1,500 mo.	\$1
<p>NO PETS permitted! No Smoking permitted indoors, LEASE BUY WILL BE considered. all agreements prepared by owner. Property was built in 1900 - 10 years after Atlantic City was founded. Home is one of Atlantic City's original Victorian homes. 2 blocks to Boardwalk and beach..... Location, Location, Location makes this property very desirable. Rear fenced in yard, Side fenced in yard. Sky scraper views and surrounded by multi million dollar possibilities. Rent is 1,500.00 with lease buy consideration. Especially for tenants paying 12 months rent in advance. Qualification income must be supported by current and previous IRS tax return Credit score must be submitted before showings are arranged Owner prepares all lease documents. Escrow monies (\$2,250.00) will held by Owner and placed in a escrow account with TD bank or Ocean first bank and governed by Real Estate escrow laws in the state of New Jersey. Tenants agent must provide current credit score before showing</p> <p><i>Courtesy of NUMBER ONE REALTY</i></p>								



Distressed: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <div> 1 ● Active • Notice of Lis Pendens, Active: 2/18/2022 MLS ID: 559789 </div> <div> 1201 N Ohio Ave </div> <div> Single Family 4/3 2,475 sq ft 7,501 \$229,900 2/18/2022 1/31/2024 Notice of Lis Pendens </div> <div> <p>Cash offers only! Needs work, needs new roof. Property Subject to Short Sale bank approval. First loan has been approved, waiting the 2nd loan for approval of \$9,000.00. Being sold strictly "as is condition". Buyer responsible C/O certification. Great property investment for a B and B rental or buy as a single family home. Located on nice street in Beautiful Venice Park area. Conventional loan or cash deal only. 3 Level brick front home situated on nice high corner lot. Solar included in the sale. (inf. is available upon request) Great for the contractor or handy man person. Close to Casinos, Restaurants and Beach. Solar roof. Low monthly utility bills!!! Lower level has a custom built in large bar for entertaining...Could easily be converted to an in law quarters. Large living room with bay window and fireplace, formal dining room and a spacious eat in kitchen. 2nd guest bedroom offers a sunroom, hardwood floors,, Upper level offers a master bedroom and bath, 3rd floor loft area. one car garage. additional parking in driveway. Sprinkler system. Fenced in back yard for privacy. Some updating and little fixing could make for a beautiful home or vacation rental investment.</p> <p><i>Listing Courtesy of KELLER WILLIAMS REALTY ATLANTIC SHORE-NORTHFIELD</i></p> </div>								

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- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



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