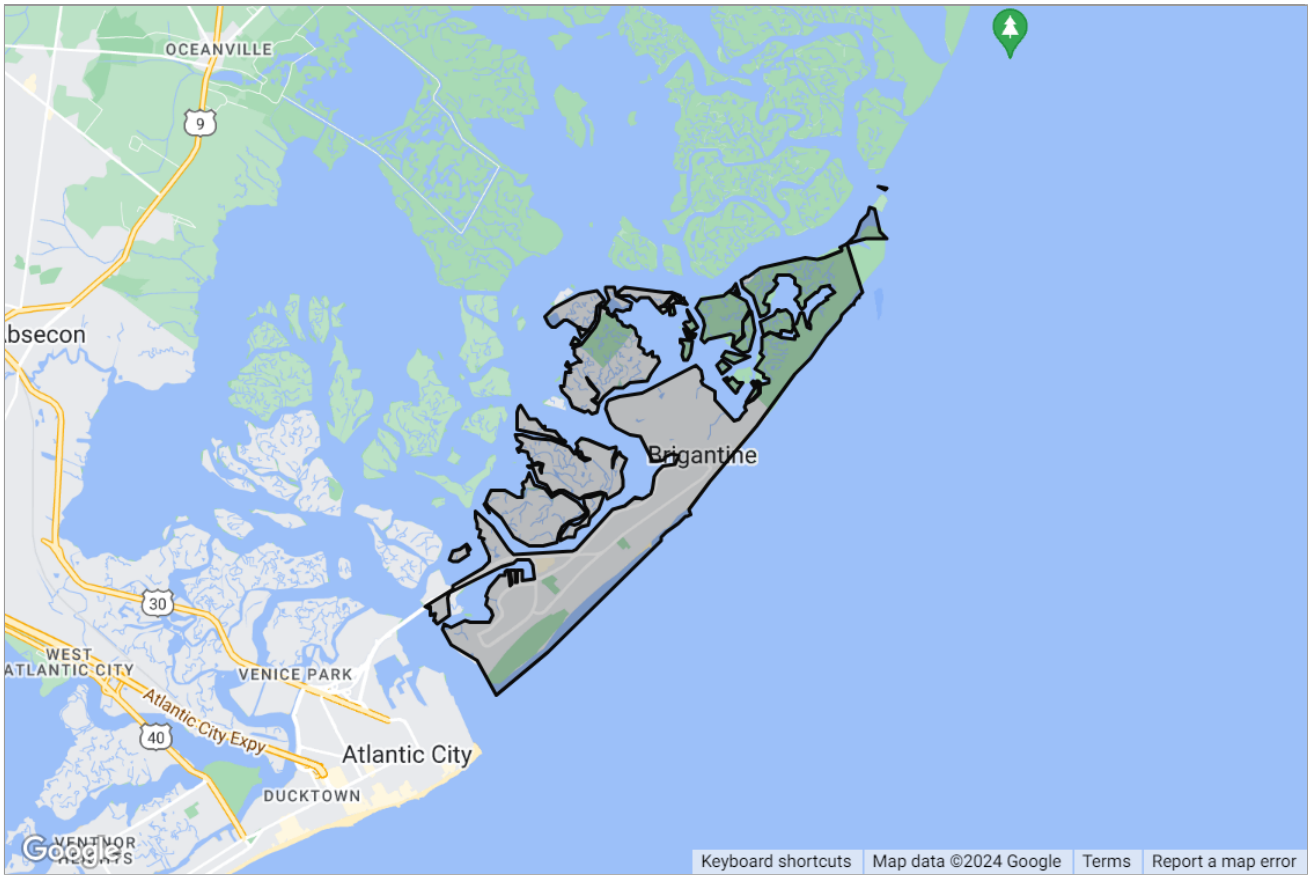
MARKET ACTIVITY REPORT

Brigantine, New Jersey



Presented by

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Brigantine, New Jersey

Market Snapshot: Estimated Home Values

Median Est. Home Value	Change Over Last Month	Change Over Last 3 Months	Change Over Last 12 Months	Change Over Last 24 Months
$642K	1.07%	0.66%	6.1%	31.52%
Updated: 2/29/2024				

*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	Change Over Last 12 Months	Change Over Last 24 Months	Change Over Last 36 Months
$642K	6.1%	31.52%	60.25%
Updated: 2/29/2024			

*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	# of Pre-Foreclosures	# of Foreclosures	# of Foreclosed
1	1	0	0
Updated: 3/6/2024			

*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 3/6/2024.*

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Market Snapshot: Sales Price

Median Sales Price	Change Over Last Month	Change Over Last 3 Months	Change Over Last 12 Months	Change Over Last 24 Months
$590K	↓ 9.23%	↑ 12.38%	↑ 9.73%	↑ 18.26%
Updated: 2/29/2024				

*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	Change Over Last 12 Months	Change Over Last 24 Months
$650K	↓ 10.28%	↓ 5.67%
Updated: 2/29/2024		

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

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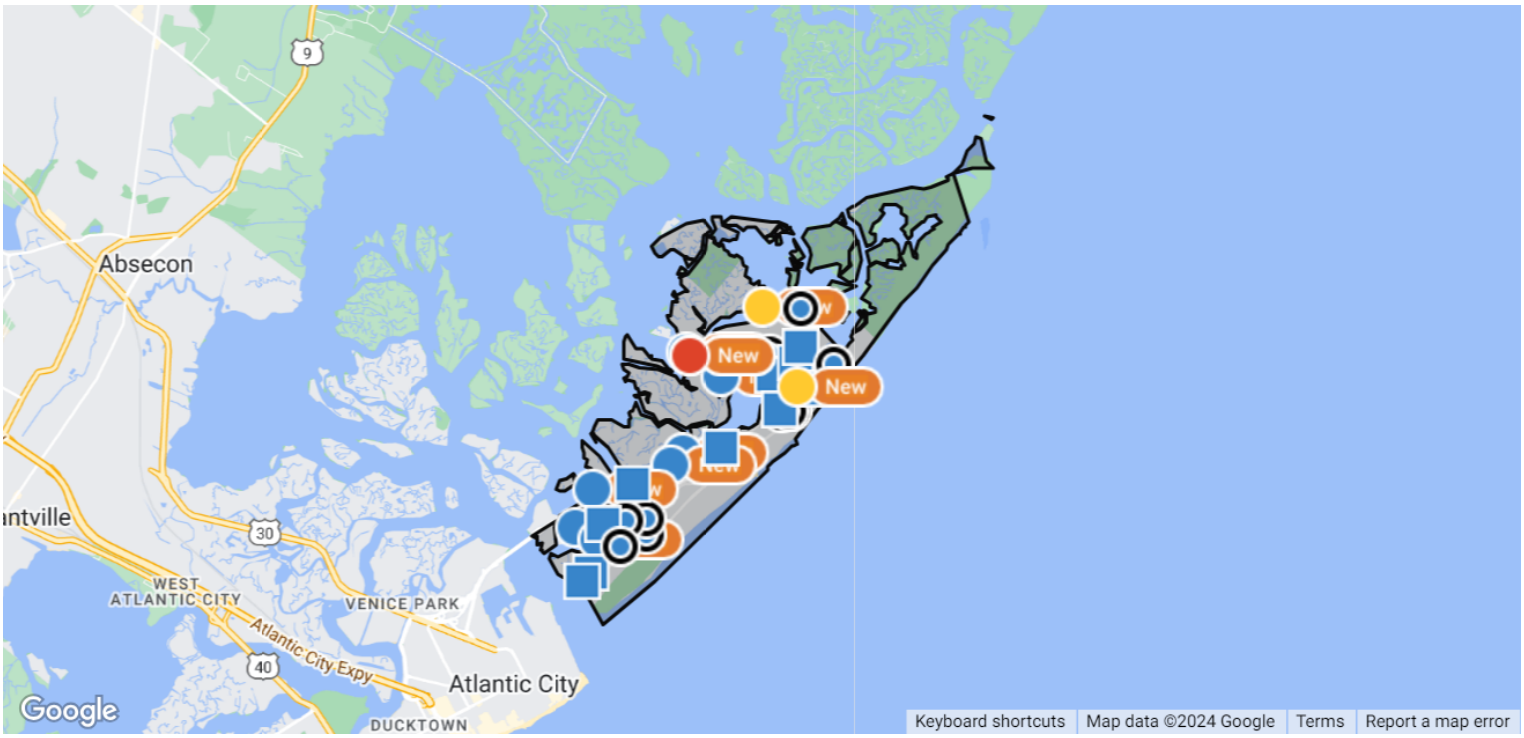
Market Activity Summary Stats



Search Criteria

Location: Brigantine, 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	$2,500	$579,999	$508,000	$2,150,000
Median Price / Value	$844,000	$672,000	$850,000	$2,150,000
High Price / Value	$3,790,000	$1,495,000	$2,500,000	$2,150,000
Average Price / Sq. Ft.	$427	$399	$418	$1,011
Median Price / Sq. Ft.	$455	$429	$395	$1,011
Average Days in RPR	17	97	132	4
Median Days in RPR	4	82	126	4
Total Volume	$15,628,300	$7,412,799	$10,165,000	$2,150,000

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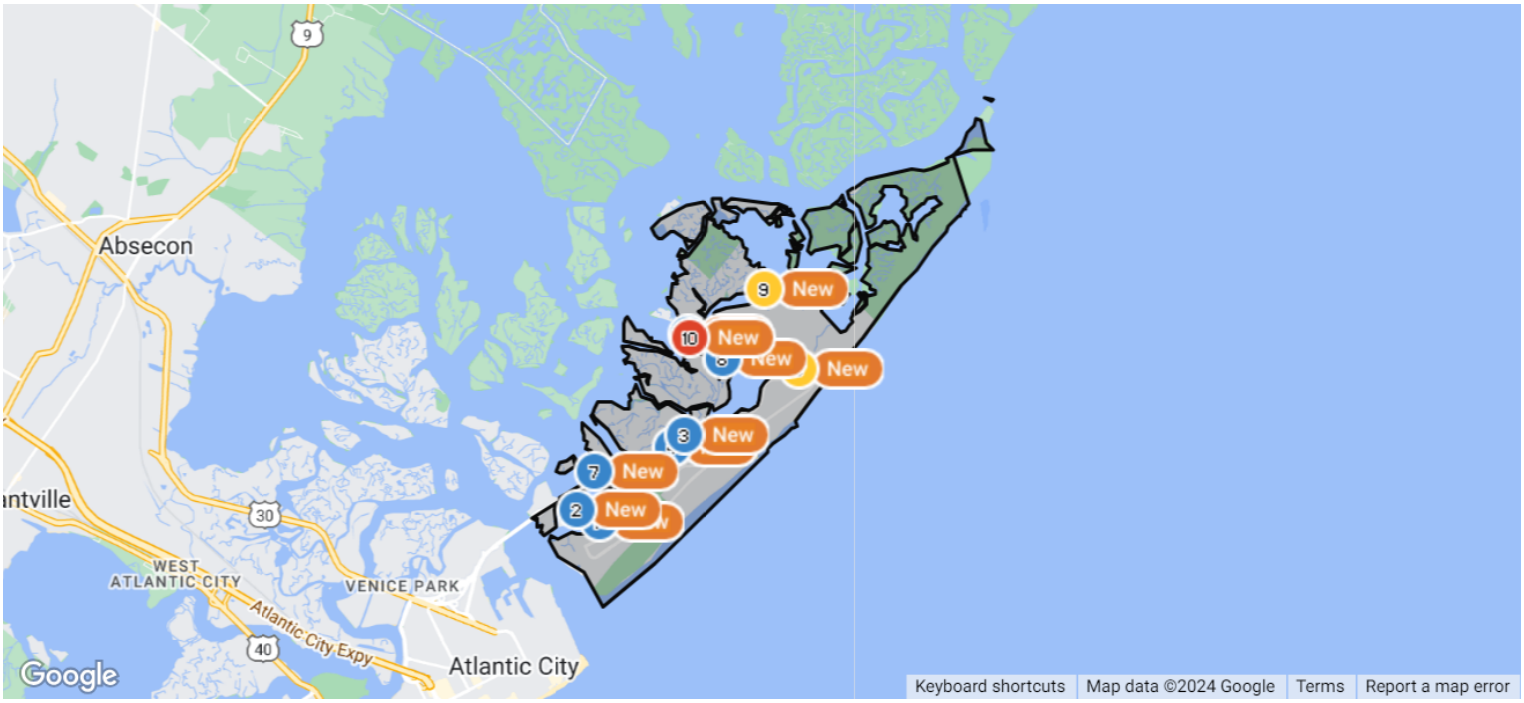
Brigantine, New Jersey



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: 3/5/2024* *MLS ID: 582849*								
7 Lighthouse Cv	Condo/Townhouse/Apt.	3/2	2,400 sq ft	–	1987	3/5/2024	$619,900	$258

****JOIN US FOR AN OPEN HOUSE THIS SATURDAY, MARCH 9th, 12-2pm**** Pictures coming shortly! Welcome to your perfect oasis in the heart of the south end! This stunning condo unit, on the first floor of a spacious duplex, offers the epitome of modern comfort and convenience. With 3 bedrooms, 2 full baths, with laundry, this home is designed for effortless living. Step inside to discover a host of upgrades that elevate this space to luxury status. The new vinyl siding and composite tree decking enhance the exterior charm, while inside, LVP (luxury vinyl plank) flooring sweeps across the open floor plan, providing both durability and style. The kitchen is a chef's dream, boasting Fabuwood custom color cabinetry, Quartzite countertops, and upgraded GE Cafe appliances. Relax and unwind in the custom-tiled bathrooms, where meticulous tilework adds a touch of elegance. The bedrooms offer plush carpeting for comfort, while the rest of the home exudes sophistication with its modern finishes. Outside, a spacious private yard awaits, complete with a vinyl fence for added privacy and an outdoor shower for refreshing moments under the sun. Enjoy the convenience of being near restaurants, shopping, and the Community Center, making this location ideal for both rental investment and primary residence. Don't miss out on the opportunity to call this condo unit your own. Schedule a showing today and experience luxurious living in the vibrant south end community!

Listing Courtesy of EXP REALTY - MONTCLAIR

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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.

2 Active • *New, Active: 3/2/2024* *MLS ID: 582784*

431 Sea Horse Rd	Single Family	3/3	1,768 sq ft	2,587	1987	3/2/2024	$600,000	$339

NO MORE SHOWINGS. Absolutely, stunning 2 bedroom, 2.5 bath Moorings townhome, with possible third bedroom or den. Four generous floors of living space with large entry foyer, guest bathroom and spacious, converted first floor room, which can be used as a third bedroom or entertaining area. Step up to your huge living room, which includes a bright and airy sitting/reading area, in addition to a lovely, built-in fireplace, and secluded deck with lagoon views. The elevated, recently renovated, eat-in kitchen offers granite countertops and a stainless steel appliance package. The formal dining room showcases an open concept railing system that overlooks the living space below. Beautiful, wood illusion, ceramic tile flooring flows seamlessly throughout. Newer baths with granite and marble tile. The top floor boasts two generous, bedroom suites, each with a private bathroom and deck. The master suite is spacious, bright and comfortable in every way, with sliding glass doors that lead to a private deck that offers beautiful lagoon views and captures Brigantine's famous sunsets. There is ample storage for bikes and beach toys too! Perfect inside and out with newer roof, windows and sliders (with privacy blinds). Recently refinished fiberglass decks, and new custom painted railings. Newer air conditioner and hot water heater. New gutter installed over front porch. Meticulously maintained inside and out. This home shows like a model! And don't forget the beautiful community pool for those hot summer days and warm, sultry nights.

Listing Courtesy of WEICHERT REALTORS BRIGANTINE REALTY

3 Active • *New, Active: 3/5/2024* *MLS ID: 582866*

402 20th St S St	Single Family	7/8	5,694 sq ft	–	2003	3/5/2024	$3,299,900	$580

Luxurious Coastal Haven Just Steps from the Ocean! Nestled in the prestigious A-Zone, mere steps away from the pristine shoreline, stands an awe-inspiring architectural marvel. Behold this magnificent 3-story oasis, boasting 7 opulent bedrooms, 6.5 lavishly appointed bathrooms, alongside a private study and studio, all meticulously crafted to epitomize indulgent living. Sprawled across an expansive 7,200 square feet, this grand residence exudes sophistication at every turn. Immaculately landscaped grounds frame the property, offering captivating vistas of the rolling waves and azure expanse beyond. Step inside to discover a seamless fusion of elegance and innovation. Embrace the essence of coastal luxury with an open-concept design, adorned with bespoke finishes curated to perfection. Marvel at the seamless integration of smart-home technology, while an elevator effortlessly transports you between floors. The first level beckons with a two-car garage, ample storage, and a state-of-the-art gourmet kitchen, replete with top-tier appliances. Entertain in style within the expansive living and dining areas, leading effortlessly to an outdoor sanctuary. Here, a sprawling patio awaits, complete with a bubbling hot tub, outdoor shower, and bespoke seating arrangements, ideal for al fresco soirÃ©es under the stars. Ascend to the second level, where luxury knows no bounds. Indulge in culinary delights within the chef's kitchen, then unwind in the spacious living areas, bathed in natural light. Venture outside to the vast deck, offering panoramic views of the ocean, a perfect setting for sun-kissed afternoons and moonlit gatherings alike. The pinnacle of extravagance awaits on the third level, where the owner's suite reigns supreme. Retreat to a haven of serenity, complete with vaulted ceilings, a private ocean-facing deck, and a spa-like ensuite adorned with zodiac surface counters. A kitchenette, exercise area, studio, and study complete this level, ensuring every desire is catered to with effortless grace. Meticulously maintained and thoughtfully upgraded, this residence boasts a new roof, gutters, and fiberglass decks, ensuring unrivaled comfort and tranquility for years to come. Situated on an oversized lot within the coveted 400-block, this exceptional offering presents a rare opportunity for discerning investors to secure their slice of Brigantine Beach paradise. Live the life you've always dreamed of â this is coastal living at its absolute finest.

Listing Courtesy of WEICHERT REALTORS BRIGANTINE REALTY

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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.

4 Active • *New, Active: 3/1/2024* *MLS ID: 240616*

2800 Bayshore Ave	Single Family	3/2	1,400 sq ft	5,672	1994	3/1/2024	$799,000	$571

Amazing opportunity to own this single family home just 100 feet from the BAY! Breathtaking views of the water from your 2nd floor balcony or your front yard. Wonderful beach home on a big corner lot with so much space for year-round enjoyment. Great condition and neutral decor throughout lets you bring your bathing suit and move right-in! Big bedrooms allow you to host many family and friends while the open living area is perfect for gathering together. Two big first floor bedrooms have large closets and share a Jack 'n Jill bathroom with separate shower and tub! Laundry room with cabinets and extra storage is a bonus. Second floor has a vaulted-ceiling Great Room with dining area attached. Perfect beach home layout! Kitchen with all white appliances, gas cooking and maple cabinets. A full, spacious hall bath and third bedroom, too. Maybe the best part is the huge balcony off the Great Room with an awning to protect you from the sun and an incredible view of the Bay! Outdoor shower and detached, oversized 2-car garage with opener. It's a gem at the southern end of Brigantine and just a few blocks to the adorable downtown restaurants, shops and event spaces. And, just 10 minutes to Atlantic City and all the excitement you want to enjoy there! Incredible rental property for the summer months and even year-round. Just an hour plus to Philadelphia too.

Listing Courtesy of KELLER WILLIAMS REALTY - CHERRY HILL

5 Active • *New, Active: 3/2/2024* *MLS ID: 582791*

728 W Shore Dr	Single Family	5/5	–	–	–	3/2/2024	$3,790,000

BANGIN' BAYFRONT in BRIGANTINE!! One-of-a-Kind with everything in mind. There is no other Bayfront home like 728 West Shore. The positioning of this home on a very unique bayfront lot provides for incredibly amazing panoramic views. In short, there is water, water everywhere. Wherever you are inside the home, you will see water and it's likened to being on a cruise ship. This a great opportunity to own one of the most desired bayfront homes located along The Gold Coast of West Shore Drive. Custom built with pride by one of the area's finest local builders. Over 4,600 sq. ft of interior living space with 5 bedrooms and 4.5 baths, 2 separate living areas, an office/den, elevator, and a Dock with a new boat lift capable of holding a large boat in addition to multiple waverunners and water toys. Come and 'Sea' for yourself what Luxury Living on the Bay is all about....

Listing Courtesy of BHHS FOX AND ROACH-BRIGANTINE

6 Active • *New, Active: 1/19/2024* *MLS ID: 581373*

400 E Brigantine Ave, Unit 2C	Condo/Townhouse/Apt.	3/2	1,020 sq ft	610	1960	1/19/2024	$3,000 mo.	$3

Introducing 400 East Brigantine Ave Unit 2C, a stunning 3 bedroom, 2 bath oceanfront condo that offers the ultimate in luxurious beach living. Located in the heart of Brigantine, this property is perfectly situated to take full advantage of all that this beautiful community has to offer. As you step into this beautiful condo, you are greeted by breathtaking ocean views that stretch as far as the eye can see. The open-plan living and dining area are flooded with natural light, creating a warm and welcoming atmosphere that is perfect for entertaining or relaxing with family and friends. With its prime location, breathtaking ocean views, and luxurious amenities, 400 East Brigantine Ave Unit 2C is the perfect place for your summer getaway! Beach tags and chairs included!

Courtesy of BRIGANTINE BEACH REAL ESTATE

7 Active • *New, Active: 3/3/2024* *MLS ID: 582793*

4136 Atlantic Brigantine Blvd, #B	Condo/Townhouse/Apt.	3/3	–	–	–	3/3/2024	$889,000

Bayfront in Brigantine with Dock, New Boat Lift & In-Water Boat Slip. 3 Bedrooms & 2.5 Bathrooms with amazing views. Fantastic location in the slow-wake zone with deep water. HUGE main deck to view the AC skyline & surrounding water views. Very protective for your boat or wave-runners or to simply enjoy a morning or afternoon swim. Close to Atlantic City nightlife and walking distance to the grocery store, town center, restaurants/bars on the Southern end of Brigantine Island.

Listing Courtesy of BHHS FOX AND ROACH-BRIGANTINE

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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: 2/16/2024* *MLS ID: 582281*								
510 W Shore Dr	Single Family	8/6	5,298 sq ft	–	2015	2/16/2024	$3,475,000	$656

Experience the awe-inspiring sunsets and AC skyline views on the open bay from this stunning coastal bayfront home! Situated on Brigantine's premiere "Gold Coast", boasting 5,298 sq ft of luxurious living space. This magnificent 8 bedroom waterfront paradise was custom built on pilings in 2015 with a four stop elevator and many fine amenities. So many features you'll love that are ideal for entertaining family & friends such as: traditional living on the 1st floor, an open floor plan, gourmet kitchen, custom bar, and oversized decks for sunning and enjoying outdoor living. Enjoy bay water sports such as boating, kayaking, fishing. Known for their beautiful clean beaches , Brigantine also offers Links golf course, mini golf, community center complete with pickleball & other sports, great restaurants & shopping, quiet daytime living and fun evening times . A must see!

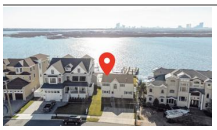
Listing Courtesy of RE/MAX COASTAL

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
9 Active • *New, Active: 12/11/2023* *MLS ID: 580394*								
231 Hagen Rd	Single Family	3/2	1,660 sq ft	–	1990	12/11/2023	$2,500 mo.	$2

3 BEDROOM, 2 BA CORNER CONTEMPORARY, DECK, SCREENED PORCH. BEAUTIFUL LANDSCAPING. VERY UNIQUE PROPERTY. New gas log fireplace and gas hot water heater. One bedroom and one bath on first level, two bedrooms and full bath on second level. All hardwood floors on first level, all bedrooms are carpeted. Ceiling fans in upstairs bedrooms, dining room and den. Central Air is supplemented with 4 stand alone a/c units as well.

Courtesy of BRIGANTINE BEACH REAL ESTATE

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
10 Active • *Short Sale, New, Active: 3/2/2024* *MLS ID: 582779*								
714 W Shore Dr	Single Family	5/3	2,127 sq ft	5,942	1965	3/2/2024	$2,150,000	$1,011



Bayfront in Brigantine! A rare find for sure. Build your dream Bayfront home on this incredible lot on West Shore Drive with amazing 180* water views. The lot protrudes out into the water creating your own peninsula and providing for unobstructed water and Atlantic City skyline views. The home is certainly livable fir this summer but the best use is to build your own custom Bayfront Beauty.

Listing Courtesy of BHHS FOX AND ROACH-BRIGANTINE

RPR

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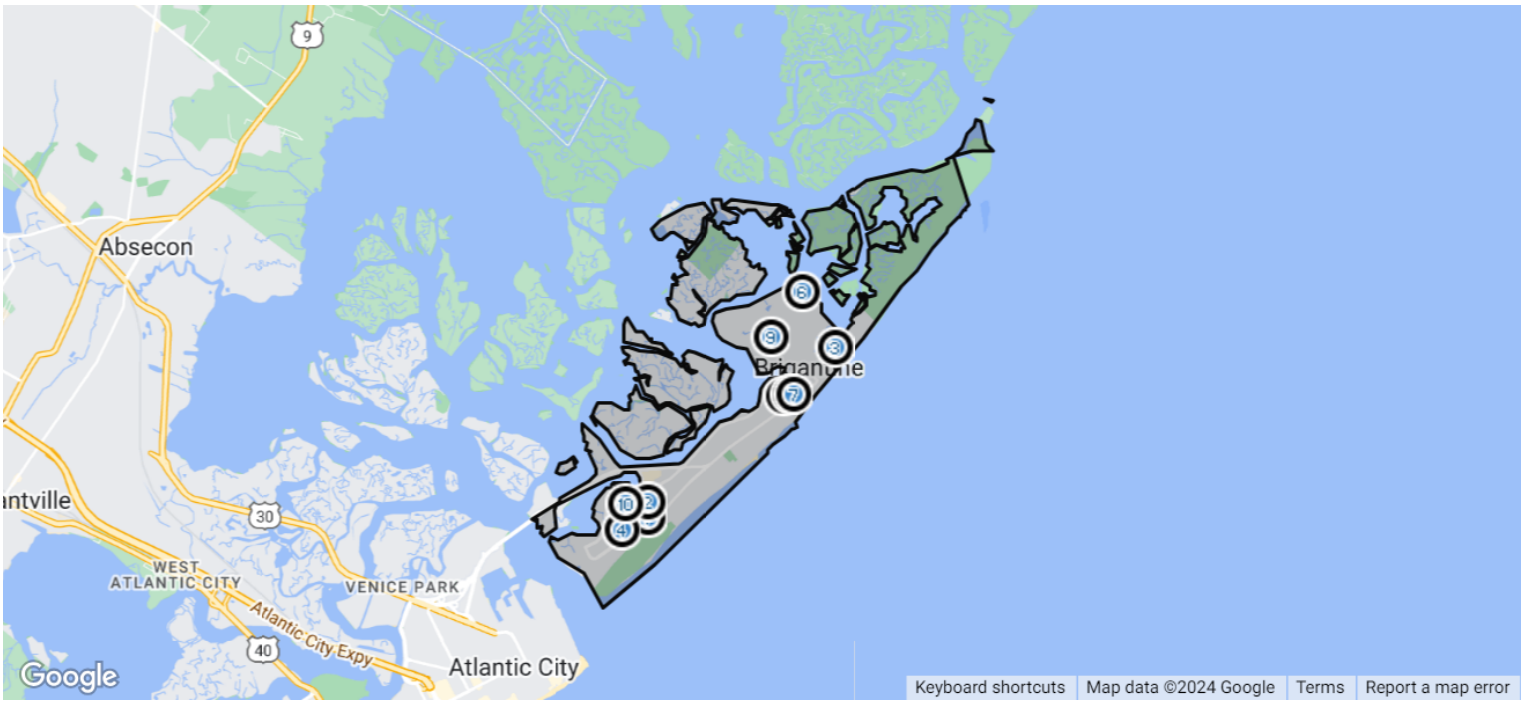

Pending: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
1 Pending • *Under Contract as of 2/27/2024* *MLS ID: 582287*								
4 Hudson Cv	Single Family	3/2	1,242 sq ft	–	1/19/2024	$579,999	2/27/2024	$467

OPEN HOUSE SATURDAY 2/24 from 12-2 LOCATION, LOCATION. IF you've wondering when would be a great time to BUY JUST 2 BLOCKS FROM THE BEACH - IT'S NOW!! Whether you are looking for your FOREVER ISLAND HOME or VACATION HAVEN AT THE SHORE, this 3 bedroom charmer affords you all that Brigantine has to offer. A HAVEN on a PRIVATE CULDESAC with plenty of parking, this home boasts newly resurfaced original hardwoods, brand new Luxury Vinyl Plank and fresh paint throughout! UNDER 2 BLOCKS FROM the BEACH, SURFING, FISHING, BOATING AND MUCH MORE. Also CONVENIENT TO SHOPPING AND EATERIES!! MOMENTS AWAY FROM ATLATIC CITY'S CASINOS!!! DO AC PROPERLY!! Enjoy the beach by day and all of the nightlife, restaurants, attractions and shows that AC offers. STOP watching the listings and make your dream of a home at the beach a reality.

Listing Courtesy of PLATINUM REAL ESTATE

2 Pending • *Under Contract as of 3/1/2024* *MLS ID: 582273*								
5 44th Cv	Single Family	3/2	1,616 sq ft	–	2/16/2024	$685,000	3/1/2024	$424

Charming Ranch House with Garage on a very private Cove street. Located on the most desirable "South End" of the Island and the irregular lot is an oversized (5000+ sq ft). Plenty of outside room for a pool, out door kitchen and firepit!! Interior is extremely well maintained, very spacious, beautiful hardwood floors, Newer AC unit, etc. Great location: quick on and off the island and a short walk to the beach!! This property is priced to sell!!! Any questions, please as the Listing agents.

Listing Courtesy of KELLER WILLIAMS REALTY ATLANTIC SHORE-BRIGANTINE

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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.

3 Pending • *Under Contract as of 2/18/2024* *MLS ID: 578213*

114 9th St N, #B	Condo/Townhouse/Apt.	3/3	1,492 sq ft	2,139	9/27/2023	$659,000	2/18/2024	$442

Welcome To The Best Of The Jersey Shore! Brigantine Island is truly a hidden gem! This PRISTINE two-story, 3 bedroom 2.5 bath townhouse is meticulously kept. Easy maintenance free vinyl siding, outside shower, 2/car parking pad, fenced in-yard with shed, no yard work and 2 front decks. Short walk to beach, restaurants, bay and close to the Links Golf Course. Brigantine has Marina's, Yacht Club, Elk's, Paddle-Swim Club, Playgrounds, Surfing, Boating, Fishing and more! Relax here at the Shore where lazy days are just what the doctor ordered....

Listing Courtesy of BHHS FOX AND ROACH-BRIGANTINE

4 Pending • *Under Contract as of 2/12/2024* *MLS ID: 580341*

14 Lighthouse Dr, #2	Condo/Townhouse/Apt.	3/2	–	–	12/7/2023	$599,900	2/12/2024

Welcome to this remodeled 2nd floor unit located just a few blocks from the popular Brigantine beach. This home has 3 bedrooms and 2 full bathrooms. Walk in to the open concept living room with vaulted ceilings and updated kitchen with white shaker soft close cabinets, granite countertops with bar seating, stainless steel appliances and dry bar area. Primary bedroom has its own private primary bathroom with 5â stand up shower stall and double vanity sink. The home has ergonomic LVP flooring throughout the entire home complimented with soft neutral paint colors. Custom three panel interior doors with matte black door finishes. The living room leads out through two different sliding doors to a spacious composite deck with vinyl railings and black spindles. Perfect for relaxing and enjoying quality time with friends and family. Walk into the large back yard that has been completely fenced in with white vinyl pvc fencing. Included in the backyard is a large concrete patio and enclosed private outdoor shower. The entire yard has white stone perfect for playing outdoor games with family and friends. The best part of the yard is it requires zero maintenance year round. The home offers main floor laundry along with high efficiency tankless water heater. Schedule your appointment to view this amazing home that will start off your summer right. Just in time for the start of the 2024 season.

Listing Courtesy of EXIT HOMESTEAD REALTY PROFESSIONALS LLC

5 Pending • *Under Contract as of 2/27/2024* *MLS ID: 581932*

200 8th St S	Single Family	7/6	3,487 sq ft	7,248	2/6/2024	$1,495,000	2/27/2024	$429

Outstanding opportunity to purchase this superb fully furnished (minor exclusions) & outfitted 7 bedroom & 5.1 bath 3487 ftÂ² single-family beach home on an oversized 50 x 145 lot, just 1 1/2 short blocks to the beach AND ideally located in central Brigantine, within walking distance to the many shops, Ola Kai Fitness Center & several restaurants, including LaScalaâs Beach House!! Outdoor features include a private fully enclosed vinyl-fenced heated saltwater in-ground pool with LED lighting installed in 2018 with an adjoining concrete patio where you can enjoy outdoor dining & barbeques, off-street parking for 4/5 cars in addition to the 2-car attached garage as well as plentiful off-street parking, an enclosed outdoor shower & inground sprinkler system. Perfect for the large, extended family or continue its present use as an extremely successful rental property. VRBO history & income available upon request. New luxury vinyl flooring throughout, 2 new HVAC systems, 2 new water heaters & refreshed bathrooms. Expansive & newly remodeled kitchen/dining area boasts a new center island, new granite countertops with new subway tile backsplash, new white shaker cabinets & new stainless steel appliance package. Comfortably seats twelve with an additional dining room to the right of the kitchen. Generously sized living room with fireplace (presently electric insert) & adjoining sun-filled Florida room provide ample space for entertaining family & guests. Four bedrooms, 2.1 baths & laundry room complete the first level. The second level features an oversized master suite with a private bathroom, a spacious junior suite with a private bathroom, a third bedroom, a full bath, and a large owner supply room. Your dream beach home or perfect investment rental property awaits!! Hurry!!!

Listing Courtesy of WEICHERT REALTORS BRIGANTINE REALTY

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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.

6 Pending • *Under Contract as of 2/12/2024* *MLS ID: 580328*

6 Hutchison Pl	Single Family	4/3	2,424 sq ft	–	7/13/2023	$649,900	2/12/2024	$268

Beautiful 2 story golf course view home in the North end of Brigantine. Home has a concrete drive and the area leading to the rear and rear yard is all pavers. The rear deck is huge and overlooks the golf course. When you step into the home and out of the foyer you will find yourself in a flowing open style floor plan from the living room to Huge family room then dining room. The kitchen is very large with plenty of counter space and Cabinets. Off the Kitchen is a small alcove that leads into the utility room, powder room and attached garage. Travel up the open carpeted stairs to the upstairs area consisting of your master bedroom with large walk-in closet and Master Bath. The rest of the upper level is a full hall bath and 3 additional bed rooms

Listing Courtesy of VYLLA HOME - ATLANTIC CITY

7 Pending • *Under Contract as of 2/19/2024* *MLS ID: 578949*

226 6th St S	Single Family	4/3	2,095 sq ft	3,999	10/20/2023	$699,000	2/19/2024	$334

Location! Location! Location! Just a short walk to Brigantine's Beautiful Beach! Your located in the center of town, easy walk or bike to everything, restaurants, shops, Yacht Club, yoga, Elk's, Links Golf Course and much more. Spacious layout with 4 Bedrooms and the second floor Primary Suite features a private deck, 3 full bathrooms, eat in kitchen, dining area, living room with gas fireplace, laundry room, central air, gas heat, outdoor shower, shed, vinyl siding and 4 car parking pad. Brigantine is a relaxed beach town with plenty of watersports, boating, surfing and fishing! Only minutes away from AC's casino's, shows and nightlife makes this the best spot at the Jersey Shore!. Property coming as is. Sellers are motivated to SELL! Call us for a showing today or for more information.

Listing Courtesy of BHHS FOX AND ROACH-BRIGANTINE

8 Pending • *Under Contract as of 2/25/2024* *MLS ID: 582578*

219 7th St S	Single Family	4/3	1,914 sq ft	5,201	2/25/2024	$600,000	2/25/2024	$313

The location you have been searching for is available only 1.5 Blocks to the Beach in the center of town. Knock down and build your dream home or rehab and make your own.Property being sold in "as is " condition

Listing Courtesy of RE/MAX COASTAL

9 Pending • *Under Contract as of 1/24/2024* *MLS ID: 578206*

3 Cummings Pl	Single Family	3/2	1,528 sq ft	5,001	9/27/2023	$695,000	1/24/2024	$455

This property is just stunning! Raised ranch located on Brigantine Golf Links. . The perfect Beachhouse. Property being sold furnished (per inventory) WILL NOT LAST CALL TODAY!

Listing Courtesy of BHHS FOX AND ROACH-BRIGANTINE

10 Pending • *Under Contract as of 1/15/2024* *MLS ID: 580716*

12 Explorer Rd	Single Family	3/2	1,631 sq ft	–	12/24/2023	$750,000	1/15/2024	$460

You have to see all the gorgeous updates in this 2-story home situated on the south end of Brigantine, close to the popular 4x4 drive on Jetty & Cove beaches! Spacious interior featuring a desirable open floor plan, hardwood and vinyl plank laminate floors, and a beautifully remodeled kitchen with quartz counter tops, tiled backsplash, island seating, and Bosch & Samsung appliances. There are 3 bedrooms, 2 updated bathrooms and a 29x13 den with a cozy fireplace, which can be converted to a 4th bedroom if needed. Also features a newer HVAC system with 2 zones, gas heat and central air. Nestled on an oversized 70x93 corner lot, the exterior is great for enjoying the fresh salt air breezes & outdoors with its front and back covered patios, fenced yard and shed. You'll fall in love with this home, and its reasonable price!! 12 Explorer Rd legal address/ 2 Explorer Cove mailing address

Listing Courtesy of RE/MAX COASTAL

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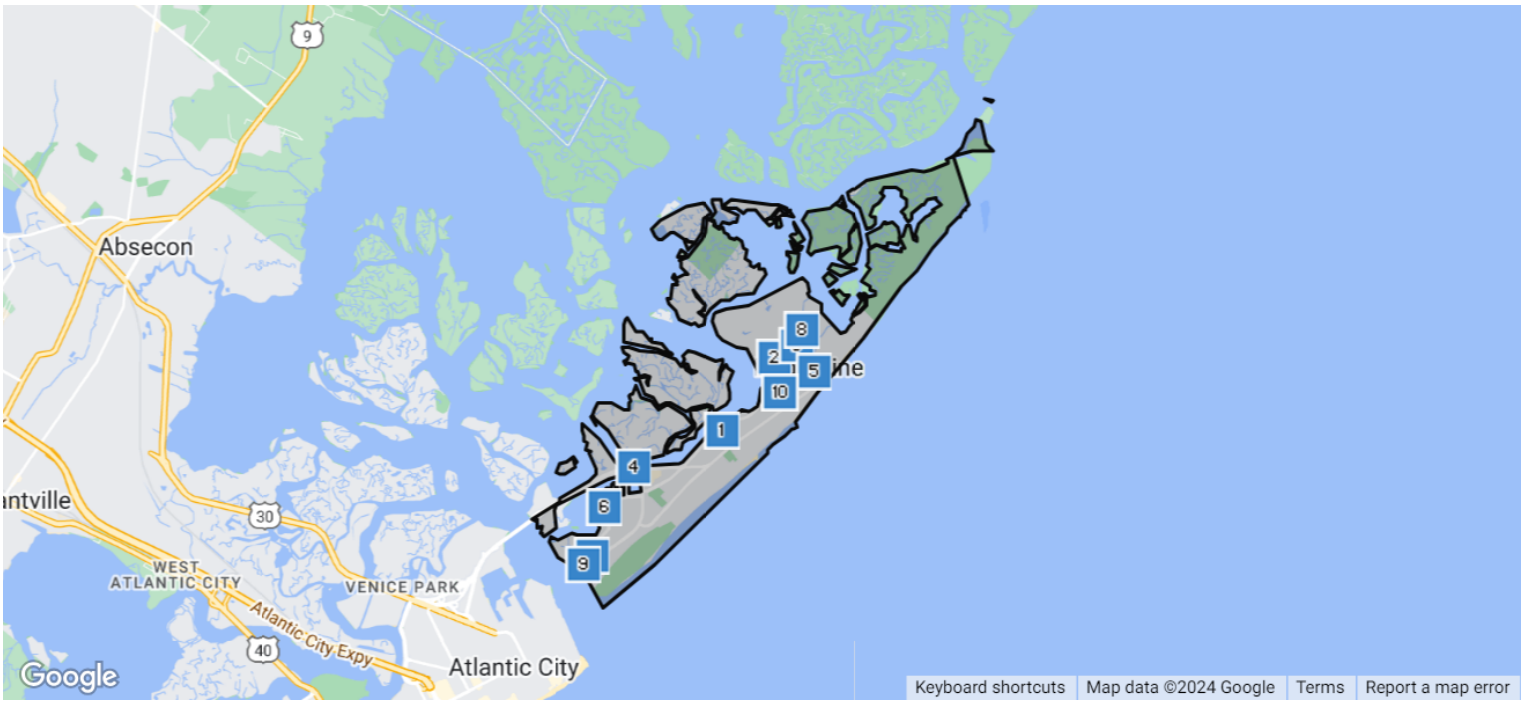

Closed: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
1 Closed • *Sold Date: 1/12/2024, MLS Listing 575852: 7/13/2023* *MLS ID: 575852*								
104 23rd St S	Single Family	3/2	1,700 sq ft	–	1966	1/12/2024	$727,000	$428

Wow, here is the family beach home you've been looking for! Nestled in the heart of town in the desirable A-Zone on a large 80x90 lot, this beautiful, well-maintained home has a traditional layout that you'll cherish and feel comfortable in. Features nice hardwood floors, updated kitchen countertops, a spacious living room and family room, 3 bedrooms and 2 bathrooms and a back yard & deck perfect for summer BBQ's. Also has convenient alley access and an outside shower. Centrally located just 3 blocks to the beach, and walking distance to the public bay beach/dock where you can load your kayaks or paddle boards from! Walk to restaurants, shopping and the ball field/Shark Park playground . Hurry this one won't last long!

Courtesy of RE/MAX COASTAL

2 Closed • *Sold Date: 12/29/2023, MLS Listing 579441: 11/4/2023* *MLS ID: 579441*								
433 Lafayette Blvd	Single Family	5/3	2,404 sq ft	–	1972	12/29/2023	$850,000	$354

Absolutely one of Brigantineâs finest! Welcome to 433 Lafayette Blvd! This 5 bed/3 bath stunner, located in the heart of the Brigantine Golf Links area, is sure to impress! Pull into the double wide driveway and park in the 4 bay garage. Walk up a flight of stairs to get to the main living space. Main Level: Living room, dining area & updated kitchen featuring granite counters, white shaker cabinets, black stainless appliances & peninsula. Access to the deck & rear yard is directly off the dining area. This open layout provides a great space for hosting & entertaining! Down the hall are 2 bedrooms and a full bath. 2nd Level: The master suite will WOW you with the size and space it offers--enough to fit a King bed and a separate sitting/vanity area. It is completed with 2 closets and a full bath. Also upstairs are 2 bedrooms, hall bath, den/office, laundry room & easy attic access. Exterior: Enjoy the view of the 13th hole from the huge deck which also provides stairs to the ground level and brings you to the fenced-in backyard highlighted by the concrete patio, paver lounge area, playset & outdoor shower. Additional features & upgrades: Dual zone HVAC, tankless hot water, electric fireplace, shaker cabinets w/soft close drawers, granite counters, black stainless appliances, gas range, laundry hook-ups for stackables in main floor hallway nook, outdoor shower, golf course views & more!

Courtesy of LONG AND FOSTER REAL ESTATE INC-CHERRY HILL

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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: 2/23/2024, MLS Listing 577465: 9/5/2023* *MLS ID: 577465*

8 Heald Rd	Single Family	3/2	936 sq ft	–	1968	2/23/2024	$508,000	$543

This ranch style home has been completely redone four years ago, ensuring that you won't have to worry about major renovations. The roof, air conditioning, furnace, water heater, kitchen (which was redone just 2 years ago), siding, and more. The location is another bonus - the property is situated just half a mile away from the stunning beaches, offering you the opportunity to enjoy the beautiful coastal scenery. You'll have plenty of storage options with this home, as it features an attic, garage, and shed for all your belongings.Don't miss out on this great opportunity - call today to schedule a viewing of this updated ranch style home.

Courtesy of BHHS FOX AND ROACH-BRIGANTINE

4 Closed • *Sold Date: 2/23/2024, MLS Listing 577948: 9/19/2023* *MLS ID: 577948*

4101 Atlantic Brigantine Blvd, Apt 5	Condo/Townhouse/Apt.	3/3	2,388 sq ft	2,721	1988	2/23/2024	$850,000	$356

Amazing Views! Direct bay-front view from your private covered patio on the first floor. Walk out the upstairs main bedroom, onto your private deck where you can absorb the sunshine while seeing for miles. Sunsets, WOW! From your main floor covered patio, take a walk on the new dock (2022). Relax on the bench and watch the sunset. Never gets old! Included is your own boat slip with riparian rights. The water is approximately 20â deep, can accommodate a boat up to approximately 25â. The family room and kitchen were completed updated in 2022. The kitchen features 2 quartz countertop islands, plenty of room to prepare and entertain. Upgraded quality cabinets, a Farmers stainless sink and stainless-steel appliances. New beautifully engineered flooring. Recessed lighting, on dimmer switches are carefully positioned. Even from the kitchen, the bay view is gorgeous, looking thru the new concept railing system. Directly next to the kitchen is a Â½ bath, with a new cabinet, quartz countertop that match the kitchen. Upstairs features 3 bedrooms. The Main bedroom is spacious with Anderson sliders leading onto your private deck overseeing the bay for miles. The 2 additional bedrooms are nice size and perfect for your family and guests. 2 bathrooms upstairs, one in the main bedroom and the other directly next to the 2 additional bedrooms. HVAC, hot-water heater and 3 toilets were replaced in 2021. Parking is convenient with 2 assigned parking spots in addition to your own 1-car garage. Whether you a have a boat or not, youâll find this opportunity a must-see!! *Master Deed and Bylaws in associated docs. *Water is approximately 20' deep. *Can accommodate approx. 25' boat. *Parking spots 3 & 4 *Floating dock is for community use. *Between fourth and fifth piling on right is the assigned slip.

Courtesy of WEICHERT REALTORS BRIGANTINE REALTY

5 Closed • *Sold Date: 1/25/2024, MLS Listing 572481: 3/28/2023* *MLS ID: 572481*

204 2nd St N	Single Family	5/4	4,450 sq ft	4,452	2004	1/25/2024	$1,400,000	$315

8 HOUSES TO THE BEACH!! PERFECT Vacation Home or CASH COW INVESTMENT! Current Owner Airbnb's, Amazing Income Opportunity!! 4450 Square Foot Estate Tucked Away in the Quiet North End, Only A Skip To The Beach With Water Views From Multiple Decks! What More Can You Ask For? The Open Floor Plan Features a Gourmet Kitchen, State-Of-The Art Appliances Including Wine Cooler, Granite Counter Tops and Center Island Flowing to the Dining Area Suited for 20+ Guests. The Spacious Main Floor With Fireplace Makes for Great Entertaining Space. The 3 Stories of Living Are All Serviced By The 3 Stop Elevator. The Generously Sized Master Suite With Sitting Room Features an Opulent Marble Bathroom, Walk In Closet, Fireplace, Wet Bar, and Large Private Deck. Master Junior Suite is Spacious adding Private Additional Quarters For The Growing Family. All Guest Bedrooms and Very Spacious With Great Closets As Well. The Exterior Features Multiple Decks With Water Views, Lush Landscaping, Two Car Garage, and an In-Ground Pool with Patio Surround. 3 Zone Gas Heat & Central Air and Very Well Maintained. Ask the Listing Agent for Weekly Rental Financials.

Courtesy of KELLER WILLIAMS REALTY JERSEY SHORE-MARGATE

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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.

6 **Closed** *Sold Date: 2/16/2024, MLS Listing 581402: 1/20/2024* *MLS ID: 581402*

14 Gull Cv	Single Family	3/3	1,341 sq ft	2,256	1984	2/16/2024	$580,000	$433

Welcome Home to this Brigantine Beauty! Enjoy the stunning views of the AC Skyline from one of your two waterfront decks! From sunbathing to star gazing, these outside spaces are a treasure! Well appointed 3 bedroom 2.5 bath townhome in the Kings Cove neighborhood, you'll feel right at home with the beachy feel as you walk through the front door. Mindful construction with open concept living, dining and kitchen on the second floor so you don't miss one sunset while gathering with family and friends. Newer kitchen, kitchen appliances, master bath, HVAC, trek decking + awning. Being sold furnished, this home is ready for you to bring an offer and start making your summer plans today! Welcome Home!

Courtesy of CENTURY 21 ALLIANCE-O1O4J

7 **Closed** *Sold Date: 1/31/2024, MLS Listing 578305: 9/30/2023* *MLS ID: 578305*

5207 Harbor Beach Blvd	Single Family	4/2	1,706 sq ft	11,800	1987	1/31/2024	$830,000	$487

SOUTHEND LOCATION! Walking Distance to the Beach! Don't Let This One Pass By....Hurry Up and Tour this Rare Find Oversized Lot Featuring an Enormous Back Yard with Inground Pool and Pavered Pool Deck. This IS the Beach Compound your Family Needs and Wants for Making all those Memories at The Jersey Shore! Well Maintained and Meticulous 4 Bedroom, 2 Bath Cape Cod Style Home (2 Bedrooms on the 1st Floor/2Bedrooms on the 2nd Floor) Features an Open Floor Plan with Vaulted Ceiling Great Room and a First Floor Primary Bedroom and Bath and Amazing Outdoor Living. Bonus 4 Seasons Room that Overlooks the Pool/Garden Area, and Large Deck for BBQing, Lounging in the Sun, or Just Having Family Fun Time in the Pool. House is Very Well Kept and Maintained, and Turn Key. Furniture Sold Separately. Plenty of Space for The Entire Family, Call Today!

Courtesy of KELLER WILLIAMS REALTY JERSEY SHORE-MARGATE

8 **Closed** *Sold Date: 1/17/2024, MLS Listing 579621: 11/12/2023* *MLS ID: 579621*

2 Mcdermott Pl	Single Family	5/4	3,101 sq ft	–	1998	1/17/2024	$1,070,000	$345

This stunning five-bedroom home is a dream come true for anyone seeking a luxurious and comfortable lifestyle at the shore. As you step into the backyard, you'll be greeted by an outdoor oasis designed for entertaining and relaxation. The thoughtfully designed decking surround a sparkling pool, creating an inviting space for summer gatherings and soaking up the sun. An outdoor Blaze kitchen with built in grill just steps away ensures that hosting outdoor parties and barbecues is a breeze. Additionally, a detached garage behind the house which can be used as a large shed for work space or storage space for all your poolside essentials, beach and golf equipment. Inside, the house continues to impress with high-end Viking kitchen appliances that cater to the needs of even the most discerning chef. The tastefully decorated interior showcases a harmonious blend of style and functionality, creating an inviting space where family and friends can gather and create lasting memories. The home features elegant honed bamboo hardwood flooring throughout the home and the stairs with are complimented with wrought iron railing. In-law suite on the main level, this residence offers the perfect solution for multi-generational living or accommodating guests with privacy and convenience. The main level suite sleeps 4 with a private bedroom and full bathroom, a study / sitting area and a kitchenette complete with a mini refrigerator, sink, coffee maker and wine cooler. Upstairs features 4 bedrooms and 2 full bathrooms. The primary bath is grand with interior designer flare, Carrara marble and a stand alone soaking tub. All bathrooms feature high end vanities and LED lighting throughout. This home goes above and beyond with its two laundry rooms, one on each floor, offering maximum convenience. Efficiency and functionality are at the forefront of this remarkable property. Additionally, the attic space offers plenty of storage. The beautiful landscaping surrounding this home adds a touch of natural elegance to the property. Immaculately maintained lush landscaping create a tranquil atmosphere that enhances the overall appeal of the coastal beach home. Situated in the golf course area of Brigantine, this home offers the best of all worlds - a peaceful retreat on the island and access to golf, the beach and the adjacent nightlife of fine dining, shopping and entertainment in Atlantic City. Don't miss your chance to own this remarkable property that exudes style and elegance in a prime location in the golf course area. Schedule a showing today and experience the epitome of luxury living in this five-bedroom home with an In-law suite and a backyard oasis that will leave you in awe.

Courtesy of BHHS FOX AND ROACH-BRIGANTINE

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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.

9 Closed • *Sold Date: 12/18/2023, MLS Listing 577559: 9/8/2023* *MLS ID: 577559*

22 Ocean Dr W	Single Family	5/6	4,500 sq ft	–	2007	12/18/2023	$2,500,000	$556

Luxury Three Story, 5 Bedroom 5.5 Bath, Direct Ocean Front Home! Multi level decks overlooking the AC Skyline and Brigantine Beach. Ready for you to enjoy with the beach right out the back door. This custom built home boasts only the finest finishes throughout. Gourmet kitchen with built-in appliances, multiple we bars, three fireplaces throughout the home... these are just a few of the many features it offers. The open floor plan, on the second floor, leads to the amazing outdoor living area with Ocean and AC Skyline views that have to be seen to believe. Let the grand staircase carry you to the third floor master level featuring a designer bath, fireplace, office and private deck with direct ocean views. This Sea Point Spectacular is a must see!

Courtesy of SOLEIL SOTHEBY'S INTERNATIONAL REALTY-B

10 Closed • *Sold Date: 12/29/2023, MLS Listing 577086: 8/22/2023* *MLS ID: 577086*

168 8th St S	Single Family	5/3	2,348 sq ft	–	–	12/29/2023	$850,000	$362

Spacious 5BR & 2.1 BA single-family home just 2 short blocks to the beach AND ideally located in central Brigantine within walking distance to many shops, Ola Kai Fitness Center & restaurants, including LaScalaâs Beach House!! Perfect for an extended family, this lovely 2350 ftÂ² beach home boasts 5 bedrooms, 2 Â½ tile baths, a living room, dining room, granite countertop kitchen, family room & laundry room! Hardwood flooring in living room & 2 bedrooms, laminate flooring in kitchen & dining room, wall-to-wall carpeting complete this charming home. Off-street parking for 2 cars plus 1 car attached garage. Enclosed outside shower, two patios, large shed, Sold turnkey!! This move-in-ready beach home awaits you & your family!!

Courtesy of WEICHERT REALTORS BRIGANTINE REALTY

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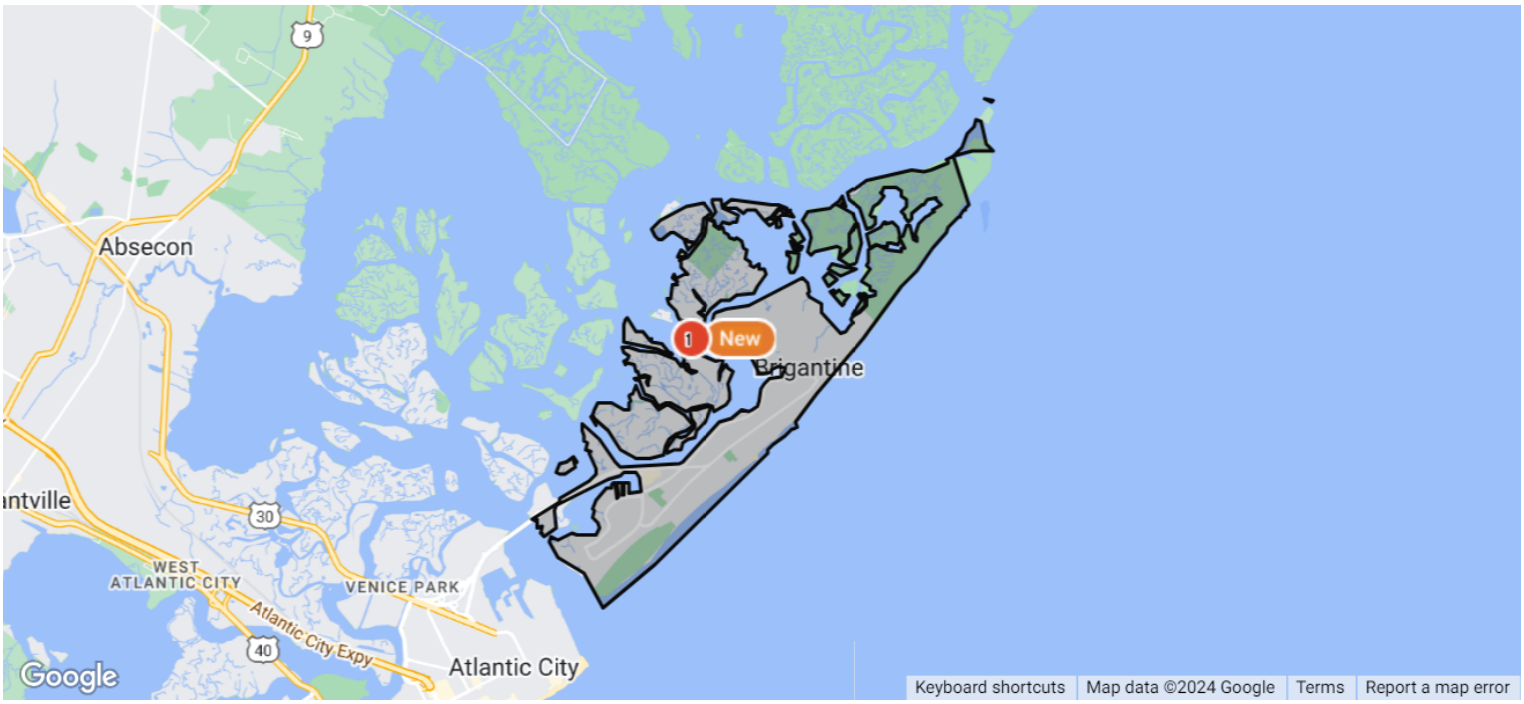
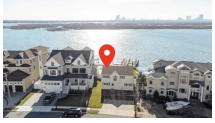


Distressed: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
1 Active • *Short Sale, New, Active: 3/2/2024* *MLS ID: 582779*								
714 W Shore Dr	Single Family	5/3	2,127 sq ft	5,942	$2,150,000	3/2/2024	3/2/2024	Short Sale



Bayfront in Brigantine! A rare find for sure. Build your dream Bayfront home on this incredible lot on West Shore Drive with amazing 180* water views. The lot protrudes out into the water creating your own peninsula and providing for unobstructed water and Atlantic City skyline views. The home is certainly livable fir this summer but the best use is to build your own custom Bayfront Beauty.

Listing Courtesy of BHHS FOX AND ROACH-BRIGANTINE

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