

MARKET ACTIVITY REPORT

Margate City, New Jersey



Presented by

Sherri Lilienfeld | Broker Associate

New Jersey Real Estate License: 0450400

New York Real Estate License: 10401246529

Pennsylvania Real Estate License: RSR002180



Mobile: (609) 287-1795 | Office: (866) 201-6210 | Fax: (609) 939-0792

Main: RealtySherri@gmail.com

Office: www.ApexPrime.com

eXp Realty

28 Valley Road - Suite 1

Montclair, NJ 07042

Margate City, New Jersey

Market Snapshot: Estimated Home Values

Median Est. Home Value \$974K Updated: 2/29/2024	Change Over Last Month ↑ 1.89%	Change Over Last 3 Months ↑ 7.09%	Change Over Last 12 Months ↑ 20.59%	Change Over Last 24 Months ↑ 38.37%
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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 \$974K Updated: 2/29/2024	Change Over Last 12 Months ↑ 20.59%	Change Over Last 24 Months ↑ 38.37%	Change Over Last 36 Months ↑ 59.45%
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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 0 Updated: 3/6/2024	# of Pre-Foreclosures 0	# 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


\$818K

Updated: 2/29/2024


Change Over
Last Month

 **25.77%**

Change Over
Last 3 Months

 **7.1%**

Change Over
Last 12 Months

 **15.96%**

Change Over
Last 24 Months

 **22.01%**

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

\$1.8M

Updated: 2/29/2024

Change Over
Last Month

 **4.05%**


Change Over
Last 3 Months

 **18.16%**

Change Over
Last 12 Months

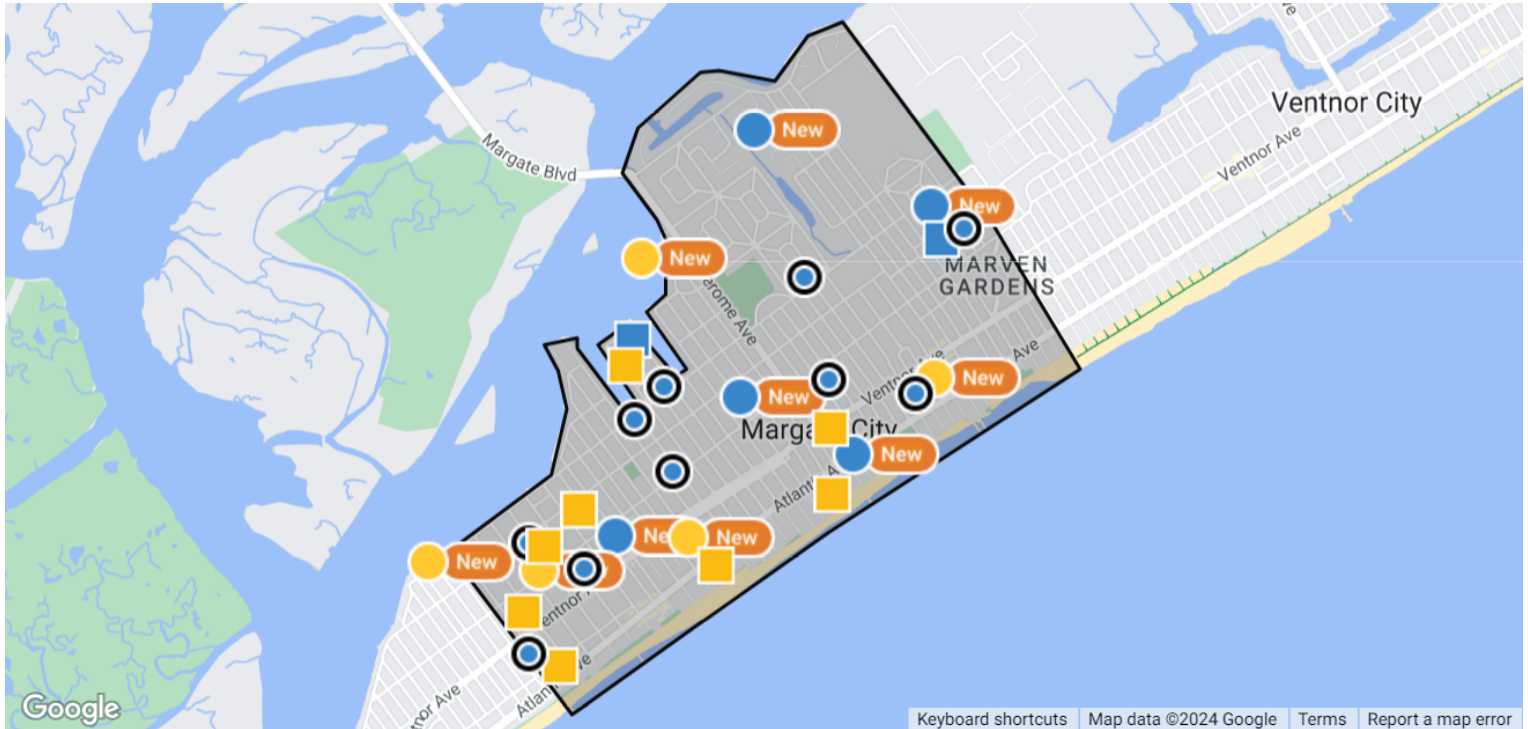
 **6.08%**

Change Over
Last 24 Months




 **35.78%**

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:** Margate 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
Number of Properties	10	10	10
Low Price / Value	\$20,000	\$749,000	\$3,000
Median Price / Value	\$469,500	\$1,412,000	\$33,750
High Price / Value	\$4,499,000	\$2,999,999	\$1,900,000
Average Price / Sq. Ft.	\$415	\$923	\$191
Median Price / Sq. Ft.	\$243	\$651	\$16
Average Days in RPR	23	92	91
Median Days in RPR	11	30	106
Total Volume	\$11,580,000	\$16,174,899	\$2,802,500

Margate 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.
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1 ● Active • New, Active: 2/27/2024 MLS ID: 582630

3 Dolphin Dr

Single Family 6/3 2,654 sq ft — 1959 2/27/2024 \$4,499,000 \$1,695

LOCATION! LOCATION! LOCATION! SEIZE THIS OPPORTUNITY TO OWN THE LAST OVERSIZED LOT ON COVETED DOLPHIN DRIVE, THE ONLY TRUE BEACH BLOCK CUL-DE-SAC IN MARGATE *** 6BR 3BA***DIRECT OCEAN VIEWS***OWNED BY SAME FAMILY FOR 59 YEARS!***NEW ROOF***NEW HVAC***50x115 LOT***TAXES \$20,805*** If youâre tired of the same cookie-cutter, uninspired, black-and-white âopen living spaceâ Margate McMansion thatâs been popping up all over the island and will be dated and out of style in three years, why not go with a classic stalwart that has withstood the test of time, tide and the elements for over 60 years? This sturdy brick beauty occupies the LAST available oversized single lot on the ONLY true beach block cul-de-sac on all of Absecon Island in what has been recently transformed into the circle of millionaires. (Two of the nine houses on Dolphin Drive are assessed at \$7.2 million and \$8,500,000.) This elegant mid-century marvel has been lovingly enjoyed and maintained by the same family for the past 59 years, and boasts 6 bedrooms, 3 full baths, plus a laundry room shower right off the back door for easy clean-up after the beach, which is literally just steps away. Features of this iconic beach house include new roof, new HVAC, new garage doors, recently remodeled kitchen, new windows and paint throughout, walk-in attic with incredible storage capacity, and a resurfaced balcony deck with new sliders to the balcony from the massive master suite for your magnificent direct ocean views. The formal dining room and massive living room provide wonderful flow for parties and entertaining. Many large parties and holiday celebrations have been hosted at the home by the owners over the past half century, including a beautiful wedding reception for 50 guests held in the secluded parklike backyard surrounded by the mature landscaping. Unheard of beach block off-street parking for up to six cars completes the package. Located half a block from the Margate Library, Pavilion, playground and park, you can walk to EVERYTHING! Beach, bars, restaurants, shopping, Caselâs, Dinoâs, banks, post office: youâll be in the true heart of Margate, hidden from view and free of any through-traffic. Options for buyer: enjoy it as it stands, or if you really want that extra 2,000 sq. ft. of living space, save the hassle and unnecessary expense of demo/rebuild and simply lift the house on the existing non-conforming footprint. That way you keep all the classic architecture and coveted mid-century design while allowing you the freedom to create an entire additional vast first floor living space tailored to your own needs and imagination. With the garage spaces (and additional storage) moved to ground level (remember: existing Margate zoning laws allow 2.5 full stories above the ground floor!), you could convert the existing detached oversized garage into anything youâd like: in-law suite, office, pool house, flex space, rec room, entertainment oasis â! the skyâs the limit! Why knock down and spend when you can lift and save?! Additionally, a lift would provide even better ocean views! The possibilities are endless! Act NOW for this prime and unique piece of real estate.

Listing Courtesy of RE/MAX PLATINUM PROPERTIES-D

New Listings: 10 (cont.)



2 ● Active • New, Active: 12/15/2023 MLS ID: 580531

104 N Kenyon Ave

Single Family

5/5

-

3,507

2024

12/15/2023

\$2,475,000

Welcome to your dream home at 104 N. Kenyon Ave. in Margate City, NJ! This stunning new construction 5 bedroom/4.5 bathroom home offers the perfect combination of luxury, comfort, and quintessential allure of the shore. Step inside and be greeted by a lavish interior boasting top-of-the-line features. With an elevator for easy access to all floors, this 5-bedroom home offers plenty of room for the whole family. Each of the bathrooms is beautifully designed with quality finishes, such as Quartz Counters, adding a touch of sophistication. The main living area is a perfect blend of elegance and warmth. Hardwood floors lead you to a wet bar and a floor-to-ceiling fireplace, creating an inviting ambiance for spending time with loved ones. Enjoy the coastal breeze from the two decks, or rinse off in the convenient outdoor shower after a day at the beach. Situated on a spacious lot, this property provides ample space for your own private oasis. Imagine lounging by the pool with a mesmerizing waterfall feature, or entertaining guests in the cabana. The possibilities for outdoor enjoyment are endless. With a sprinkler system in place, maintaining the lush landscaping will be a breeze. This home is thoughtfully designed with a first-floor den, which can easily be transformed into a guest bedroom or a private office. Convenience is at your fingertips, as this property is ideally located just three blocks to the beach and close to Margate's finest boutiques and eateries. Plus, there's still time to choose the finishes of your liking, ensuring that your new home will reflect your personal style. Summer 2024 awaits, and this home is ready to be your sanctuary at the shore.

Listing Courtesy of RE/MAX PLATINUM PROPERTIES-H



3 ● Active • New, Active: 1/31/2024 MLS ID: 581718

8407 Wellington Ave

Single Family

5/3

2,730 sq
ft

5,001

1988

1/31/2024

\$40,000 mo.

\$15

Escape to bay bliss at this Margate BAYFRONT JULY RENTAL! Gorgeous Open Bay & Panoramic Sunset Views await you from your multiple decks and expanded living area. Plenty of room to entertain inside and out! This inviting home features a first floor in-law suite, an open floor plan on the main level with updated kitchen, and four bedrooms upstairs, including a captivating master suite with vaulted ceilings and a lavish bath. Outside features large back deck, two boat slips, jet ski ramp/floating dock, wiring for 5 speaker stereo system with surround sound, large garage, and the list goes on. Short distance to Margate's finest restaurants, shops and nightlife. Don't wait to see this one! Perfect for a July getaway!

Courtesy of KELLER WILLIAMS REALTY JERSEY SHORE-MARGATE



4 ● Active • New, Active: 2/21/2024 MLS ID: 582424

7405 Monmouth Ave

Single Family

3/3

2,066 sq
ft

-

1958

2/21/2024





\$975,000

\$472



Your long-awaited dream home awaits at 7405 Monmouth Avenue, nestled on an unusually large 50 X 95 lot in Margate's sought-after ABC neighborhood. This 3-bedroom, 1-bathroom with 2 half baths residence warmly welcomes you from its quintessential front porch. Step inside, and custom hardwood floors with mahogany inlays guide you through the open layout of the main floor, featuring a living and dining area, and a recently renovated kitchen with top-of-the-line stainless steel appliances, a large center island, and custom cabinetry. The home's layout offers the convenience and privacy of a multi-level design. A short staircase to the upper level, revealing three spacious bedrooms and a shared full bathroom, with the primary suite offering the added convenience of an ensuite half bath. Descend to the lower level, opening to an impressively sized recreation/family room with a built-in bar area, a charming wood-fired stove, and access to another half bath and a large laundry/utility room. Double doors lead outside to an expansive partially fenced backyard. The property also features an extremely long driveway accommodating 5 or more cars. Updates include the addition of a 2-zone central air system in 2022 and a recent kitchen remodel. This home presents expansion opportunities with its spacious lot, leaving room for the addition of a pool, hardscaping, and cabana. Perfectly situated just four blocks from the beach and a leisurely stroll from Margate and Ventnor's beloved eateries and shops, make this home yours in time to create those summer shore memories!

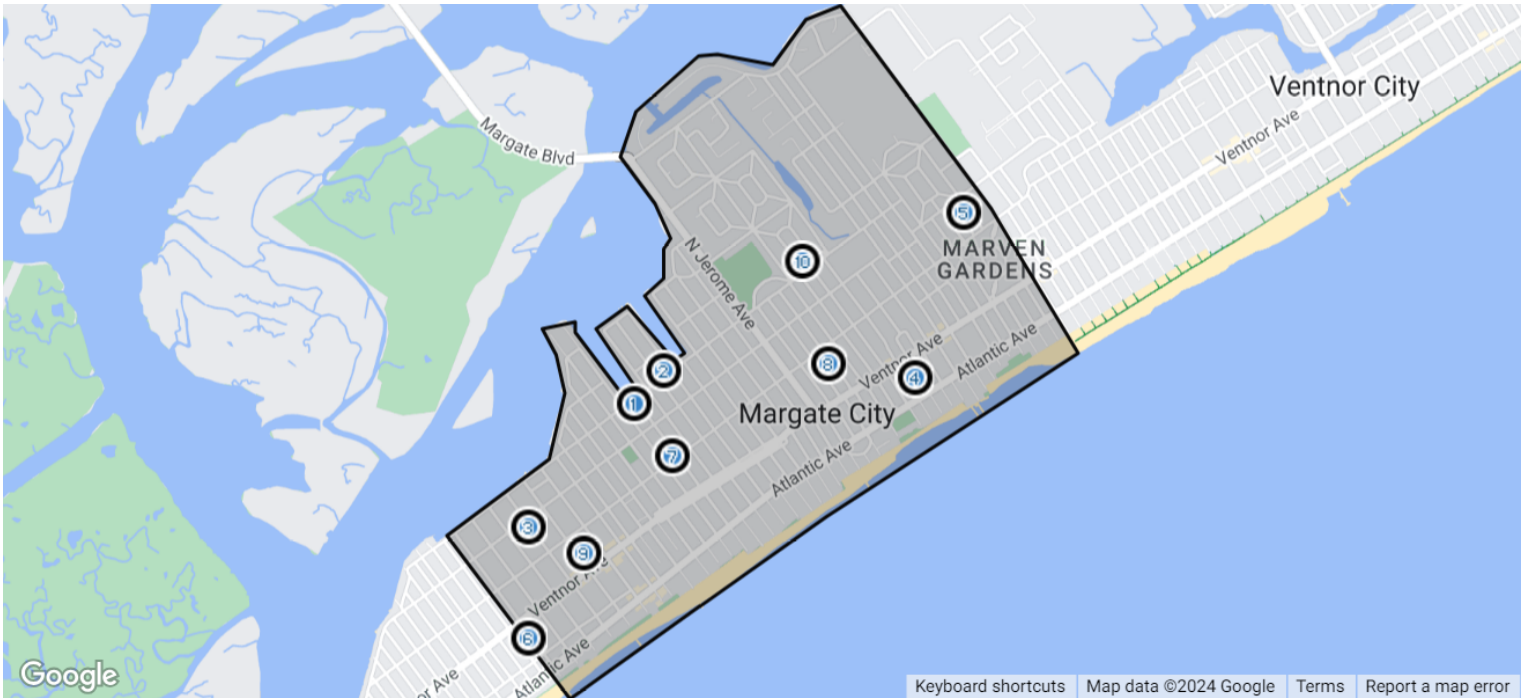
Listing Courtesy of RE/MAX PLATINUM PROPERTIES-H

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.
	5 ● Active	*New, Active: 3/4/2024 MLS ID: 582832							
	12 S Sumner Ave	Single Family	4/4	2,518 sq ft	3,999	1937	3/4/2024	\$25,000 mo.	\$10
AVAILABLE MAY 1ST- JUNE 21ST \$20,000 OR AUGUST 20TH-SEPTEMBER 30TH \$25,000!! Beautiful Southside Parkway home! This 4 bedroom, 3.5 bath home has a dream location just ONE BLOCK TO THE BEACH! Immaculate beauty features hardwood floors throughout, large den, and gourmet eat-in kitchen!! Lovely front porch & deck with OCEAN VIEWS!! Great backyard for the kids or grilling and a driveway for plenty of off-street parking!! This one will go fast...CALL TODAY!!									
Courtesy of BHHS FOX AND ROACH-MARGATE II									
	6 ● Active	*New, Active: 2/28/2024 MLS ID: 582654							
	602 N Douglas Ave	Single Family	3/3	1,884 sq ft	4,034	1966	2/28/2024	\$899,000	\$477
MOVE RIGHT IN to this newly renovated home located in a family-friendly neighborhood close to shopping and the beach! The interior features a comfortable and practical layout with a living room, formal dining, on trend kitchen with counter seating and overlooking the lower level family room centered by a beautiful wood fireplace. The lower level of the house is completed by a powder room, laundry room, and a converted garage for additional bedroom/storage/flex space. The upper level features 3 ample sized bedrooms with fresh carpeting - including an owners bedroom with dual closets and an 'en-suite' bathroom. Additionally there's a fully modernized hallway bathroom. Recent interior upgrades include brand new HVAC system, luxury vinyl plank flooring, recessed lighting, white shaker kitchen cabinetry with quartz counter-tops, marble backsplash and SS appliances. The fresh paint, and updated plumbing/electric fixtures complete the interior. A cozy front porch and low-maintenance paved backyard with an outdoor shower adds the final touch to this perfect year-round home or summer getaway. Schedule your appointments today!									
Listing Courtesy of EXP REALTY - MONTCLAIR									
	7 ● Active	*New, Active: 1/28/2024 MLS ID: 581661							
	18 N Adams Ave	Single Family	4/2	-	-	-	1/28/2024	\$25,000 mo.	
\$25,000..Memorial Day to July 31 Well Maintained Fabulous 2 story townhouse 2 blocks to beach!! Centrally Located., Immaculate and turn key! . This wonderful front unit has 2 oversized decks. A private garage with room for bikes and beach equipment. Driveway for additional parking. Supersized living room leading onto to oversized covered deck. 4 beautiful bedrooms. Vinyl Cedar Shakes exterior 2 beach chairs and 2 beach badges included, plus outdoor grill. First floor deck has entrance from interior plus outside entrance. Digital Access for entering and leaving. Best location in town, walk to all the fine eateries, shopping and beach!! The ultimate dream vacation home!! . Unit has 4 TV's of which smart tv is in living room. The second floor features 4 beautiful bedrooms with new mattresses. 3 Queen beds and 1 full. Two oversized decks, 8 x 24 feet with chaise loungers and chairs provided. 2 full bathrooms. Fully-stocked kitchen. New full-size LG Washer & Dryer. This is a non-smoking and pet-free unit. Great location; just park and walk to all Margate has to offer. Enjoy the summer time in Margate 2024! Beach is wide and beautiful. 10 minutes to Atlantic City and Ocean City.									
Courtesy of BHHS FOX AND ROACH-MARGATE									
	8 ● Active	*New, Active: 2/6/2024 MLS ID: 581915							
	9009 Ventnor Ave	Single Family	5/5	4,153 sq ft	3,812	1955	2/6/2024	\$2,599,000	\$626
One of the most unique properties in all of Margate! Corner with ocean views straight down Cedar Grove and on the edge of the Parkway Section. Rarely do you get this location and this much interior space! Situated in an S-25 Residential Zone with pre-existing use as Doctor's office & one family residence. Two bedrooms on the upper level with open living area with kitchen, rear deck to BBQ, ocean views! Bi-level entrance to elevated front porch facing straight down Cedar Grove. Enter to large waiting area and reception, separate kitchenette with sink and refrigerator, staircase up to mini-reception desk open area with hallway to storage closet, 4 rooms, a hall powder room plus an office with full bath. Ground level has 6 exam spaces with powder room and ground entrance at front and rear. So potential with this property and location! Don't miss out!									
Listing Courtesy of SOLEIL SOTHEBY'S INTERNATIONAL REALTY - A									

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.
	9	Active • New, Active: 2/28/2024 MLS ID: 582706							
	216 N Coolidge Ave	Single Family	3/3	1,481 sq ft	2,178	1996	2/28/2024	\$20,000 mo.	\$14
<p>Welcome to your Summer retreat in the coveted Marina District! This stunning two-story townhome offers the perfect blend of comfort and convenience. Plus, enjoy easy access to the bay and stroll to Margate's renowned restaurants, including Steve and Cookies, Tomatoes, and Sophias. Step inside to discover gleaming hardwood floors that adorn the inviting first floor. The spacious living room seamlessly flows into a large dining area, complete with a convenient built-in wet bar. Entertain with ease in the open-concept kitchen, featuring stainless steel appliances, granite countertops, and a breakfast bar. Enjoy effortless hosting with sliding glass doors leading to a back deck, patio, and outdoor shower. A full laundry room and stylish half bath provide added convenience on the first floor. Upstairs, find three generously sized bedrooms and two full bathrooms. The master suite is a haven of relaxation, boasting high ceilings, a custom spa-like bathroom, and a walk-in closet. Step out onto your private deck to savor breathtaking sunsets and bay views. Outside, a fenced backyard and a two-car driveway offer ample space for outdoor enjoyment. Don't miss this opportunity to experience the best of Jersey Shore living this summer. Call today and make this exceptional townhome your seasonal sanctuary! AVAILABLE ALL OF JULY & AUGUST.</p> <p><i>Courtesy of COMPASS NEW JERSEY-OCEAN CITY</i></p>									
	10	Active • New, Active: 2/28/2024 MLS ID: 582643							
	7801 Atlantic Ave, #B	Condo/Townhouse/Apt.	4/3	1,750 sq ft	—	2019	2/28/2024	\$23,000 mo.	\$13
<p>Rental August 2024!! DON'T MISS OUT ON THIS CONDO LOCATED ACROSS FROM THE BEACH! This unit is just a few blocks to the boardwalk and a short walk to restaurants and shopping. Enter into your luxurious open space living room, dining room, top of the line appointed kitchen, gorgeous hardwood floors with a full bathroom and bedroom on the main level. Upstairs you will find 3 bedrooms, and 2 full baths. On both floors are large decks with beautiful views of the ocean.</p> <p><i>Courtesy of BHHS FOX AND ROACH-MARGATE</i></p>									






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: 570775						
	222 N Sumner Ave	Single Family	5/5	1,328 sq ft	3,040	2/2/2023	\$2,550,000	2/27/2024	\$1,920
<p>PARKWAY NEW CONSTRUCTION FEATURING GORGEOUS WATER VIEWS AND SUNSETS EVERY DAY!!! Situated on a beautiful corner lot and will feature 5 bedrooms and 4.5 baths. This one-of-a-kind, show stopper will showcase high ceilings, hardwood flooring throughout, gorgeous finishes, an elevator, and twin wrap around decks!! Home will boast a chef's kitchen which includes Thermador appliances and Euroline cabinetry. Large open floor plan on the first level features a spacious living room perfect for all of your hosting needs! Wrap around decks on both the first and second floors, allow you to enjoy sunsets or afternoon cocktails after a lovely day on the beach! An oversized garage and OPTION FOR IN-GROUND POOL! This will be a spectacular new home located in the PRESTIGIOUS PARKWAY SECTION of Margate on one of the prettiest streets! Minutes away from stores and restaurants in both directions. Ride your bike anywhere! DON'T WAIT! CALL TODAY TO CUSTOMIZE YOUR BRAND NEW BEACH HOME!</p> <p><i>Listing Courtesy of BHHS FOX AND ROACH-MARGATE</i></p>									
	2	Pending	* Under Contract as of 2/25/2024 MLS ID: 581955						
	8715 Amherst Ave	Single Family	5/5	1,914 sq ft	3,598	2/7/2024	\$2,299,000	2/25/2024	\$1,201
<p>**Please Join Us Saturday Feb 24th for an OPEN HOUSE from 12-2pm** GORGEOUS NEW CONSTRUCTION IN THE DESIRABLE PARKWAY SECTION OF MARGATE BETWEEN THE BEAUTIFUL PEMBROKE & QUINCY AVENUES! 5 Bedrooms, 4.5 Baths with IN-GROUND POOL & ELEVATOR! This beauty showcase high ceilings and hardwood flooring throughout! The large open floor plan features a large family room, a gourmet kitchen w/ high-end stainless steel appliances, a large center island w/ ample counter seating, and a generous dining area! A mud/utility room, spacious den, and powder room complete the first floor. The second floor boasts two spacious bedroom suites with their own private baths, a second floor laundry room, and a wonderful master bedroom suite w/ large walk-in closet and stunning master bath! The third floor has two more generously-sized bedrooms and another full bath! This spectacular new home also includes a full attached oversized garage, rear covered veranda area, ELEVATOR, and 2 large front decks to enjoy your cocktails or coffee! Call today for more details!</p> <p><i>Listing Courtesy of BHHS FOX AND ROACH-MARGATE II</i></p>									

Pending: 10 (cont.)

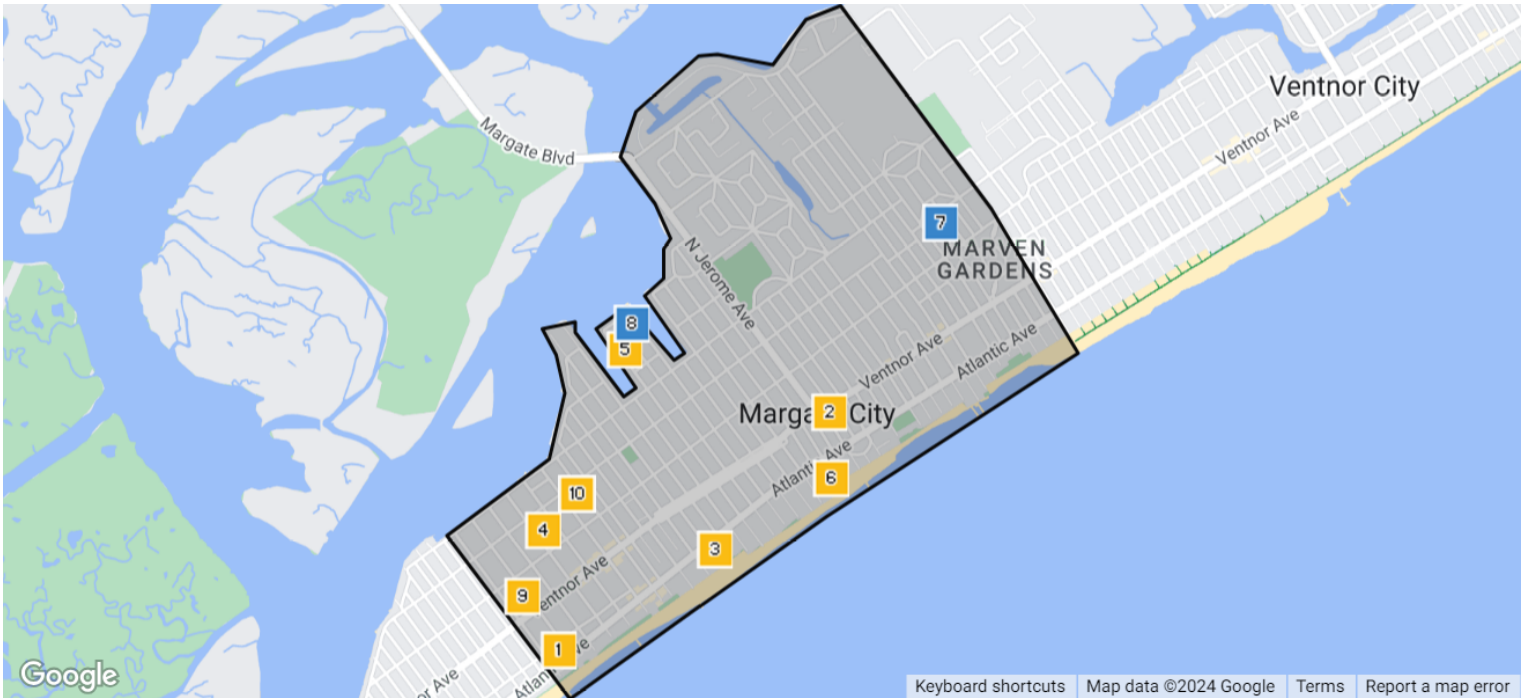
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	3 Pending • Under Contract as of 2/23/2024 MLS ID: 581376							
	128 N Jefferson Ave, #B	Condo/Townhouse/Apt. 3/3	1,680 sq ft	—	1/19/2024	\$959,000	2/23/2024	\$571
Beautiful townhouse/condo fully updated and renovated. Pet Friendly with a fenced corner property. A three story home open concept with vaulted ceilings and natural light. A large renovated kitchen, spacious for all your needs. A sunken living room with newly renovated porch, for all your entertaining needs. The second floor has two bedrooms and a laundry room with updated bathroom. Third floor offers your private suite, with walk in closet, beautiful bath. Right off your suite is a large sun deck, to enjoy your morning coffee. A great location 3 short blocks to the beach the bay, restaurants, shops and more. The summer is around the corner, call today! This pristine home is ready to MOVE IN and ENJOY!!! <i>Listing Courtesy of BHHS FOX AND ROACH-MARGATE</i>								
	4 Pending • Under Contract as of 2/27/2024 MLS ID: 577704							
	10 S Frontenac Ave	Condo/Townhouse/Apt. 4/3	—	—	9/12/2023	\$949,000	2/27/2024	
Great Ocean Views: Wake up to the soothing sound of waves and the sight of endless blue horizons from your private oasis. Enjoy your morning coffee or evening sunset cocktails with panoramic ocean vistas that will take your breath away from your large outdoor deck Four Bedrooms, Three Baths: Spacious and accommodating, this condo boasts four bedrooms and three beautifully appointed bathrooms. Plenty of room for family, friends, or guests. Cathedral Ceilings: Experience the grandeur of cathedral ceilings that create an open and airy ambiance, making every room feel like a retreat. Hardwood Floors: Impeccable hardwood floors add warmth and sophistication to your living space. Pets Allowed: Your furry companions are welcome here, so no need to leave your four-legged family members behind! Large Master Bedroom: Unwind in the generous master suite, complete with all the comforts you deserve. Chef's Kitchen: Calling all food enthusiasts! The chef's kitchen is a culinary paradise, equipped with stainless steel appliances and designed for both functionality and style Upgraded Trim: Thoughtful upgrades and details throughout the condo give it an elegant and polished look that sets it apart from the rest. Plenty of Parking: Forget about parking woes! There's ample parking available for you and your guests. Don't let this opportunity slip through your fingers! This condo is more than just a home; it's a lifestyle upgrade. Whether you're looking for a permanent residence, a vacation escape, or an investment property, this listing checks all the boxes. Schedule your viewing today and experience coastal living at its finest. Your dream condo is waiting for you! <i>Listing Courtesy of RE/MAX PLATINUM PROPERTIES-B</i>								
	5 Pending • Under Contract as of 2/25/2024 MLS ID: 582152							
	113 N Belmont Ave	Single Family	3/2	1,756 sq ft	2,683	2/10/2024	\$749,000	2/25/2024 \$427
Fabulous opportunity to live at the shore year-round or for summer fun. This lovely home has the space you need for your family! An entranceway opens to a huge living room and formal size dining room with a well appointed eat-in kitchen beyond. The laundry room opens to the attached garage. One of the 3 bedrooms has an office or hideaway area which could also serve as a large walk-in closet. There is enviable off street parking in addition to the garage. This is a sought after location in one of the A,B,C streets...close to restaurants, coffee shop and bakery. But most importantly, close to Margate's sparkling beach and Ventnor's boardwalk for walking and biking. <i>Listing Courtesy of BHHS FOX AND ROACH-MARGATE</i>								

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 2/2/2024 MLS ID: 578446							
	14 S Coolidge Ave	Single Family	4/4	2,563 sq ft	3,149	10/4/2023	\$1,995,000	2/2/2024 \$778
<p>PROPERTY UNDER CONTRACT - Move right in to this SOUTH-SIDE Margate custom home built by premier builder Jim Christaldi Builders. Enjoy the morning sun and afternoon sea breezes from the fabulous front porches. Gather with family and friends in the private and secluded backyard oasis as you relax in a newer custom gunite pool and spa installed in 2020. This open concept spacious home with lots of natural light features 4 large bedrooms, 3 1/2 baths and an office. This home was designed with family entertainment in mind, a living room with a built in fireplace, large beautiful kitchen and a dining area all open to the front porch and backyard pool area. Enjoy this home year round with lots of closet space, a large master suite with a fireplace and a two story office/sitting room. Just one block to the most desirable Margate and Longport beaches and a short walk to restaurants, shopping, Longport Tennis Courts and more. A large storage shed for bikes, surfboards and a separate outdoor storage area for beach chairs and an outdoor shower for rinsing off after a day at the beach. Everything you need for your beach home is ready and waiting for you to seize the opportunity for this south side home.</p> <p><i>Listing Courtesy of DILORENZO REALTY GROUP, LLC</i></p>								
	7 Pending • Under Contract as of 2/23/2024 MLS ID: 582189							
	100 N Sumner Ave	Single Family	5/5	1,858 sq ft	3,598	2/15/2024	\$2,999,999	2/23/2024 \$1,615
<p>Welcome to 100 N Sumner Avenue in the highly sought-after Parkway area of Margate situated on a corner lot! This stunning new construction home boasts 10 foot ceilings, high-end finishes, pool, elevator and offers the epitome of coastal living. With 5 bedrooms and 4.5 bathrooms, this residence is designed for comfort and luxury. Upon entering, you'll be greeted by a beautifully finished downstairs area, featuring upgraded pool coping blue stone and captivating turtle murals. The outdoor space is a true oasis, complete with an outdoor shower and upgraded saltwater pool - ideal for entertaining and enjoying the coastal lifestyle. Large open floor layout on the main floor including a chefs kitchen that has all high end appliances. The kitchen itself is a chef's dream with Euroline cabinets, Sub-Zero and Wolf appliances, a Bosch dishwasher, and a Sharp microwave. Separate dining area is ideal for entertaining with additional bar seats. The spacious living room includes a built in fire place along with an elegant built in bar area that leads you out to the wrap around deck for the most beautiful views. The second-floor bedrooms each have their own bathrooms, while the top floor features two additional bathrooms and a shared bathroom with a tub. Storage space is abundant, including a designated area on the top floor. The master suite is a retreat in itself, offering picturesque views of the bay and beach from the second floor wrap around deck, a spacious master bath with dual sinks, a huge shower with a bench, and automatic shades for added privacy. Notable features include engineered white oak hardwood floors, an electric fireplace in the living room, 3 zones for heating and AC, and a stylish bar area. The main floor and second floor each feature their own set of washer and dryer units for added convenience. With meticulous attention to detail and a prime location, this home offers the perfect blend of sophistication and coastal living. Turnkey opportunity for those seeking the pinnacle of luxury at the shore. CALL TODAY!!</p> <p><i>Listing Courtesy of KELLER WILLIAMS REALTY JERSEY SHORE-MARGATE</i></p>								
	8 Pending • Under Contract as of 2/24/2024 MLS ID: 582159							
	29 N Iroquois Ave	Single Family	6/4	2,700 sq ft	2,901	2/14/2024	\$1,675,000	2/24/2024 \$620
<p>NEWER, MOVE-IN CONDITION BEACH HOUSE ON AN AMAZING STREET!! This beauty is completely turn-key and ready for you to move right in. Everything you need and more featuring 5 bedrooms, 4 full baths and a comfortable first floor den with full bath. Spacious and open first floor with large living space and sliders out to the awesome backyard. True mud-room. Deeper than standard lot size really makes a difference here! Completely fenced-in with added privacy and neighbors only on one side. Relaxing master-suite on the second floor with balcony to watch the sunsets. Off-street parking, lots of storage, outdoor shower and more. This is a home will just fall in love with. Such a desirable street with one of the best beaches and a convenient location close to everything. Just close enough to the businesses with Casel's, Dino's, Starbuck's, Prime Steak & Seafood, Kidrageous, Aneu, Downbeach Liquor and much more. Walk to the beach or anywhere in Margate from this hot location. This is the one you've been waiting for...</p> <p><i>Listing Courtesy of BHHS FOX AND ROACH-MARGATE II</i></p>								

Pending: 10 (cont.)


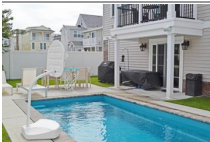


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	9 Pending • Under Contract as of 2/12/2024 <i>MLS ID: 581856</i>							
	9 N Adams Ave, Apt 4	Condo/Townhouse/Apt. 3/2	1,613 sq ft	–	2/3/2024	\$849,900	2/12/2024	\$527
Spacious well kept second floor 3 BR 2 Bath condo in great Margate location. 2 blocks to beach 2 blocks to bay where all your favorite restaurants are located. Covered front outside deck, storage closet for beach chairs and bikes, two parking spaces in rear. Large master suite with cathedral ceiling walk-in closet. At top of entrance stairs you enter hug great room with cathedral ceiling, center island kitchen, dining area, living room and slider to your front deck. Bonus small office.								
<i>Listing Courtesy of SOLEIL SOTHEBY'S INTERNATIONAL REALTY - A</i>								
	10 Pending • Under Contract as of 2/16/2024 <i>MLS ID: 582240</i>							
	8 S Colmar Cir	Single Family	1,764 sq ft	–	2/16/2024	\$1,149,000	2/16/2024	\$651
COMPLETELY RENOVATED AND LIKE BRAND NEW CONSTRUCTION! This new home features 4 bedrooms, 3.5 new baths, 2 potential master-suites and a HUGE FENCED-IN YARD WITH PAVERED PATIO AND PLENTY OF ROOM FOR A POOL!! Main living area with beautiful vaulted ceiling, gorgeous high-end kitchen with center-island and dining area. FIRST FLOOR MASTER-SUITE with walk-in closet, laundry area and powder room with beautiful wallpaper. Second floor with 2nd master-suite, two more bedrooms and another designer bath! Luxury vinyl flooring throughout and all of the best features and finishes. New front porch and enclosed outdoor shower. Perfect for year-round or summer living at the beach. Located in a great neighborhood and walking distance to all of the best stores including Starbuck's, Dino's, Casel's, and more! No traffic or hustle and bustle to deal with. THIS IS SHORE LIVING AT ITS BEST.								
<i>Listing Courtesy of BHHS FOX AND ROACH-MARGATE II</i>								







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: 3/2/2024, MLS Listing 579337: 11/2/2023 MLS ID: 579337							
	9704 Pacific Ave, #B	Single Family	3/3	—	—	1985	3/2/2024	\$15,000 mo.	
A BEACH LOVERS PARADISE just one half block to Margate's best beaches. Lounge on your spacious rooftop deck to inspiring OCEAN & SKYLINE VIEWS. Retreat indoors to a spacious 3-story layout including cathedral ceilings, fireplace, walk-in closet, master suite & more. MULTIPLE DECKS. 2-car garage plus additional off-street parking makes for a hassle free summer. Charming location just steps from Longport & close to all Margate's best dining and shopping! A dream seashore getaway...call today!									
Courtesy of BHHS FOX AND ROACH-MARGATE II									
	2 ■ Closed	*Leased Date: 2/16/2024, MLS Listing 582028: 2/9/2024 MLS ID: 582028							
	8310 Ventnor Ave	Single Family	5/5	2,556 sq ft	3,999	1940	2/16/2024	\$40,000 mo.	\$16
JULY 2024 RENTAL!! JUST 11 HOUSES TO THE BEACH! This UPDATED & BEAUTIFULLY DECORATED home features a desirable open floor plan, hardwood floors throughout, and a fabulous wrap-around front porch! Large gourmet kitchen with granite and stainless steel appliances and a spacious dining area makes entertaining a breeze! First floor den or 6th bedroom! 5 bedrooms, 4.5 baths (TWO OF WHICH ARE NEW!) provides room for all your family and guests. AND TWO MASTER SUITES! Fabulous side fenced-in yard! Fantastic SOUTHSIDE location close to Casel's, Dino's, Barrel's & more. Home is completely refurbished and updated!! CALL TODAY!									
Courtesy of BHHS FOX AND ROACH-MARGATE II									

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	*Leased Date: 5/24/2024, MLS Listing 582228: 2/15/2024 MLS ID: 582228				
	103 S Union Ave	Single Family	3/2	2,595 sq ft	3,999	1955	5/24/2024	\$75,000 mo. \$29
PET FRIENDLY BEACH BLOCK- UNION AVE- FULL SUMMER RENTAL spacious rancher with 3 bedrooms and 2 full bathrooms, comfortable living and dining room, table seats 8, cafe table in kitchen, separate laundry room with full size washer and dryer. Steps to the beach with plenty of off street parking, garage and covered front porch for relaxing with a book or a cup of coffee. Front porch will be furnished prior to tenancy. Courtesy of BHHS FOX AND ROACH-MARGATE								
	4	■	Closed	*Leased Date: 3/4/2024, MLS Listing 578962: 10/20/2023 MLS ID: 578962				
	117 N Jefferson Ave, #C	Condo/Townhouse/Apt. 4/3	—	—	—	2018	3/4/2024	\$37,500 mo.
June 27, 2024 - July 27, 2024 NEWER CONSTRUCTION WITH NEWER FURNISHINGS AND PRIVATE IN-GROUND POOL JUST FOR THIS UNIT!!!! GARAGE! LOCATED CLOSE TO THE BEACH AND EASY WALK TO MARINA DISTRICT WITH RESTAURANTS! BOASTS 4 BEDROOMS, 3 FULL BATHS, GREAT ROOM, GORGEOUS KITCHEN WITH NEW STAINLESS STEEL APPLIANCES, DECK OVERLOOKING THE BACK YARD FROM THE GREAT ROOM, STORAGE, OUTDOOR SHOWER AND BARBECUE. NO PETS ALLOWED. TELS A CHARGER IS INSTALLED IN GARAGE. MASTER BEDROOM HAS KING, GUEST BEDROOM HAS KING, THIRD BEDROOM HAS A QUEEN, 2 FULLS & A TWIN, FOURTH BEDROOM/OFFICE HAS 2 TWINS. COUCHES, 4 CHAISE LOUNGES, TABLE AND TV FOR BACKYARD. Courtesy of SOLEIL SOTHEBY'S INTERNATIONAL REALTY - A								
	5	■	Closed	*Leased Date: 3/8/2024, MLS Listing 577914: 9/18/2023 MLS ID: 577914				
	425 N Rumson Ave, #A	Single Family	4/4	2,386 sq ft	4,238	1983	3/8/2024	\$27,000 mo. \$11
Margate Parkway section rental. Enjoy bay views from this 4 bedroom, 3.5 bath home. Plenty of room for your entire extended family. 2 en- suite bedrooms on first floor and 2 on second floor. Great outdoor space., 2 decks , great patio for BBQ outside shower and fully stocked kitchen for all your cooking needs. You'll not only enjoy the main essentials for relaxation but this home keeps the mood fun with nostalgic touches here and there that soothe the soul. Fun conversation pieces will keep you entertained indoors like our retro 1950s TV complete with episodes of Leave it to Beaver, I Love Lucy and more. Don't want to watch the old shows? Not to worry it also hooks up to cable and your computer to play whatever you please. There is also a retro jukebox that's been upgraded to serve as a bluetooth speaker and our supercool 1950s beehive lamp. Enjoy 3 TVs total with a full cable and internet package (the fast kind!) plus netflix. Too tired to take the kids to the arcade? Not to worry we have a 3 game Arcade game with Pac-Man, Mrs. Pac-Man and Galaga, no coins required. This home sleeps 14 comfortably . Call today to book your appointment. August still available call today for details Courtesy of LONG AND FOSTER REAL ESTATE INC-LONGPORT								
	6	■	Closed	*Leased Date: 2/23/2024, MLS Listing 582034: 2/9/2024 MLS ID: 582034				
	108 S Kenyon Ave	Single Family	5/4	2,864 sq ft	3,123	1937	2/23/2024	\$30,000 mo. \$10
Experience the essence of coastal living in this charming cape style home, almost touching the oceanfront, in the coveted area of Margate. This splendid residence boasts 5 bedrooms, expansive outdoor living spaces for endless summer enjoyment, breathtaking views that captivate the soul, and a dedicated garage for your beach essentials and bicycles. Complete with plentiful off-street parking, it's the ideal setting to kick off an unforgettable summer by the beach in Margate. Courtesy of SOLEIL SOTHEBY'S INTERNATIONAL REALTY - A								

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: 1/19/2024, MLS Listing 580728: 12/26/2023 MLS ID: 580728							
	119 N Brunswick Ave	Single Family	4/3	1,800 sq ft	–	1960	1/19/2024	\$650,000	\$361
<p>Among best opportunities in Margate! Either tear down and enjoy the consistent investment/speculation of all the other recent new construction on the block; or re-hab for yesteryear's nostalgic style and character. Either way...this will not last; and is being sold unconditionally AS-IS, with no representations/warranties of any kind from Seller or their RE Agent. (UST inspection paperwork (2019) provided on Paragon). In the heart of the âABCâ neighborhood..this premium location is Only 4 blocks to Beach; and a mere short walk to Shopping, eateries and beginning of Boardwalk into AC!</p> <p><i>Courtesy of BALSLEY/LOSCO</i></p>									
	8	Closed • Sold Date: 1/8/2024, MLS Listing 577918: 9/18/2023 MLS ID: 577918							
	438 N Pembroke Ave	Single Family	4/3	2,116 sq ft	–	2017	1/8/2024	\$1,900,000	\$898
<p>STUNNING, NEW, PRIVATE & SECLUDED. This drop-dead, gorgeous home on a prime Parkway street, features 4 bedrooms, 3 full baths, incredible outdoor space, in-ground POOL and a highly desirable, sought-after location. BAYVIEWS from multiple rooms and decks, including a private balcony off of the master-suite to watch the most magnificent sunsets! Rear deck to enjoy all of your summer meals in addition to the patio by the pool. Newly constructed with an open concept and light and bright throughout. This one looks straight out of a magazine! Gorgeous, custom kitchen with center-island and plenty of room for entertaining. First floor laundry room/mudroom and bedroom suite. Parking for 3+ cars, detached garage with lots of storage, multi-zoned HVAC, tankless hot water heater, outdoor shower and sound system. Newer gunite pool added in 2021. This location is just beautiful and peaceful. Situated on a peninsula between two lagoons, it creates almost like a cul-de-sac feel at the shore. This is your private oasis at the beach yet walking distance to Tomatoe's, Betty's, Maynards, Wawa, Steve & Cookie's, Sofia's, playgrounds, CVS and so much more.</p> <p><i>Courtesy of BHHS FOX AND ROACH-MARGATE II</i></p>									
	9	Closed • Leased Date: 2/4/2024, MLS Listing 577588: 9/8/2023 MLS ID: 577588							
	12 N Monroe Ave, Apt A	Condo/Townhouse/Apt. 4/3	–	–	–	2020	2/4/2024	\$3,000 mo.	
<p>Winter monthly rental in this beautiful NEW CONSTRUCTION Property, 1st Level Unit in the popular MARINA DISTRICT. Four gracious bedrooms and 3 Full bath's with an ELEVATOR, Close to all the shopping, restaurants and Margate's famous beaches.</p> <p><i>Courtesy of BHHS FOX AND ROACH-MARGATE</i></p>									
	10	Closed • Leased Date: 1/26/2024, MLS Listing 579551: 11/9/2023 MLS ID: 579551							
	116 N Decatur Ave, #A	Condo/Townhouse/Apt. 3/3	–	1,924 sq ft	–	2017	1/26/2024	\$25,000 mo.	\$13
<p>Welcome to your dream coastal retreat in Margate's marina district! This professionally decorated gem invites you to embrace the summer vibes with hardwood floors spanning the first floor. The kitchen boasts white shaker cabinetry, quartz counters, and stainless appliances, creating a perfect hub for gatherings. A cozy living room, complete with a fireplace and TV, beckons relaxation, while the adjacent den leads to a fenced side yard with an outdoor shower and grillâideal for entertaining. Upstairs, three bedrooms, one with a private deck, offer comfort and convenience. The primary bedroom dazzles with an en suite bath featuring a walk-in shower and skylight. With a one-car garage, driveway, and proximity to the beach, playground, and top-notch amenities, this coastal haven is where relaxation meets luxury living! Available from May 24, 2024 to June 30, 2024 for \$15,000; July 2024 for \$25,000; First half of Summer for \$40,000. Security deposit is 10% of total rental price. Beach chairs, Beach tags and Beach cruisers included.</p> <p><i>Courtesy of OCF REALTY, LLC</i></p>									

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