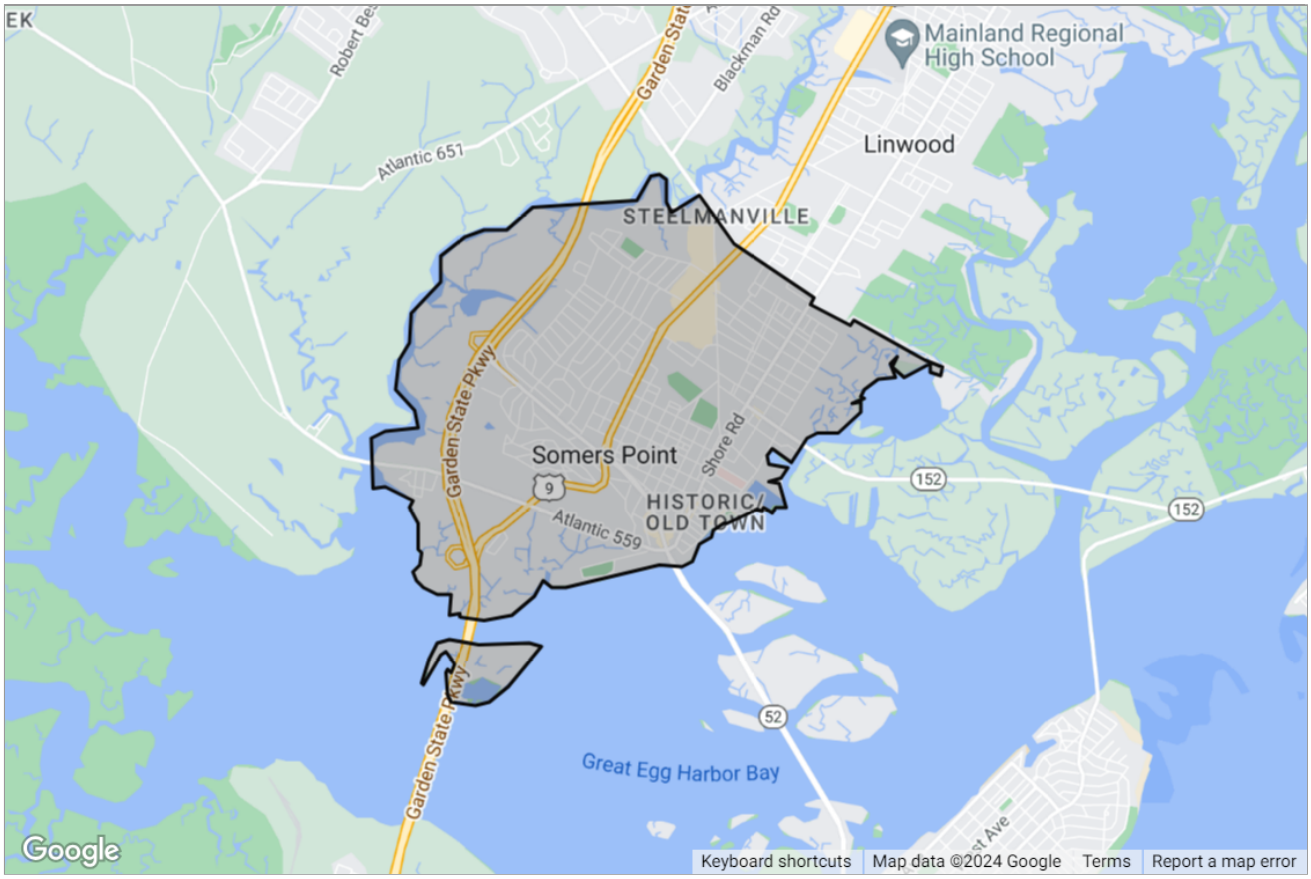
MARKET ACTIVITY REPORT

Somers Point, 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

RPR

Copyright 2024 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Somers Point, 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
$381K	1.06%	2.92%	8.52%	21.02%
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
$381K	8.52%	21.02%	50.33%
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
0	0	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.*

Copyright 2024 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

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
$318K	19.8%	15.2%	17.78%	9.69%
Updated: 2/29/2024				

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

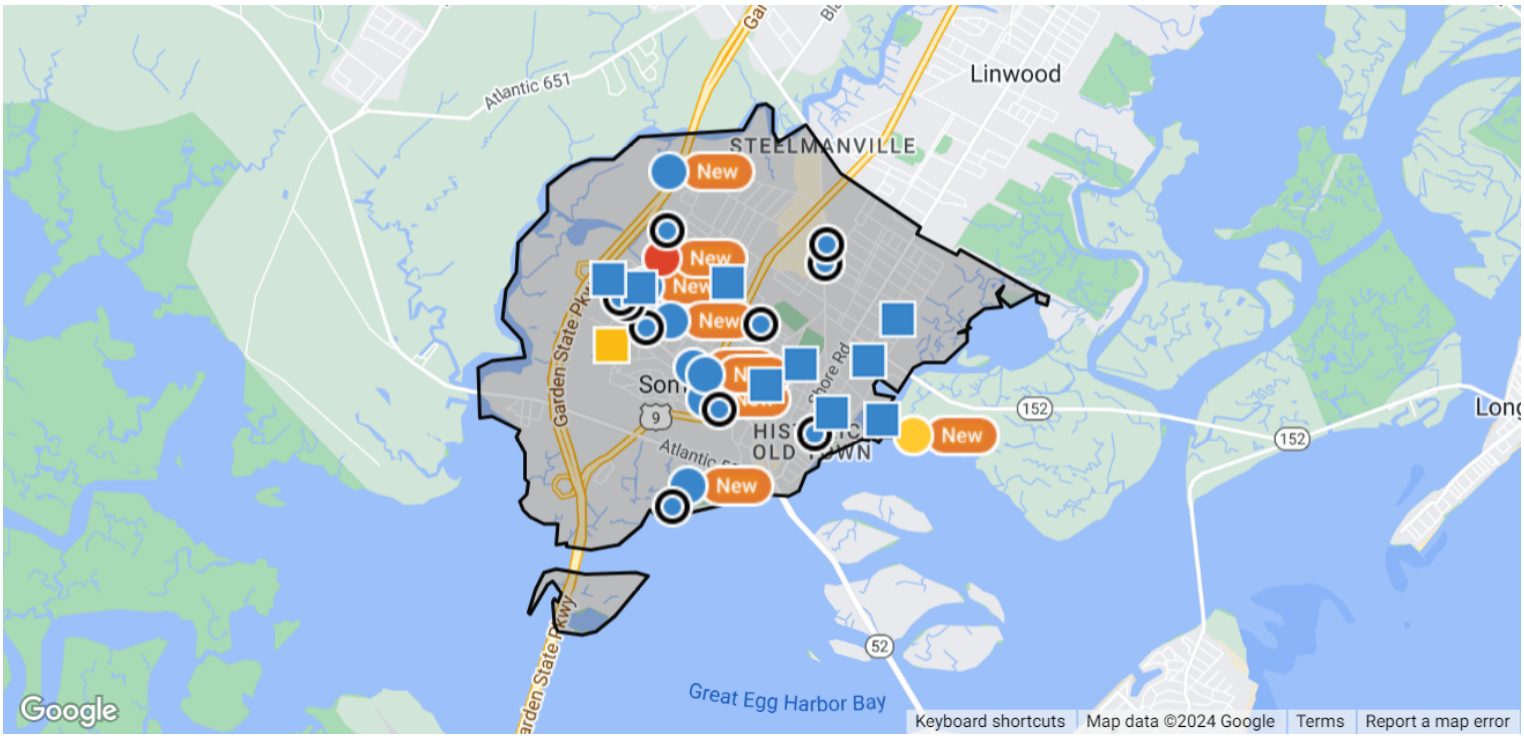
Market Snapshot: List Price

Median List Price	Change Over Last Month	Change Over Last 3 Months	Change Over Last 12 Months	Change Over Last 24 Months
$440K	2.51%	11.87%	9.79%	15.9%
Updated: 2/29/2024				

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

Copyright 2024 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Market Activity Summary Stats



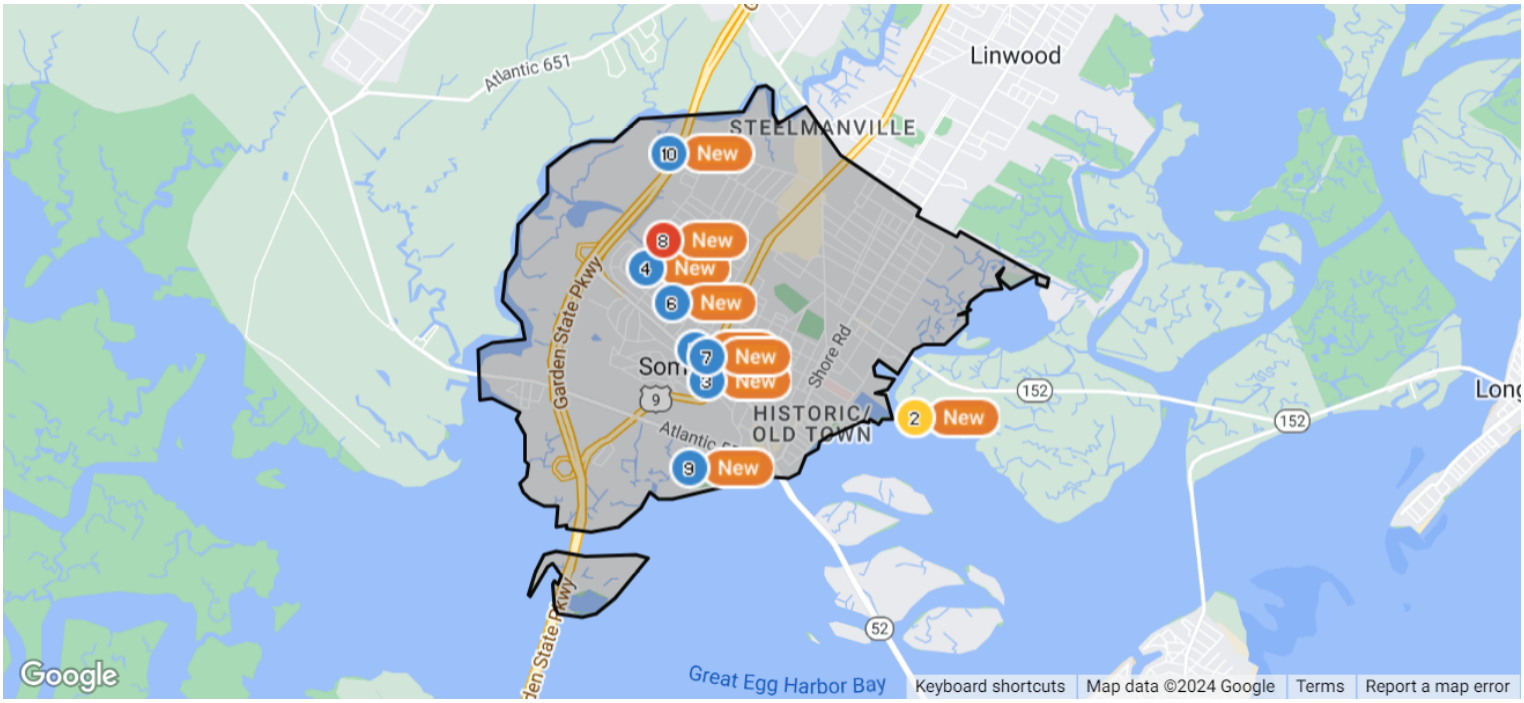
Search Criteria

Location: Somers Point, 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	$40,000	$249,990	$4,950
Median Price / Value	$420,000	$399,999	$365,000
High Price / Value	$975,000	$948,000	$846,500
Average Price / Sq. Ft.	$228	$280	$218
Median Price / Sq. Ft.	$273	$269	$201
Average Days in RPR	19	77	102
Median Days in RPR	14	78	69
Total Volume	$3,926,777	$4,520,688	$4,112,450

Copyright 2024 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Somers Point, 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: 3/6/2024* *MLS ID: 582877*

8 Neptune Dr	Single Family	3/3	1,898 sq ft	2,897	2004	3/6/2024	$40,000 mo.	$21

SUMMER RENTAL 2024 - Beautiful Waterfront 3BR/2.5BA Home with 50' Boat slip. Open floor plan with sunny and bright Great Room, gas fireplace, large windows overlooking the Bay. Fully equipped Kitchen with granite counter, center island, stainless steel appliances. Laundry room, Private Covered Parking, Outdoor enclosed shower, Storage room for beach and fishing gear. Store your kayak and jet ski. Anchorage Poynte is located on the Longport-Somers Point Causeway, minutes to local beaches, Ocean City, Longport, Margate, Ventnor and Atlantic City. Close to shopping, doggie beach, many restaurants nearby, Anchorage Tavern, Carolines, Bay Sushi. Shore Memorial,AtlantiCare. Minutes to Atlantic City Casinos and Nightlife. Your well behaved pet is welcome. Don't miss this one, it's a great catch!

Courtesy of RE/MAX PLATINUM PROPERTIES-B

2 Active • *New, Active: 3/6/2024* *MLS ID: 582876*

18 Neptune Dr, #18	Single Family	4/4	3,000 sq ft	–	–	3/6/2024	$55,000 mo.	$18

Summer 2024. Large 4 BR / 3.5 BA Waterfront Home with 50' Boatslip. Two Master en Suites, each with walk-in closets, jacuzzi tubs and private decks overlooking the water. Open floor plan, spacious kitchen with granite counter, stainless steel appliances, gas stove. 25' deck over the bay with spectacular panoramic water and sunset views. Covered parking for 4 cars, boats, kayaks and jet skis. Dock with a 50' boat slip. Anchorage Poynte is located on the Longport-Somers Point Causeway, minutes to local beaches, Ocean City, Longport, Margate, Ventnor and Atlantic City. Close to shopping, doggie beach, many restaurants nearby, Anchorage Tavern, Carolines, Bay Sushi. Shore Memorial, AtlantiCare. Minutes to Atlantic City Casinos and Nightlife. Your well behaved pet is welcome. Don't miss this one, it's a great catch!

Courtesy of RE/MAX PLATINUM PROPERTIES-B

Copyright 2024 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

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: 2/29/2024* *MLS ID: 582710*

508 W New Jersey Ave	Single Family	3/2	1,572 sq ft	7,349	1932	2/29/2024	$425,000	$270

EPIC & UNIQUE WEALTH BUILDING OPPORTUNITY! Seriously, listen to me... this is the one! Incredible opportunity to own TWO separate homes on one lot! Tons of possibilities for investors: rent both out for passive income, live in one, rent the other out, finally get that shore house you've been dreaming of, and let the other home help you pay for it... truly endless possibilities. And the best part! It already comes with a tenant place!! These two homes have 2 separate addresses, back up to one another, and are separated by a fence. 508 W New Jersey is a well kept 2 bed, 1 bath home with a vibey open floorplan & newer roof & HVAC. You walk into the living room, then through an expansive and bright dining room and come to the open, updated kitchen. A few small details to note are ceiling fans, crown moulding, laminate flooring, basement, walk up attic storage, stainless steel appliances, and a storage shed! This home is occupied by a tenant until 5/24. 415 Dobbs is a well maintained 1 bed, 1 bath home with a cozy living room, updated kitchen with new stove and fridge, large bedroom, and separate laundry room with stackable w&d. This home doesn't have central air, but a wall unit keeps it nice and chilly in the Summer. Did I mention there is already an AWESOME tenant in place until 3/2025 for you in this home at $1200/month?? No need to worry about vacancy costs, and a good tenant is worth their weight in gold (am I right?). Tons of opportunity here to start or build your investment portfolio and begin earning passive income!! Let's gooo!

Listing Courtesy of KELLER WILLIAMS REALTY JERSEY SHORE-OCEAN CITY

4 Active • *New, Active: 2/28/2024* *MLS ID: 582645*

6 Haddon Rd	Single Family	4/2	1,600 sq ft	–	1963	2/28/2024	$449,000	$281

This rare find in Somers Point boasts a 4-bedroom, 2-bathroom rancher with a non-split level layout. The recently completely renovated home offers seamless flow, making it an ideal shore house. The spacious open floor plan is perfect for hosting summer parties, while the yard provides ample space for guests. Throughout the house, beautiful luxury vinyl plank floors ensure easy cleaning. The top-of-the-line stainless steel appliance package is great for preparing large holiday meals. Located in a sought-after neighborhood near local schools, restaurants, bars, and playgrounds, the house features new granite countertops, a stylish center island, and a travertine stone backsplash in the kitchen. Updates include a new roof with dimensional shingles, gutters, tankless hot water heater, vapor barrier, sump pump in the crawl space, tiled bathrooms, fresh paint, and all new interior doors and trim. Just a minute's drive from the OCNJ bridge, this turnkey home offers easy access to major destinations in Somers Point, the Garden State Parkway, and the beaches of Ocean City.

Listing Courtesy of AM REALTY ADVISORS

5 Active • *New, Active: 2/27/2024* *MLS ID: 582614*

707 Pennsylvania Ave	Single Family	4/2	1,598 sq ft	7,501	1965	2/27/2024	$439,777	$275

Welcome to the epitome of coastal living in Somers Point, New Jersey! This stunning ranch-style home, paired with a detached garage, has undergone a complete transformation, resulting in a seamless blend of modern elegance and classic charm. Conveniently located in Somers Point, offering proximity to beaches, parks, and vibrant community amenities. The entire property has been meticulously remodeled, leaving no detail untouched. It's a turnkey home ready for its new owners to move right in.

Listing Courtesy of KELLER WILLIAMS REALTY ATLANTIC SHORE-NORTHFIELD

6 Active • *New, Active: 2/16/2024* *MLS ID: 582289*

2 Nassau Rd	Single Family	3/2	1,294 sq ft	8,821	1961	2/16/2024	$415,000	$321

Welcome HOME! This well-maintained ranch-style home sits on a corner lot just minutes from the shore. With 3 bedrooms, 2 bathrooms, and a new HVAC system, comfort and convenience are at the forefront. Step inside to discover a meticulously cared-for interior, complete with gleaming hardwood floors. Outside, the spacious yard offers endless opportunities for outdoor enjoyment. Don't miss your chance to call this charming abode your own! Schedule a viewing today.

Listing Courtesy of KELLER WILLIAMS REALTY ATLANTIC SHORE-NORTHFIELD

RPR

Copyright 2024 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

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.

7 Active • *New, Active: 2/11/2024* *MLS ID: 582078*

727 6th St	Single Family	5/2	1,442 sq ft	5,001	1970	2/11/2024	$349,000	$242

Do not miss this opportunity to won this five bedroom, two bathroom single family rancher in a quiet neighborhood on a corner property!

Listing Courtesy of BHHS FOX AND ROACH-WEST AVE OC

8 Active • *Notice of Lis Pendens, New, Active: 1/11/2024* *MLS ID: 581192*

103 N Ambler Rd	Single Family	3/2	1,583 sq ft	8,999	1966	1/11/2024	$429,000	$271

This Lovely Somers Point Home is in a quit section of Somers Point. Featuring large driveway for parking 4-5 cars , that leads to a 2 car detached garage with tons of loft storge above parking area. Nice size backyard that leads to an outside Florida Room or leavated back deck.... great for outside dining in season. Spacious downstairs den with cast iron insert woodburning fireplace. Close to shopping and dining..... And only 10 minuties to Ocean City Beaches This Home won't Last. Professional photos coming soon.

Listing Courtesy of BALSLEY/LOSCO

9 Active • *New, Active: 2/3/2024* *MLS ID: 581846*

27 Broadway	Single Family	4/4	3,138 sq ft	10,001	1994	2/3/2024	$975,000	$311

Introducing 27 Broadway, a rare find in an exceptional location! This contemporary home features 4 bedrooms, 2 full and 2 half bathrooms, and offers a generous 3138 square feet of living space. Located across from Kennedy Park, with views of the Great Egg Harbor Bay, it's an ideal choice for a full-time resident or a summer home. The property boasts a gunite pool w/ jacuzzi in a spacious fenced backyard, multiple decks, an outside shower, screened in porch off the primary BR and a finished walk-out basement with a 5th guest bedroom and bathroom. Featuring an upside-down layout, the living room, dining room, family room w/ fireplace, office and kitchen are all on the top floor, maximizing the breathtaking views. With its prime location, ample space, fantastic outdoor amenities, and unique floor plan, this home presents a rare opportunity that won't last long. Don't miss out on the chance to make this exceptional property your own!

Listing Courtesy of COMPASS NEW JERSEY-OCEAN CITY

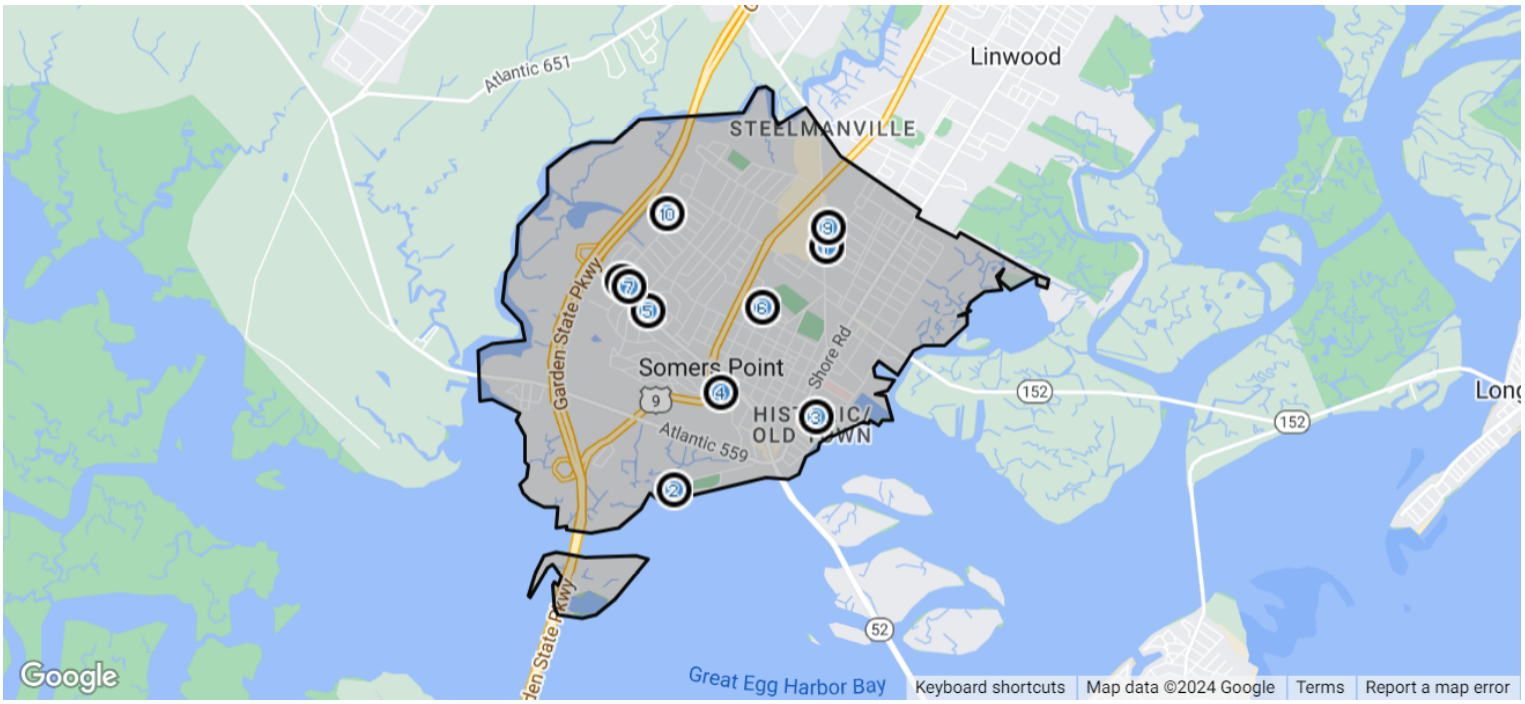
10 Active • *New, Undercontract-Cont Toshow: 1/27/2024* *MLS ID: 581672*

38 Wilson Ave	Single Family	3/2	1,276 sq ft	7,919	1985	1/27/2024	$350,000	$274

****OPEN HOUSE CANCELLED! MULTIPLE OFFERS. OFFER ACCEPTED!*** Welcome to the epitome of comfortable and convenient living in this charming 3-bedroom, 2-bathroom rancher spanning 1,276 square feet. Nestled in a quiet and friendly neighborhood, this home offers the perfect blend of modern amenities and classic appeal with modifications. As you step through the front door, you'll be greeted by an inviting open floor plan that seamlessly connects the living room, dining area, and kitchen. The living room is bathed in natural light, creating a warm and welcoming atmosphere for family gatherings or cozy nights in. The well-appointed kitchen is a chef's delight, featuring sleek countertops, modern appliances, and ample cabinet space. Whether you're hosting dinner parties or preparing family meals, this kitchen is designed to make cooking a joy. The three bedrooms provide comfortable retreats, each boasting generous closet space and large windows that flood the rooms with natural light. The main bedroom is completed with an en-suite bathroom. Step outside to the backyard oasis, where you'll find a private patio perfect for entertaining guests, enjoying morning coffee, or simply soaking up the sun. The expansive yard provides plenty of space for outdoor activities and gardening, making it a true haven for nature enthusiasts. This rancher is not just a home; it's a lifestyle. With its single-story layout, it offers accessibility and convenience for individuals of all ages. The attached garage and driveway provide ample parking space, making coming home a breeze. Seller has upgraded throughout the home, highlights include: Having the crawlspace encapsulated with new sump pump and adding a second pump along with a dehumidifier. Gutter guards for the gutters. Recently had all the ductwork blown cleaned and blown out. 220 electric outlet added to back of house for Jacuzzi. new shed leveled and built. Conveniently located near schools, parks, and shopping centers, Ocean City and the Parkway, this property offers a serene suburban lifestyle without sacrificing proximity to essential amenities. Embrace the ease of living in this thoughtfully designed rancher, where every detail has been considered to enhance your daily life. Don't miss the opportunity to make this 3-bedroom, 2-bathroom rancher your home â where comfort, style, and functionality seamlessly converge. Schedule today!

Listing Courtesy of JASON MITCHELL GROUP

Copyright 2024 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.



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 3/4/2024* *MLS ID: 582611*

170 W Pierson Ave	Single Family	3/2	1,209 sq ft	9,631	2/27/2024	$249,990	3/4/2024	$207

Investor special! As Is quick sale - property is rough but is a diamond in the rough come finish it to make it shine. Act fast as this one will go quick! Kitchen already has quartz counters, vinyl floors, bring your skill to finish this renovation and hold as a rental or sell for top dollar in this hot market. Dimensions are estimate - Buyer to due your own diligence.

Listing Courtesy of USREALTY.COM, LLP

2 Pending • *Under Contract as of 3/2/2024* *MLS ID: 582500*

102 Broadway, #2	Condo/Townhouse/Apt.	4/3	–	–	2/23/2024	$948,000	3/2/2024

Welcome to 102 Broadway, Unit 2, a serene and elegantly appointed home on the water in Somers Point, NJ. This modern residence offers breathtaking bay views and boasts 4 bedrooms and 3 bathrooms. Upon entering, you are greeted by an open concept living, formal dining room, and kitchen, ideal for hosting intimate gatherings with unparalleled bay sunsets as your backdrop. Speaking of sunsets.... indulge in the vibrant hues of the sunsets from one of the multiple decks, offering a front-row seat to nature's breathtaking display over the bay. The interior is adorned with tasteful decor, creating a tranquil ambiance throughout. The property features a guest suite, (or 5th bedroom / multipurpose room), offering privacy and comfort for visiting friends or family. Step outside to your personal dock, complete with a boat lift, allowing for effortless access to the water for leisurely cruises or fishing excursions. The home is furnished beautifully and showcases new appliances, ensuring a seamless transition for the new homeowner. Air conditioning and a newer HVAC system provide optimal comfort year-round. Parking is a breeze with the included garage, and pets are welcome. The surrounding area is a paradise for birdwatching enthusiasts, offering a peaceful retreat for nature lovers. This home at 102 Broadway, Unit 2, embodies a modern and elegant lifestyle, where every sunset becomes an unforgettable experience. Don't miss the opportunity to make this tranquil haven your own.

Listing Courtesy of COMPASS REAL ESTATE-MARGATE

Copyright 2024 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

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 2/26/2024* *MLS ID: 579313*

31 E New Jersey Ave	Single Family	3/3	1,332 sq ft	3,598	11/1/2023	$499,000	2/26/2024	$375

RARE FIND! LOCATED IN THE BEAUTIFUL HISTORIC DISTRICT OF SOMERS POINT.. JUST STEPS FROM THE BAY, BARS, FINE RESTAURANTS. 2 HOUSES ON ONE LOT! REMODELED 2 BR 2 BATH BUNGALOW WITH CENTRAL AIR, EN-SUITE BATH AND FABULOUS KITCHEN WITH GRANITE COUNTER TOPS, STAINLESS STEEL APPLIANCES AND HARDWOOD FLOORS. THE DETACHED REMODELED EFFICIENCY COTTAGE HAS A PRIVATE OUTSIDE PATIO AREA. THE BACK COTTAGE BOASTS A FULL KITCHEN, BATH AND STACK ABLE WASHER/DRYER. IT FEATURES A MINI-SPLIT HEAT AND AIR. THE MAIN HOUSE WITH A FULL UNFINISHED BASEMENT AND OVERSIZED GARAGE AND OFF-STREET PARKING, COMPLETE THIS DREAM SET UP. **** OPEN HOUSE CANCELED DUE TO ILLNESS****

Listing Courtesy of BETTER HOMES AND GARDENS REAL ESTATE MATURO REALTY-GALLOWAY

4 Pending • *Under Contract as of 2/6/2024* *MLS ID: 580565*

62 Holly Hills Dr	Single Family	3/3	1,638 sq ft	12,920	12/16/2023	$439,900	2/6/2024	$269

Ranch Home on a CORNER LOT in Somers Point. House offers 3 Bedrooms and 2. 5 Bathrooms with lots of potential! Located across from the Greate Bay Golf course on the 17th T Box. This property has an open kitchen and dining room area, fireplace in the living room, covered front porch, mudroom/laundry room located off the kitchen, powder room and attached 2 car garage. A great feature of this property is the HUGE, 1,300 square foot basement, that offers endless possibilities. Conveniently located close to shopping, restaurants, local beaches and the Somers Point bay area. Easy to show! Call Today!

Listing Courtesy of BHHS FOX AND ROACH-109 34TH OC

5 Pending • *Under Contract as of 2/24/2024* *MLS ID: 579024*

87 W Laurel Dr	Single Family	3/2	1,263 sq ft	7,200	10/23/2023	$399,999	2/24/2024	$317

Property is on a "busier" street Come see this beautifully updated rancher with plenty of open concept space, and a great partially fenced-in yard. This rancher is perfect for single level living, with all 3 bedrooms, 2 full bathrooms, and laundry on the main floor. The owner has fully renovated the kitchen by adding newer appliances, new cabinetry, and quartz counter tops. The owner has also upgraded the heating system, replaced the roof, added new flooring throughout, what more could you ask for? All of this is beautifully accented by recess lighting, and smart door locks, that enhance the modern feel. The owner also added smart blind technology, throughout the living space, which can have predetermined automatic settings, or be controlled by bluetooth device. Here on Laurel Drive you're 5 minutes away from Ocean City, NJ and minutes away from the shopping centers which have grocery stores, a target, gyms, and more. Property is also listed in Bright MLS number - NJAC2010176. Please see agent remarks for showings information.

Listing Courtesy of KELLER WILLIAMS REALTY-CHERRY HILL

6 Pending • *Under Contract as of 2/5/2024* *MLS ID: 580709*

515 6th St	Single Family	3/2	1,700 sq ft	7,501	12/23/2023	$399,999	2/5/2024	$235

This charming rancher in Somers Point, nestled on quiet corner lot, is ready for its new owner! Boasting 3 spacious bedrooms, with a large master, 1.5 baths, and freshly painted. Enjoy the beauty of the outdoors from the new bay window in the living area. Oversized eat-in kitchen showcases an island and ample space to cook and entertain family and friends. New sliders, with integrated blinds, lead you to a tranquil setting with your private back deck, beautiful gardens, and large fenced in yard. Also includes a shed and outdoor shower. Conveniently located within walking distance to the bike path and minutes to Somers Point's downtown district with fabulous restaurants and stores. Only a five minute drive to the beautiful beaches of Absecon Island, or Ocean City and it's famous boardwalk and rides! All that's left to do is move in and enjoy the best of Somers Point!

Listing Courtesy of BHHS FOX AND ROACH-109 34TH OC

Copyright 2024 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

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.
7 Pending • *Under Contract as of 12/11/2023* *MLS ID: 580161*								
115 Bala Dr	Single Family	4/2	1,773 sq ft	–	12/1/2023	$339,000	12/11/2023	$191

Great 4 bedroom 2 full bath home located in the desirable Somers Point Fairways development. This home is conviniently located close to the Garden State Parkway, the Somers Point Restaurant scene, and minutes from all that Ocean City has to offer. This large cape cod offers plenty of space with a large family room and quaint bar in the rear of the house looking over the large backyard with a deck, paver patio and versatile concrete pad currently being used as a basketball court. There are 2 bedrooms and a full bath downstairs as well as 2 bedrooms with a full bath upstairs. Does need a little TLC but nothing major. Please call the listing agent to set up appoinments.

Listing Courtesy of GOLDCOAST SOTHEBY'S INTERNATIONAL REALTY

	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 2/8/2024* *MLS ID: 581452*								
121 Bala Dr	Single Family	4/2	1,518 sq ft	8,398	1/22/2024	$479,900	2/8/2024	$316

Welcome to the fully remodeled 4Br, 2full bath, 2 story charmer in desirable Somers Point. Located in a quiet residential neighborhood consisting of year round and seasonal residents near the parkway and close to restaurants and shopping. Only minutes to Ocean City and area beaches. HVAC, hot water heater and appliances are less than a year old. This home has original hardwood floors and designer lighting through out. Enter into the spacious living room with a new electric fireplace. The adjoining dining room features custom picture frame molding and is open to the remodeled kitchen. This stunning kitchen has a granite breakfast bar and counter tops. Stainless steel appliances complete the look. Two spacious bedrooms and a new bathroom with a large walk-in shower finish the first floor. Climb the hardwood stairs to find 2 large bedrooms and a new bathroom complete with designer tile. Ample closet space along with an easily accessed attic provide plenty of storage. The fully fenced, spacious back yard and large shed complete the package.

Listing Courtesy of COLDWELL BANKER ARGUS REAL ESTATE-NORTHFIELD

	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 2/6/2024* *MLS ID: 581489*								
230 Bethel Rd	Single Family	3/2	1,100 sq ft	11,474	1/24/2024	$399,900	2/6/2024	$364

Welcoming front porch greets you as you approach your new home. Stepping into this charming 3 bedroom 2 full bath cottage in the heart of Somers Point, you enter into the spacious living room featuring hardwood flooring and abundant natural light. A dining room just off the living room awaits your dinner parties. A spacious kitchen featuring farmhouse sink, stainless appliances, plenty of counterspace and open shelving conveniently located just off the dining room. Separate laundry room with easy access to outside; perfect layout for today's living. Down the hall you will find two good sized bedrooms and an amply-sized family bath. The owner's suite at the end of the hall; including private bath for you to unwind at the end of the day. Private backyard for summertime enjoyment features 2 sheds for storage. This home brings the peace of mind with newer roof and windows. Home comes furnished minus personal exclusions. All this is conviently located to shopping, dining and the bike path.

Listing Courtesy of LONG AND FOSTER REAL ESTATE INC-OCEAN CITY, 9TH ST

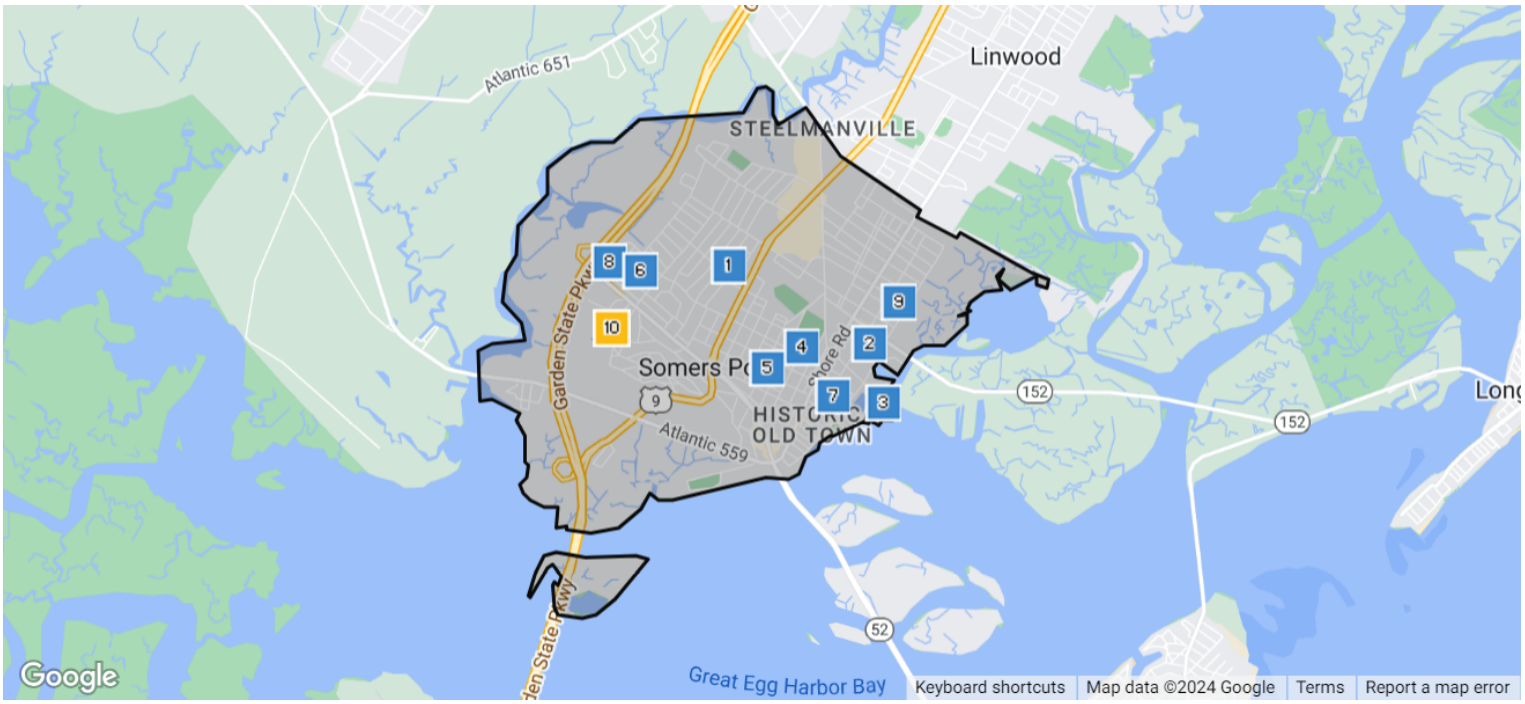
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
10 Pending • *Under Contract as of 2/23/2024* *MLS ID: 578513*								
25 Bucknell Rd	Single Family	3/2	1,457 sq ft	7,501	10/6/2023	$365,000	2/23/2024	$251

Charming updated ranch in a wonderful neighborhood! Current finishes and features! Lovely bright kitchen, large family room, dining room withfrench doors leading to step down rec room/den! Nicely sized bedrooms and updated bathrooms! Outside has been resided!!!

Listing Courtesy of PLATINUM REAL ESTATE

RPR

Copyright 2024 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.



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: 3/1/2024, MLS Listing 580921: 1/3/2024* *MLS ID: 580921*

163 Jordan Rd	Single Family	5/2	2,044 sq ft	8,999	1965	3/1/2024	$345,000	$169

Charming corner property in Somers Point Gardens, Fairways neighborhood! This meticulously maintained split-level boasts over 2000 sq ft, showcasing a spacious family room, living room, and a cozy brick fireplace. Enjoy modern comforts with vinyl siding, central air, and gas heat. The home features a newer roof, a one-car garage, and a delightful back deck. Proudly owned by the original owners, this residence is a testament to care and longevity. Your ideal haven awaits!

Courtesy of KELLER WILLIAMS REALTY JERSEY SHORE-OCEAN CITY

2 **Closed** *Sold Date: 2/7/2024, MLS Listing 580170: 12/1/2023* *MLS ID: 580170*

113 Pleasant Ave	Single Family	3/3	2,700 sq ft	4,500	2007	2/7/2024	$846,500	$314

Welcome to this Beautiful three story townhome located in the historic and marina district of Somers Point. This spacious three bedroom and three full bathroom home has so much to offer. From the gleaming Brazilian Cherry hardwood floors, multiple decks, a lift from the ground floor to the main living areas for added convenience, to the newly renovated kitchen this home is pristine and move in ready! The gourmet kitchen features quartz countertops, a convection oven and microwave, top of the line appliances and custom cabinetry. The open concept living area with an oversized family room has a gas fireplace and outside deck. The huge master bedroom suite has an additional fireplace with a private bathroom offering heated floors, a soaking tub and his and her sinks. Walk up to the rooftop deck and take in the panoramic views from the AC skyline to Ocean City! Enjoy watching the fireworks up and down the coastline. The oversized fenced in side yard, with an enlarged paver patio, firepit and hot tub are waiting for your friends and family to enjoy. Plus, there's additional room for a pool. Park up to four vehicles with a 2 car garage and paver driveway. Walking distance to a dozen restaurants and bars, the marina, the Bay Ave beach and playground. Just a quick 10 minute drive to the Ocean City beaches and boardwalk and conveniently located just minutes from the Garden State Parkway. No condo or HOA fees

Courtesy of KELLER WILLIAMS REALTY JERSEY SHORE-OCEAN CITY

Copyright 2024 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

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 579923: 11/20/2023* *MLS ID: 579923*

1310 Harbour Cv S, #1310	Condo/Townhouse/Apt.	3/2	1,600 sq ft	–	–	3/1/2024	$780,000	$488

Harbour Cove South/largest model; 3 bdrm/2 full bath direct Southern exposure Waterfront condo! Overlooks entire south basin Marina, OC Bridge, Great Egg Bay & Rainbow Channel, and OC Ferris wheels!...all while basking in daylong sunshine from your deck and balcony.***Year round bright-cheerful sunlit days highlight your front row Nautical stage and Seafaring lifestyle.***Enjoy Island Fireworks from the MBR Balcony(and itâs newer modern bath, Walk-in closet, and cozy Fireplace too!)***Updated and upgraded throughout, this Seashore stamped location lends access merely steps to boats, bay beach concerts, and dining ranging from fine cuisine to wings & suds!***This affordable opportunity will fulfill a vacation home dream or a Valued year-round investment to be enjoyed for generations of memories! Flexible occupancy, and recently purchased top-shelf furniture can be reasonably negotiated.*** Hurry...cause Harbour Cove ain't just for Summer anymore!

Courtesy of BALSLEY/LOSCO

4 **Closed** *• Sold Date: 3/4/2024, MLS Listing 581582: 1/26/2024* *MLS ID: 581582*

617 2nd St	Single Family	3/2	1,393 sq ft	14,248	1930	3/4/2024	$435,000	$312

Secluded 2 story Somers Point single family home located in the historic district. You will love all of the old home charm with tons of updates. Home features: 3 bedrooms, 2 Full baths, Gas Hot water radiator heat, central air, all new ceiling fans throughout, New Navien tankless hot water heater, New GAF timberline roof, All new electric 220-amp service, new washer and dryer, new awnings and triple pane windows throughout. 1st Floor features a beautiful front sunroom, laundry room, full bathroom and hardwood floors throughout the living room, dining room and kitchen. The 2nd floor features 3 spacious bedrooms with new carpet and 1 full bath. Tons of storage with a full unfinished basement with inside and outside entrance, large 2 car detached garage plus additional freestanding "crab shed". You will love the privacy in the fenced in yard with side deck, concrete patio and stoned patio. This home is a must see and sold mostly furnished with some exceptions.

Courtesy of COMPASS NEW JERSEY-OCEAN CITY

5 **Closed** *• Sold Date: 12/11/2023, MLS Listing 578523: 10/5/2023* *MLS ID: 578523*

718 4th St	Single Family	3/2	1,652 sq ft	4,700	1988	12/11/2023	$380,000	$230

This adorable, well built, and wonderfully maintained home is in the heart of Somers Point. Can't beat this location where you can walk or ride easily to the bike path, beach, historic district entertainment, and shopping! With a covered front porch, HUGE back deck and patio, and outdoor shower enclosure, it is perfect as a shore getaway or year-round home. The rooms are all ample sized. The master and second bedroom are downstairs with a lovely living room, large eat-in-kitchen, and laundry closet. The master bath is en suite, but also has access to the hall for the second bedroom. Upstairs has an office/den area and a bedroom with a full bath. There is a ton of storage in this homeâlarge closets and attic space that is easily accessible. There is a like-new shed out back too. The feel of the home is coastal and comfortable and is perfect for modern living. And, again, the outdoor space is amazing. You will love it! Easy to show!

Courtesy of LONG AND FOSTER REAL ESTATE INC-OCEAN CITY, 9TH ST

Copyright 2024 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

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: 12/29/2023, MLS Listing 579013: 10/20/2023* *MLS ID: 579013*

128 Devon Rd	Single Family	4/2	1,960 sq ft	–	1957	12/29/2023	$390,000	$199

Charming Bi-Level Home in Somers Point. Discover the allure of this enchanting nearly 2000 square feet bi-level home nestled in the heart of a picturesque Somers Point neighborhood. With a maintenance-free front yard and a welcoming paved driveway, this property sets the stage for a lifestyle of ease and comfort. Boasting 1960 square feet, this spacious home offers plenty of room for your family and guests. The living area opens up with space for a dining table and seamlessly flows into the kitchen, creating a warm and inviting atmosphere. Three out of the four bedrooms are conveniently located on the upper level, along with a full hall bathroom, ensuring convenience. Accessible through the kitchen, the lower level features a bedroom, a cozy hangout area ideal for a sitting room or office, and a full bathroom with a shower. The generous living room on this level offers direct access to the oversized fenced backyard, providing the perfect setting for outdoor entertainment and relaxation. You can move in with peace of mind, as this property boasts several essential updates, including a new roof and an updated heating and HVAC system in 2021. These upgrades ensure that your new home is not only charming but also functional and efficient. The location of this property is simply unbeatable. Enjoy quick and easy access to the Garden State Parkway, making your daily commute a breeze. You're just a stone's throw away from shopping centers, ensuring that all your retail needs are met with convenience. And the real icing on the cake? You're in close proximity to the splendid beaches of Ocean City, Margate, Atlantic City and Ventnor. Imagine the endless summers spent by the shore, creating cherished memories with your loved ones. This charming bi-level home in Somers Point presents an unparalleled opportunity to embrace a lifestyle that combines comfort, convenience, and the coastal charm of southern New Jersey. Don't miss out on this fantastic home; schedule a visit today to experience it for yourself!

Courtesy of FARLEY AND FERRY REALTY, INC

7 **Closed** • *Sold Date: 1/22/2024, MLS Listing 574356: 5/25/2023* *MLS ID: 574356*

46 E New York Ave	Single Family	5/3	3,887 sq ft	–	–	1/22/2024	$350,000	$90

Commercial property with endless opportunities. Large lot and building close to Somers Point marina district with restaurants and activities. Seller reserves right to place a deed restriction on the property. Residential use preferred by transforming into a large single family residence, or possibility to subdivide into multiple lots for multiple residential single homes with approvals. Call listing agent with inquiries...

Courtesy of MONIHAN REALTY

8 **Closed** • *Sold Date: 1/30/2024, MLS Listing 576378: 7/28/2023* *MLS ID: 576378*

132 Bala Dr	Single Family	3/2	1,644 sq ft	7,501	1959	1/30/2024	$290,000	$176

Welcome to 132 Bala. Great location, right outside of Ocean City. This charming home includes hot water heater replaced in (2018), central air (2017), and a newer generator...Seller motivated, bring all offers.

Courtesy of BALSLEY/LOSCO

9 **Closed** • *Sold Date: 2/5/2024, MLS Listing 580791: 12/29/2023* *MLS ID: 580791*

118 E Johnson Ave	Single Family	3/2	1,428 sq ft	5,001	1972	2/5/2024	$291,000	$204

Welcome to the charm of coastal living at 118 E. Johnson Ave. Nestled in a coveted section of Somers Point, this 3-bedroom, 1 1/2-bath Rancher-style home beckons with its promise of relaxed shore living and endless potential. Perfectly situated within walking distance to the picturesque bike path and boasting breathtaking sunset vistas over the bay, this residence embodies the quintessential shore lifestyle. Imagine unwinding to the tranquil hues of the evening sky from your own backyard. Convenience is key here â just minutes away from Ocean City and all the major shore points and beaches, as well as a stone's throw from a plethora of shopping, vibrant nightlife, delightful restaurants, and essential amenities including the hospital. For the avid golfer, the renowned Linwood Country Club awaits a mere 6 minutes away, promising endless rounds of enjoyment. While this property recently appraised for $290,000 in AS-IS Condition (appraisal on file), it awaits the touch of your vision and creativity. With a need for rehab and some TLC, this canvas holds immense potential. Envision crafting your dream shore home, tailored to your preferences, a haven destined to delight for years to come. Seize this opportunity to transform this gem into a cherished retreat â a shore home that mirrors your aspirations and lifestyle, a canvas awaiting your personal touch.

Courtesy of HOMESMART FIRST ADVANTAGE REALTY - NORTHFIELD

Copyright 2024 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

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: 1/19/2024, MLS Listing 577207: 8/25/2023* *MLS ID: 577207*

20 S Laurel Dr	Single Family	4/4	3,779 sq ft	9,461	1960	1/19/2024	$4,950 mo.	$1

The one you have been waiting for ...One of the most sought after locations in Somers Point.Just mins to Ocean City beaches. This 3800 sq ft 1 of a kind masterpiece has stunning panoramic views of the Great Bay CC golf course. As you enter through the custom glass front doors you are welcomed by an amazing 400sq ft living room w/ custom mahogany firepl & built in show case.Cathedral ceiling & bay windows drench this room in natural sunlight. For the chef, we have a kitchen complete w/sub zero refrig,Thermador oven,center island and a plethora of cabinets & counter space.Lg Formal dining rm perfect for entertaining w/sliding glass doors that lead to the massive deck. You will cherish the amazing 540sq ft Great rm w/ windows overlooking the beautifully landscaped yard & golf course w/ pavers that lead to a water fountain & pond. Amenities include a magnificent built in wet bar,firepl, dining area & powder rm. .Ascend to the Massive 350sq ft owner's suite, surrounded by windows w/ a breathtaking panoramic view of the golf course which features a fireplace, private balcony, whirlpool tub,shower, custom porcelain double sinks, & 2 walk in closets & home office. On the upper level you will find an additional private suite w/windows overlooking the golf course,balcony, half bath & walk in closet.There are 2 more bedrooms & a full bath.You will love this home & memories you will make. no smoking Allowed for rental . also available for sale.

Courtesy of BALSLEY/LOSCO

Copyright 2024 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.

About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.

Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: https://blog.narrpr.com

Copyright 2024 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Silverline Title and Escrow

exprealty.workplace.com/groups/SilverlineTitle

Join Silverline Title's Workplace group for updates and to get started!

IntroLend First Cloud

exprealty.workplace.com/groups/IntroLend

America's Preferred Home Warranty

exprealty.workplace.com/groups/AmericasPreferredHomeWarranty

Express Offers

exprealty.workplace.com/groups/ExpressOffersProgramUpdates

Build A Sign

exprealty.workplace.com/groups/BuildASigneXp

Currencies Direct

exprealty.workplace.com/groups/CurrenciesDirect

eXp 360 Tours

exprealty.workplace.com/groups/eXp360Tours

Utility Connect

https://exprealty.workplace.com/groups/UtilityConnect

The CE Shop

exprealty.workplace.com/groups/TheCEShop

NOTE: This communication is provided to you for informational purposes only and should not be relied upon by you. The real estate firm identified on this report is not a mortgage lender and so you should contact the mortgage company identified above directly to learn more about its mortgage products and your eligibility for such products.

Copyright 2024 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.