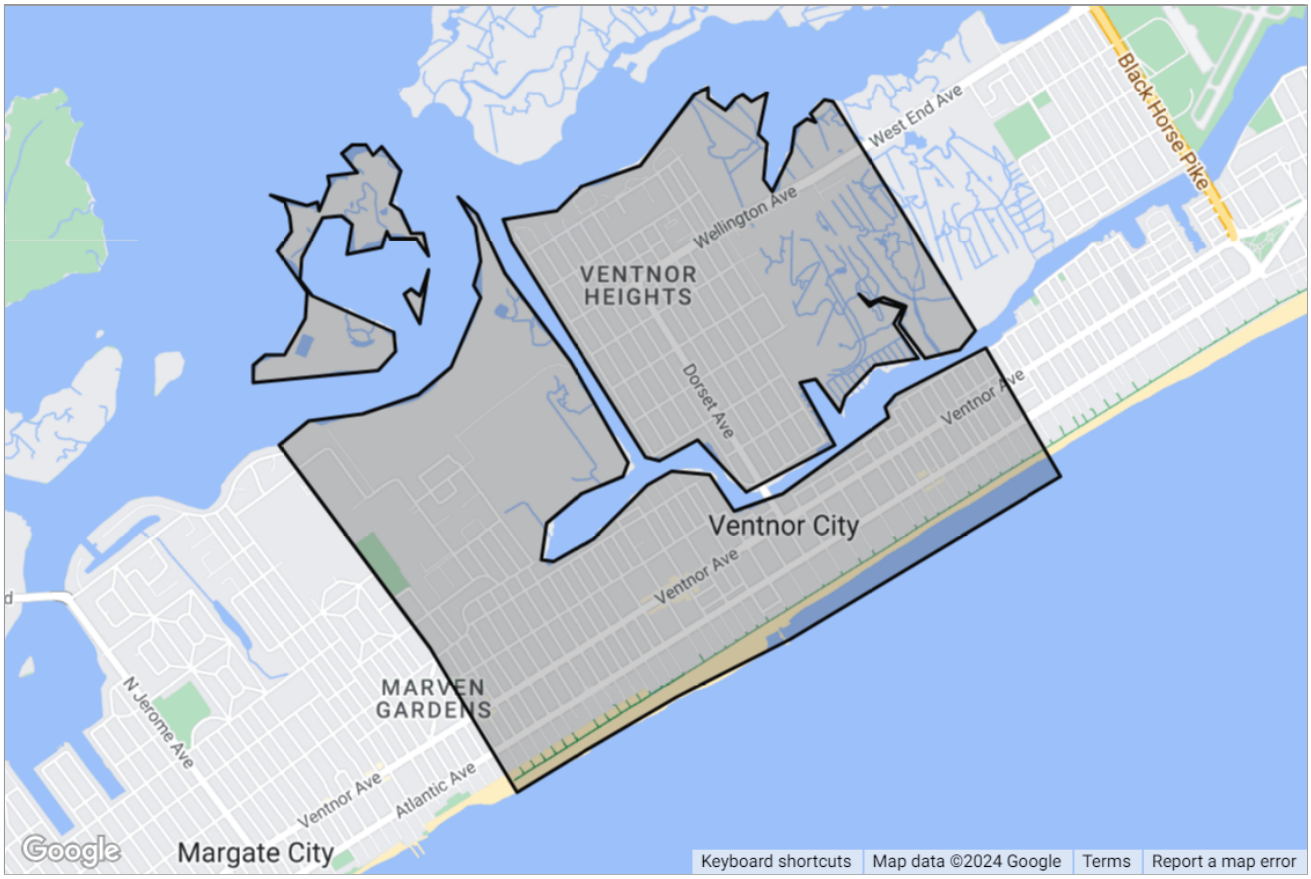
MARKET ACTIVITY REPORT

Ventnor City, New Jersey



Presented by

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Ventnor City, 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
$522K	1.51%	4.61%	10.56%	21.2%
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
$522K	10.56%	21.2%	44.18%
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.*

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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
$595K	22.87%	30.91%	10.29%	46.91%
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
$599K	4.16%	11.59%	15.28%	14.1%
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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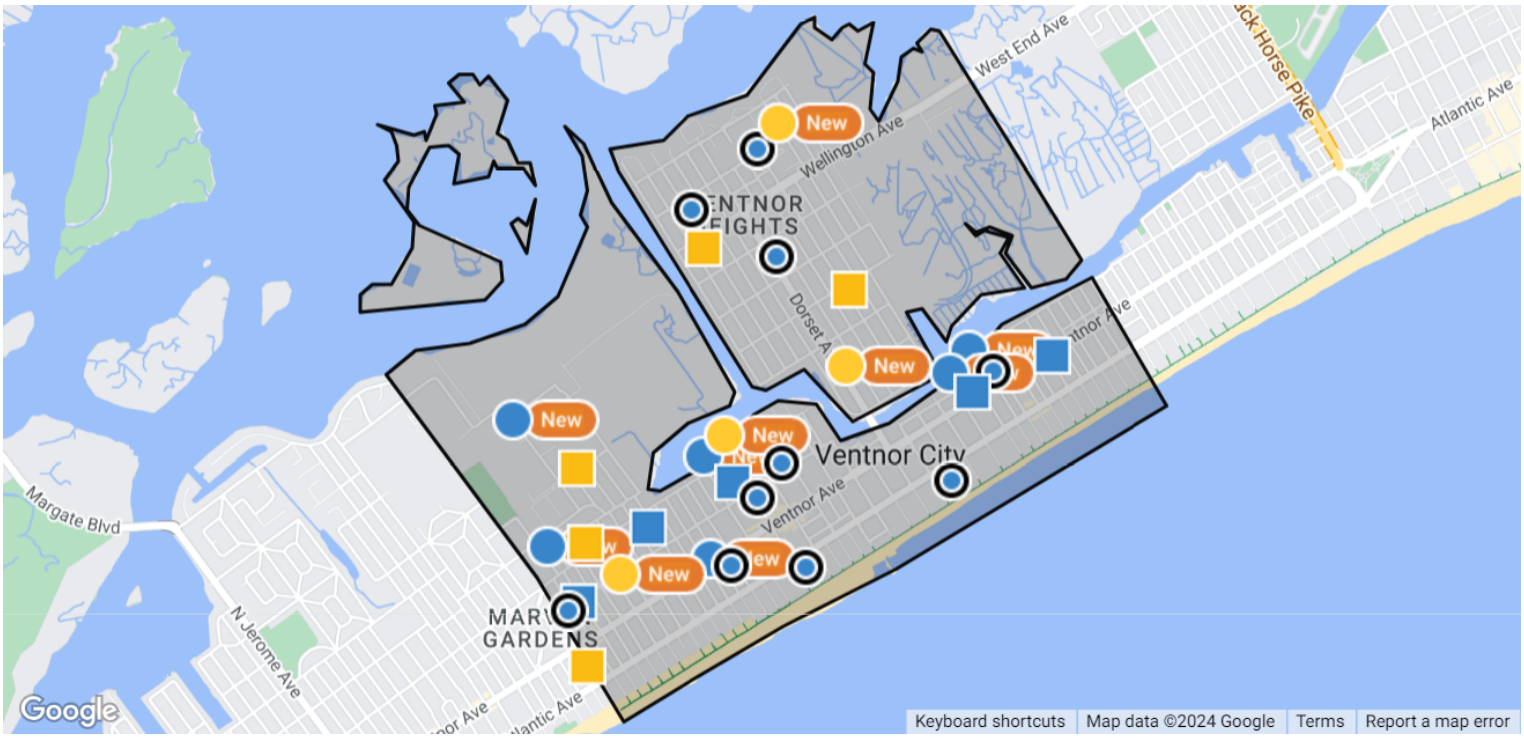
Market Activity Summary Stats



Search Criteria

Location: Ventnor 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	$3,000	$415,000	$2,500
Median Price / Value	$339,500	$724,950	$295,000
High Price / Value	$799,550	$3,750,000	$1,050,000
Average Price / Sq. Ft.	$205	$489	$202
Median Price / Sq. Ft.	$226	$406	$184
Average Days in RPR	22	101	75
Median Days in RPR	12	70	51
Total Volume	$3,509,644	$10,641,900	$4,222,800

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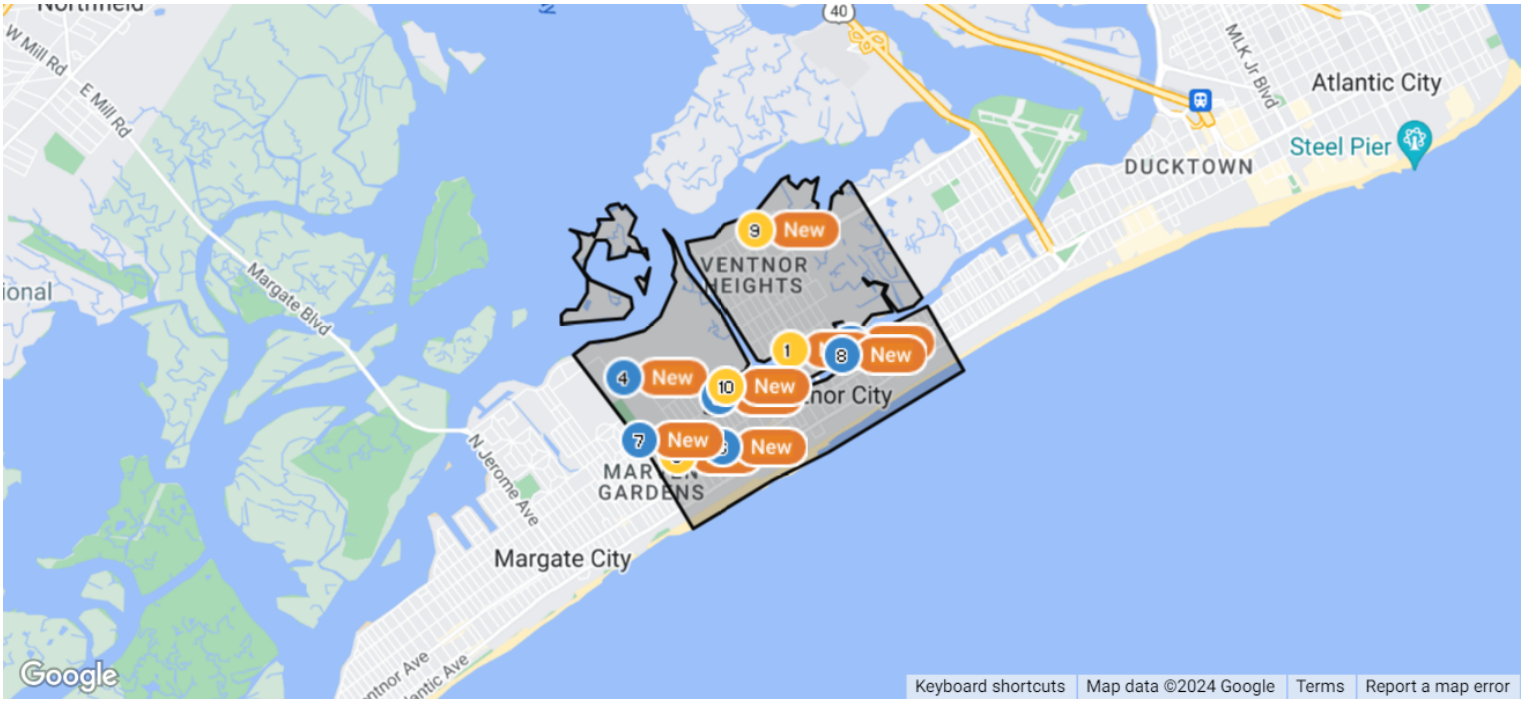
Ventnor City, New Jersey



New Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.

1 Active • *New, Active: 3/5/2024* *MLS ID: 582871*

133 N Oxford Ave, #2	Condo/Townhouse/Apt.	3/2	1,200 sq ft	–	–	3/5/2024	$3,200 mo.	$3

FABULOUS 3 bedroom 1.5 bath YEARLY RENTAL located just over the Dorset Ave bridge in Ventnor Heights. Walking distance to the BEACH and BOARDWALK, close to shopping, restaurants, and transportation. This is a 2nd floor unit with off street parking, dishwasher, laundry in unit, a massive private front deck and shared rear yard perfect for entertaining. All three bedrooms are spacious, the Master has a half bath and large closet. This is a very nice unfurnished unit, new floors are being installed and property is being freshly painted. No smoking or vaping permitted inside property and absolutely no pets as property is owner occupied and have allergies.

Courtesy of BHHS FOX AND ROACH-MARGATE

2 Active • *New, Active: 3/4/2024* *MLS ID: 582830*

28 N Weymouth Ave	Single Family	4/2	2,400 sq ft	2,400	1920	3/4/2024	$474,999	$198

Nestled in a serene neighborhood, this charming house boasts four equally-sized bedrooms and two full baths, a testament to its spaciousness and comfort. Passed down through generations within the same family, it now awaits a touch of tender loving care to restore its former glory. With great bones and endless potential, it offers a seamless blend of tradition with the potential for modernity. The living room features an adjacent office space, perfect for remote work or creative endeavors. Enjoy picturesque bay views from the comfort of your own home as you unwind in the delightful enclosed sun porch. The amiable backyard beckons for outdoor gatherings and relaxation, while the possibility of a balcony adds to the allure of this timeless abode. Whether moving in immediately or embarking on a journey of personalization, this house promises to evolve into your own tranquil sanctuary. Being sold "as-is where-is" condition. All municipal certificates to be obtained by Buyer.

Listing Courtesy of FARLEY AND FERRY REALTY, INC

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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.

3 Active • *New, Active: 3/6/2024* *MLS ID: 582885*

9 N Wyoming Ave	Single Family	4/2	2,108 sq ft	2,888	1920	3/6/2024	$45,000 mo.	$21

FIRST BLOCK NORTH SUMMER RENTAL!! BEAUTIFULLY RENOVATED with 4 bedrooms, 2 full baths, fabulous front deck, and yard! Gorgeous kitchen with center island and dining area makes entertaining your friends and family a breeze! Beautiful new appliances including a beverage cooler! Large master and 3 other generously sized bedrooms makes room for the whole family. FABULOUS LOCATION CLOSE TO MARGATE AND STEPS TO THE BEACH AND BOARDWALK!! Walk to fabulous eateries and ice cream shops. Don't let this one go...CALL TODAY!!

Courtesy of BHHS FOX AND ROACH-MARGATE II

4 Active • *New, Active: 1/3/2024* *MLS ID: 580874*

7008 Fulton Ave	Single Family	3/2	1,395 sq ft	2,470	1980	1/3/2024	$379,000	$272

BEST PRICED HOUSE AND ON THE ISLAND NOT THE HEIGHTS UNDER $400k. EASY TO SEE-CALL,GO AND SHOW! Welcome home to Ventnor City! This sunny end unit townhouse is in Ventnor proper, within walking distance to beaches/boardwalk and is not located in Ventnor Heights! This fabulous professionally renewed 3 bedroom/2 bath townhouse is your ticket to shore living. No HOA fee and super low taxes! Easy to show, call and go! Newer and beautiful maintenance-free vinyl plank flooring throughout except for the tile baths and immaculate tile on the 1st floor living area/kitchen. Newly installed (December 2022) stainless steel appliances except for the commercial-grade Jenn Air gas cooktop (with downdraft vent). Quality Andersen slider leading to massive rear deck, Corian countertops, and gorgeous newer bath! Spacious open floor plan with huge kitchen with center island, large living room, 1st floor bedroom plus bonus loft area separate from 2nd floor bedrooms where youâll find the master and another full bath! Separate outside access storage room for bikes, beach chairs, and seasonal items! Nice wooden front patio and back deck ideal for BBQs, entertaining, or sunbathing! At this price Selling as is buyer responsible for all inspections certifications n CO.

Listing Courtesy of BHHS DIVERSIFIED REALTY

5 Active • *New, Active: 3/6/2024* *MLS ID: 582875*

6416 Monmouth Ave	Single Family	3/2	1,178 sq ft	923	1925	3/6/2024	$300,000	$255

Nestled in the sought-after south side of Ventnor City, 6416 Monmouth Avenue offers an exceptional opportunity. This 3-bedroom, 1.5-bathroom home features private second level outdoor space, and spacious interior despite narow design. While previously rented, it requires some TLC, including addressing two small water damage areas from a leak. However with its prime location and inherent potential, this property is a rare find. Don't miss the chance to transform this residence into your personalized haven. Whether you're looking for year round residence, an affordable second home escape or to jump into one of the Jersey Shore's hottest rental investment markets... Seize the opportunity to create a home tailored to your unique vision.

Listing Courtesy of COMPASS NEW JERSEY-OCEAN CITY

6 Active • *New, Active: 3/4/2024* *MLS ID: 582852*

10 S Avolyn Ave	Single Family	3/3	1,520 sq ft	1,786	1923	3/4/2024	$739,000	$486

Welcome to your Ventnor beach house! This shabby chic 3 bedroom 1 full and 2 half bath home is located in one of the best spots in Ventnor. Park and Walk!!! Close to the beach, boards and fabulous restaurants no need to ever drive. Enjoy the inviting front porch and simple lifestyle year round or all summer long!!! House is being sold fully furnished and ready for you to make your memories. Call soon!! This price and location won't last.

Listing Courtesy of DILORENZO REALTY GROUP, LLC

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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.

7 Active • *New, Active: 2/14/2024* *MLS ID: 582440*

7125 Monmouth Ave	Single Family	4/3	1,985 sq ft	4,382	1960	2/14/2024	$749,900	$378

Fabulous family home in Ventnor, only a couple blocks from Margate, this 1950 square foot home is located on a large 55x80 lot. There are 4 bedrooms and 2 and a half bathrooms plus a bonus sunroom with a small deck. This sunroom could be great office space, a sitting room, a play room, or an extra sleeping area for those unexpected shore guests. The first floor boasts multiple living and dining spaces and a first floor bedroom en suite with a walk in shower that is perfect for multi generational families. The second floor has three bedrooms with original hardwood floors under the wall to wall carpeting and a hall bathroom in addition to the bonus sunroom! The exterior has a back patio and a ground level deck perfect for your summer barbeques and plenty of off street parking in the long driveway and ample on street parking near the house! The entire home, which is to be sold âas-isâ, is bathed in natural light. All this and a short walk to the beach and the Ventnor Boardwalk plus, when you donât want to cook, it is very convenient to several delicious eateries. This is a vacation home or primary residence ready for your personal touches! Hurry, the summer season is coming up quicklyâ¦..

Listing Courtesy of KELLER WILLIAMS REALTY-MOORESTOWN

8 Active • *New, Active: 2/11/2024* *MLS ID: 582086*

8 N Victoria Ave	Single Family	5/3	1,865 sq ft	2,640	1917	2/11/2024	$799,550	$429

Welcome to your new home at 8 N Victoria! This stunning beach house boasts breathtaking bay views and a large front porch perfect for enjoying the coastal breeze. As you step inside, you'll be greeted by gleaming hardwood floors, a cozy fireplace, and spacious living and dining areas flooded with natural light. The kitchen has been beautifully remodeled with upscale granite countertops, subway tile backsplash, and top-of-the-line stainless steel appliances. With 2 bedrooms and a bath on the main floor, plus a renovated master suite with a walk-in closet and luxurious bath on the upper level, this home provides ample space for relaxation and privacy. You'll also love the unique loft with a spiral staircase, perfect for a home office or cozy reading nook. And if that wasn't enough, the lower floor boasts a complete apartment with a kitchen, 2 bedrooms, and a bath - perfect for hosting guests or generating rental income. Outside, a giant backyard deck awaits for you to host barbecues and gatherings with family and friends. Plus, with only 2.5 blocks to the beach, you'll have easy access to all the fun and excitement of beach living. Don't miss out on this incredible opportunity to own your dream home - schedule a viewing today! (downstairs apt rented for summer 2024)

Listing Courtesy of RE/MAX PLATINUM PROPERTIES-B

9 Active • *New, Active: 2/8/2024* *MLS ID: 582009*

811 N Little Rock Ave	Single Family	3/3	1,800 sq ft	4,064	1999	2/8/2024	$3,000 mo.	$2

Available any time from July 8th till Aug 18th at a weekly rate of $3,000. Minimum 2 Week rental ~ If your looking for beautiful bay views, this is the July or August or both rental for you! Beautiful 3 bedroom 2 and a half bath home with off street parking and spacious living area. This home has a modern kitchen with granite and stainless, breakfast bar that is connected to a large great room. 2 floor is 3 bedrooms with a large primary and a king size bed, private bath and private deck with views views views ! The 2 other bedrooms are both nice size and f there is even some flex space with a loft area. The fenced in back yard is perfect for the little ones or for family fun with an out door kitchen, built in seating, gas fire pit and Spectacular views. See the fireworks and the gorgeous AC skyline as well. All this located in the happening Ventnor Heights section of Ventnor, walking distance to Pickle juice, pickle ball ct, gym, food store, restaurants and more. Landlord is open to the flexibility of dates Available any time from July 8th till Aug 18th at a weekly rate of $3,000.

Courtesy of COLDWELL BANKER ARGUS REAL ESTATE-VENTNOR

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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.
10 Active • *New, Active: 12/15/2023* *MLS ID: 580526*								
202 N Princeton Ave	Single Family	3/3	1,488 sq ft	1,407	2014	12/15/2023	$15,995 mo.	$11

Summer 2024 rental available at $15.995 per month for either July or August. Enjoy breathtaking sunsets from this three-bedroom, two-and-a-half-bathroom home. Constructed in 2015, this modern residence boasts an expansive floor plan, a well-appointed kitchen and bathrooms, and a two-car garage. Perfect for hosting gatherings, the house features two decks with views of the bay, as well as a game room equipped with a ping pong table. Music enthusiasts will appreciate the SONOS sound system, capable of playing three channels in different areas of the house. The rental includes beach chairs, beach tags, and basic cable with wifi. Conveniently located a few blocks to the beach/boardwalk.

Courtesy of EXP REALTY - MONTCLAIR

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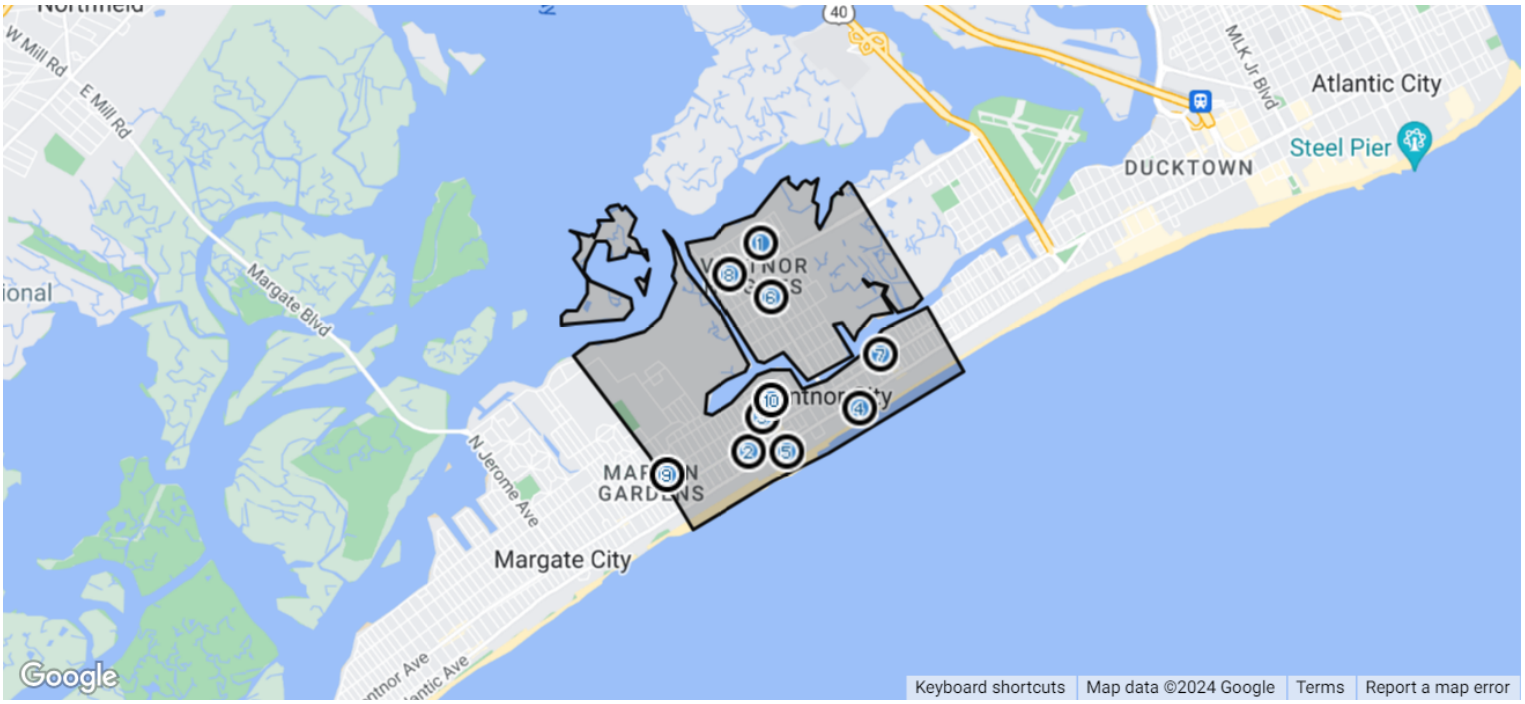

Pending: 10

	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 3/1/2024* *MLS ID: 581396*								
5609 Marshall Ave	Condo/Townhouse/Apt.	5/3	2,540 sq ft	–	1/20/2024	$415,000	3/1/2024	$163

The Most Prestigious 5 bedroom TownHome Built in Waterview. 2.5 Times Bigger then 2 bedroom unit and 2 times bigger then 3 bed unit w/sililar TAX and condo fee. Fitness Center!! A few blocks to Ventnor's fabulous beach and boardwalk! 5 bedroom home aprox 2500 sq ft, steps from the Boardwalk. Red Oak Hardwood floors through out the first and second floor. Large Kitchen w/ Quartz, Stainless Steel Appliances & Large Dining, Cathedral Ceiling, Master bedroom + four bedrooms & 2.5 baths in great location near beach, boardwalk & Boat-ramp. On the bay with Pool, Club house, Bahama Lounge, Gym, Party room! Condo fee covers quite a bit including Gas, heat & hot water, sewer, trash, insurance, flood-insurance, HVAC system, roof, maintenance and pool / clubhouse fees, Gym, landscaping, snow removal and more . All you pay is electric. #waterview Close to transportation, casinos & shopping too!High Elevation & Low tax! Easy to show, call today.

Listing Courtesy of KELLER WILLIAMS REALTY ATLANTIC SHORE-NORTHFIELD

2 Pending • *Under Contract as of 2/23/2024* *MLS ID: 582292*								
10 S Troy Ave	Single Family	5/3	1,008 sq ft	2,274	2/16/2024	$999,000	2/23/2024	$991

LOCATION ~ LOCATION ~ LOCATION!! UNIQUE PROPERTY ON THE SOUTHSIDE!! Walking Distance to the Beach, Boardwalk, Shopping, and Restaurants! Simply Adorable Beach Single Family Residence or Legal Duplex, YOU PICK!! The Cozy Front Porch is Perfect for Happy Hour or Reading a Great Book and Catching the Summer Breeze. The Enclosed Sunroom Flex Space Can Have Many Purposes Such as Home Office or Yoga Room! This Property Easily Accommodate Multi-Generational Families. Main Level has 3 Bedrooms/2 Bath, Living Area, Kitchen, Dining Area, and Enclosed Porch. The Garden Level Apartment Has 2 Bedrooms, 1 Bath, Living Room, and Kitchen (No Steps)! The Fenced Backyard is Just Perfect for Sun Bathing, Lounging Around or BBQing, and an Enclosed Hot/Cold Outside Shower. Brand New Heating and Central Air Amongst Many Other Upgrades/Improvements! Plenty of Storage for Bikes, Beach Chairs and ALL of Your Beach Toys! Property can easily generate $5000/week in the summer on Airbnb. Endless Possibilities with this One, DON'T MISS OUT! Furniture available. No current tenants or leases in place. Flood Insurance not Required, Flood Zone B, NO Sandy Damage, HIGH GROUND! Turn Key, Just Pack Your Bathing Suit!

Listing Courtesy of KELLER WILLIAMS REALTY JERSEY SHORE-MARGATE

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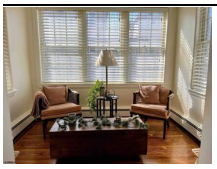
Pending: 10 (cont.)

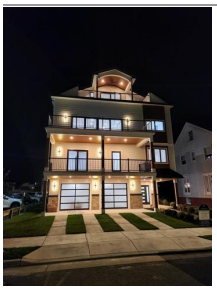
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
3 Pending • *Under Contract as of 3/3/2024* *MLS ID: 582788*								
19 N Newport Ave	Single Family	3/2	1,280 sq ft	–	3/2/2024	$520,000	3/3/2024	$406



Picture PERFECT Beach house! Move right into this immaculate renovated home nestled just blocks from the BEACH & Boardwalk and the Bay, offering the ultimate coastal lifestyle. Indulge in upgraded bathrooms and kitchen with new hickory wood cabinets boasting modern amenities and elegant finishes. Discover luxury living with a generously sized master bedroom, complete with a private balcony overlooking serene views. This home creates a harmonious blend of comfort and style with the original hardwood floors with hand crafted 2 toned mahogany inlay. Enjoy spacious living areas, including a sun drenched sitting area, living and dining room, perfect for entertaining. Retreat to serene bedrooms for restful nights. Embrace outdoor living in the spacious and private back patio for outdoor relaxation and grilling along with an outdoor shower for rinsing off after the beach. There is even a large storage shed for all of your beach chairs and kayaks along with a workshop area. Perfect location, close to restaurants, shops and local activities and just a stroll away from Margate. This home has been a money making airbnb for the current Owner. YOU could be sitting on the BEACH in just minutes from your new home! Newer roof, chimney, fence, etc. Hurry, this home is a rare find and some very lucky Buyer is going to be very happy!

Listing Courtesy of COLDWELL BANKER ARGUS REAL ESTATE-VENTNOR

4 Pending • *Under Contract as of 1/4/2024* *MLS ID: 579511*								
108 S Oxford Ave	Single Family	6/8	–	6,251	11/7/2023	$3,750,000	1/4/2024	



STUNNING, ONE-OF-A-KIND, CUSTOM BEACH BLOCK NEW CONSTRUCTION COMING TO THE DESIRABLE ST. LEONARD'S TRACT SECTION IN VENTNOR!! Magnificent modern contemporary design LIKE NOTHING YOU HAVE EVER SEEN BEFORE! This 7,000+ sqft home has everything you could ever want and more! Just one off of the beach and boardwalk, this gorgeous home will have a large open floor plan, 4-stop ELEVATOR, and DIRECT OCEAN VIEWS! This TOP-OF-THE-LINE beauty features 6 bedrooms, 6 full bathrooms, 2 half baths, with multiple den and living areas on each level of the home. Enjoy the AMAZING OCEAN VIEWS from trex decks on all 3 levels! The lower level features a 4-car garage with an indoor and outdoor rear covered veranda, and AMAZING OUTDOOR SPACE WITH HUGE IN-GROUND GUNITE POOL with attached HOT TUB/SPA ideal for hosting the largest of parties! The first floor has 3 oversized bedroom suites, powder room and laundry, with a large den that flows to the outdoor deck overlooking the beautiful yard. The second floor boasts a huge open living, dining and kitchen including a high-end appliance package. Large front deck to enjoy the wonderful ocean views and your morning cup of coffee in the sun! And 2 more oversized bedroom suites. The entire third floor is the PALATIAL MASTER SUITE with cathedral ceilings, its own laundry room and large front & back decks! HOT North Beach area! ACT NOW & PICK SOME OF YOUR FINISHES FOR THIS NEW DREAM BEACHBLOCK WITH ROOM FOR EVERYONE!! THIS IS A MUST-SEE THAT WILL HAVE IT ALL!

Listing Courtesy of BHHS FOX AND ROACH-MARGATE II

5 Pending • *Under Contract as of 1/17/2024* *MLS ID: 570129*								
104 S Stratford Ave	Single Family	4/3	1,820 sq ft	3,123	1/12/2023	$1,525,000	1/17/2024	$838

FABULOUS BEACHBLOCK HOME! An inviting and open first floor features a spacious living and dining area, a wonderful eat-in kitchen, a front sun room, hall bath, and two bedrooms, including a bedroom suite! Upstairs you will find two more bedrooms and a hall bath. Basement with outside entrance offers more living space and two large storage areas. Outside features include a front porch to enjoy the ocean breeze, large back deck to entertain or relax, outside shower, garage and driveway for off street parking! Meticulously cared for by the owner and move in ready. AMAZING LOCATION just 5 homes off of the beach and boardwalk and one block from the playground and Ventnor library. Walk to delicious eateries such as Isabella's, Santucci's, Sapore, and Velo Cafe! With everything so close you will never need to move your car! Easy to show...CALL TO SEE TODAY!!

Listing Courtesy of BHHS FOX AND ROACH-MARGATE

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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 2/8/2024* *MLS ID: 578841*

507 N Dorset Ave	Single Family	4/3	1,932 sq ft	5,201	10/18/2023	$649,900	2/8/2024	$336

Fabulous Family Home located in the booming Ventnor Heights section of Ventnor. This maintained home boasts of spacious rooms throughout and a Large primary with bath on the first level. Walk into a beautiful living room with gleaming hardwood floors that flows nicely into the dining room with sliders and a peek at mother nature. Newer eat in kitchen and large laundry room gives you access to the attached garage. You will also have a generous sized family room for your ease of entertainment and your main bedroom with an ensuite. The 2nd floor has 3 more great sized bedrooms and and a full bath. Outside this house has an awesome front porch and huge rear yard equipped with a full sized deck, remote awning, all important outside shower and fenced in yard. Plenty of off street parking with oversized driveway rounds this house out! Brand new heating system 2023!

Listing Courtesy of COLDWELL BANKER ARGUS REAL ESTATE-VENTNOR

7 Pending • *Under Contract as of 2/26/2024* *MLS ID: 582490*

3B N Victoria Ave	Condo/Townhouse/Apt.	3/3	1,502 sq ft	2,888	2/23/2024	$800,000	2/26/2024	$533

Welcome to luxury living at its finest! This exquisite top-floor condo, built in 2018, offers the epitome of modern elegance and style. As you step inside, you're greeted by a sense of sophistication and luxury that is sure to impress. This stunning unit encompasses the entire top floor, providing unparalleled privacy and views of the bay from both the living room and primary bedroom decks. The spacious open floor plan is ideal for both entertaining and everyday living, with 9' ceilings and 9" wide luxury vinyl planking that exude a sense of grandeur. The gourmet kitchen is a chef's dream, featuring a newer appliance package, new hardware, and sleek new tile that perfectly complements the custom window shades. The epoxy floor garage adds a touch of luxury, while the new lighting fixtures add a modern flair. The primary bedroom is a true oasis, boasting a walk-in closet and an en-suite bathroom with new tile and fixtures. With two additional bedrooms and 1.5 baths, there's plenty of space for family and guests. This top-floor condo offers the ultimate in luxury living, with every detail carefully curated to provide a luxurious and comfortable lifestyle. Don't miss this rare opportunity to own a piece of paradise in this exclusive community!

Listing Courtesy of KELLER WILLIAMS REALTY JERSEY SHORE-MARGATE

8 Pending • *Under Contract as of 2/14/2024* *MLS ID: 581163*

711 N Cornwall Ave	Single Family	6/2	2,118 sq ft	4,800	1/11/2024	$499,000	2/14/2024	$236

Highest and best due by by Wednesday 2/14 at 4:00 pm. Rare opportunity exists here with this extremely spacious, currently six bedroom, two bathroom, Ventnor Heights house. Large family room, kitchen and dining room could all be opened up and be truly spectacular!! 2 bedrooms and a full bathroom on the 1st floor and upstairs is currently 4 bedrooms, a utility room and a large full bath. Backyard is fully fenced with a fiberglass swimming pool. Two car off street parking plus detached garage. This home could be a show place!!! And the popularity of Ventnor Hights is on the rise with the successful summer concert series at ski beach, several new and excellent restaurants are thriving, the opening of a new Pickleball complex and the obvious proximity to the Beach, Bay, Boardwalk and so many island attractions are all contributing factors!

Listing Courtesy of PLATINUM REAL ESTATE

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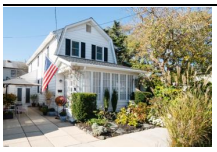
Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.



9 Pending • *Under Contract as of 1/12/2024* *MLS ID: 580468*

26 N Martindale Ave	Single Family	5/3	1,836 sq ft	3,751	12/13/2023	$985,000	1/12/2024	$536

Welcome to 26 N. Martindale in Ventnor, a cherished family residence nestled on a corner lot enveloped by lush gardens and serene sitting areas reminiscent of an English garden. This meticulously maintained 4 to 5 bedroom, 2.5-bathroom home seamlessly combines shore charm with elegant flair, exuding a sense of peace with garden views from every window. Upon entering, you'll be welcomed into an enclosed sunporch, radiating the inviting ambiance that unfolds throughout the house. Beyond lies the living and dining area, complemented by an adjacent powder room and a well-appointed eat-in kitchen boasting custom cabinets and ample storage. A few steps down, the laundry/utility room offers additional storage and leads to the mudroom, featuring versatile French door access from the drivewayâa convenient spot for bikes and beach essentials, connected to a workshop with added storage. The main floor also hosts a spacious primary suite with a charmingly renovated full bath, showcasing brushed brass fixtures, teak shelving, and a sizable step-in shower. Completing this level is an additional family room providing another entrance to the house and easy access to the garden. Upstairs, three more bedrooms share a renovated full bathroom, complete with a combination deep soaking tub/shower. Convenient attic storage can be accessed from a hallway door. Outside, the property offers off-street parking for two cars currently utilized as an outdoor entertaining area. Encircled by a fence, the enchanting gardens feature a stone pathway winding through mature landscaping of manicured ivy, hedges, and majestic shade trees, providing private nooks for relaxation. Additional amenities to this home include a Kohler whole house generator and multi-zoned heating and central air systems. Ideally situated just a block away from Ventnor's finest dining, coffee spots, and boutiques, and a mere three blocks from the beach and boardwalk, this home strikes the perfect balance between tranquility and accessibility to the vibrant shore lifestyle!

Listing Courtesy of RE/MAX PLATINUM PROPERTIES-H

10 Pending • *Under Contract as of 1/27/2024* *MLS ID: 579623*

105 N Princeton Ave	Single Family	3/2	1,387 sq ft	1,189	11/12/2023	$499,000	1/27/2024	$360

Charming 3 bedroom, 2 full bath attached twin on a quiet, tree lined street close to the beach and the bay. High elevation. No history of flooding at all. Open floor plan on the main level with a bright sunroom with French doors, flowing into the living room, dining room, and kitchen. The house has been completely redone with all new luxury Vinyl 12 MM padded flooring, ceiling fans, freshly painted, recessed lighting, new cabinets, new Samsung SS appliances, new carpet on upper level, (hardwood floors under carpet and vinyl plank flooring), new tile bathrooms, new updated electrical panel and wiring, new tankless hot water heater, new roof, fenced in yard. Large laundry/utility room with access to rear yard. New dryer and newer washer. All new concrete sidewalks. Wired for security system. New front and rear entry doors. New vinyl soffit. Outside shower with new plumbing. Enjoy the Ventnor boardwalk and beautiful beaches of the Jersey shore. This is a maintenance free home ready for immediate occupancy. Bring your toothbrush!!

Listing Courtesy of BHHS FOX AND ROACH-MARGATE

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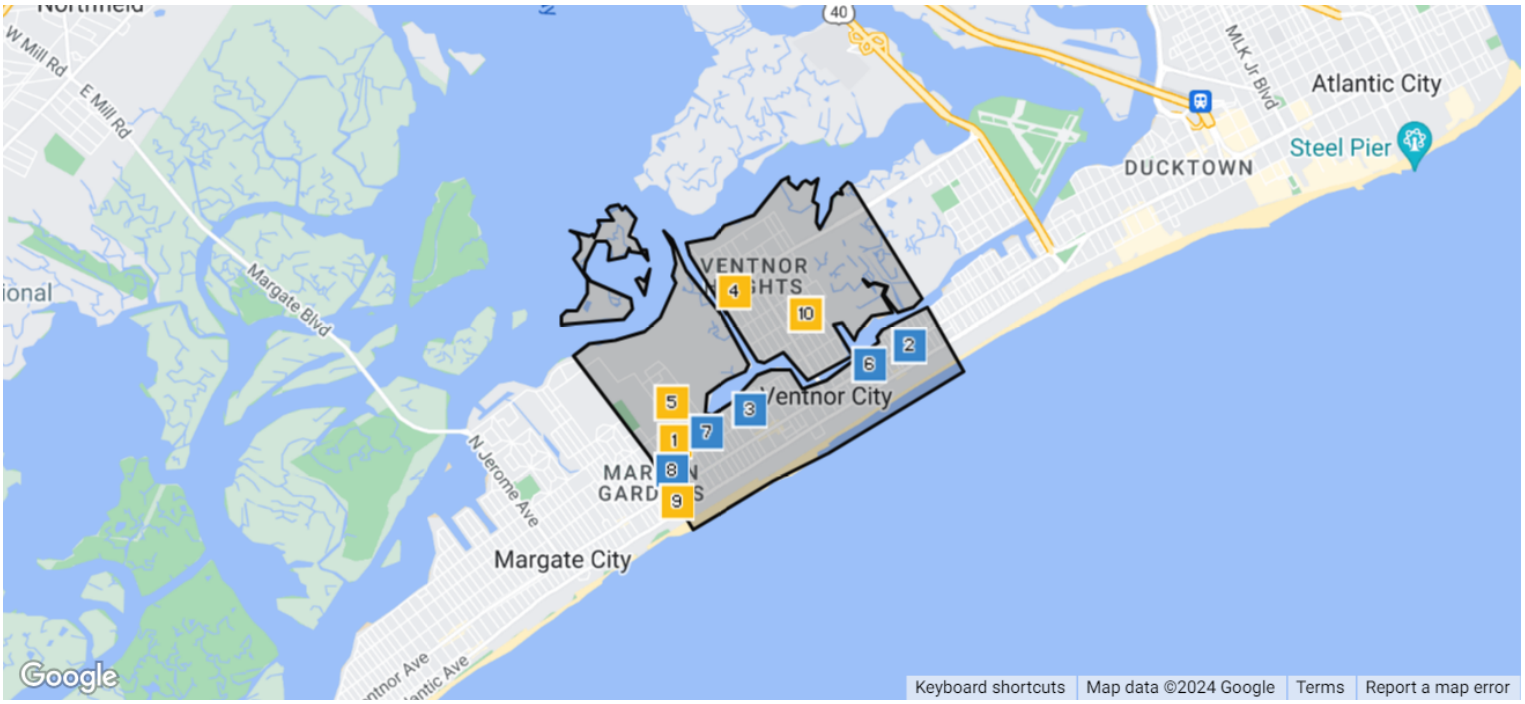

Closed: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.

1 **Closed** • *Leased Date: 5/31/2024, MLS Listing 580154: 12/1/2023* *MLS ID: 580154*

7117 Monmouth Ave	Single Family	4/2	2,128 sq ft	4,099	1980	5/31/2024	$35,000 mo.	$16

Enjoy Summer 2024 in the lovely south side of Ventnor. This meticulously maintained 4 bed 2 bath home features a beautifully updated kitchen, dining space, bright living room and additional den on the first floor. First floor master and guest room. Second floor features 2 bedrooms: one with a queen size bed and another with 2 twin beds. Big backyard with patio and grill perfect for entertaining. Off street parking in the driveway. Super close to Water Dog, Hannah Gâs, Ventnor No. 7311, and more. Don't wait, call today!

Courtesy of SOLEIL SOTHEBY'S INTERNATIONAL REALTY - A

2 **Closed** • *Sold Date: 1/12/2024, MLS Listing 575436: 6/29/2023* *MLS ID: 575436*

1 S Nashville Ave, #B	Single Family	4/4	2,625 sq ft	–	2021	1/12/2024	$999,000	$381

Welcome to North Beach in Ventnor. This spectacular fee simple townhome is over 2500 sq. ft., Two short blocks from the beach and boardwalk. This home is only less than two years old that includes four bedrooms, 3.2 baths, and a two-car garage with two additional parking spaces, including an electric vehicle charging station in the garage. The first floor has an oversized open-floor concept. Throughout the house, shaker paneled cabinetry, stainless steel appliances, vinyl windows, and sliding glass doors. , Quartz countertops throughout the kitchen and baths, Level six LVP flooring throughout the home, Enclosed outside shower, Beautiful landscaping that includes sprinkler system. Dual zoned climate control heating and cooling system. Plenty of storage space throughout each floor. The third floor comes with a bonus room that can be used for an office, workout room, or simply an additional room for guests with its own en-suiteâLocation, Location, Location. Home does not get any better than this. Close to restaurants, shopping, and entertainment. This home backs up to a private gatedÂurban oasis. "Memory Park" is for anyone living in the North Beach district area and has access to the green space seven days a week. The property includes Tax Abatement and a 10-year HOWÂÂWarranty. Be the first to preview.

Courtesy of FARLEY AND FERRY REALTY, INC

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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: 2/29/2024, MLS Listing 581508: 1/24/2024* *MLS ID: 581508*

107 N Bryant Ave	Single Family	3/2	1,312 sq ft	2,252	1940	2/29/2024	$540,000	$412

Welcome to your dream beach home! This charming property is a seaside haven with off-street parking in the driveway, a delightful backyard, and a detached garage â a rare find in beachfront living! This home is ideally located just 3.5 blocks from the beach on a tranquil block. Step into luxury with this move-in-ready home, partially furnished with tasteful decor (minus owner's personal items). Immerse yourself in the warmth of original hardwood floors throughout, creating a cozy and inviting atmosphere. The house boasts 3 bedrooms and 1.5 baths, with the added convenience of an outdoor shower for those sandy beach days. PLUS a laundry room adjacent to the mudroom by the back door! Indulge in the beauty of the enclosed three-season sun porch, providing the perfect spot to unwind and soak in the coastal ambiance. Natural light flows throughout the living spaces, accentuating the character of this well-maintained home. Blinds adorn all windows, and ceiling fans in every room ensure a comfortable environment year-round. The kitchen is equipped with modern amenities: microwave, garbage disposal and washer dryer in the laundry room. Experience the ease of living with natural gas for heating and hot water. Cement patio and newly installed backyard fence creates private outdoor space for entertaining your friends and family. A recent property survey is included offering peace of mind for the discriminating buyer. Updates galore! A new roof, a tankless hot water heater, and a high-efficiency gas heater, all installed in 2023, provide the perfect blend of comfort and efficiency. The house has been freshly painted and a new gas log fireplace with remote control adds a touch of luxury. Additional features include new vinyl railings on the front steps, crawl space with moisture barrier and insulation, and fully insulated attic with R34 insulation. The property is offered "As Is," reflecting the care and attention invested in its maintenance. Seize the opportunity to make this coastal retreat your own. Your ideal beach lifestyle â a true gem by the sea!

Courtesy of HOME AND HEART REALTY

4 Closed • *Leased Date: 5/1/2024, MLS Listing 581270: 1/15/2024* *MLS ID: 581270*

612 N Cornwall Ave	Single Family	4/3	1,833 sq ft	5,358	1972	5/1/2024	$3,400 mo.	$2

Newly renovated home available for yearly rental.

Courtesy of SOLEIL SOTHEBY'S INTERNATIONAL REALTY - A

5 Closed • *Leased Date: 3/1/2024, MLS Listing 581869: 2/5/2024* *MLS ID: 581869*

301 Hampshire Dr, #301	Single Family	3/3	1,574 sq ft	–	1974	3/1/2024	$2,850 mo.	$2

AVAILABLE NOW for Yearly Rent!! Spacious 3 Bedroom - 2.5 Bath townhome in Ventnor. First floor features include hardwood floors throughout, ceiling fans, washer/dryer, and huge living room. 3 big bedrooms on second floor (one with master bathroom). This end-unit is bright and gets tons of natural light. Two parking spaces included, a backyard patio area, and storage shed. Located in quiet neighborhood just 2 blocks to the Ventnor school. Will consider pets. Call today for a private showing.

Courtesy of BHHS FOX AND ROACH-MARGATE

6 Closed • *Sold Date: 2/23/2024, MLS Listing 580793: 12/29/2023* *MLS ID: 580793*

5403 Ventnor Ave	Single Family	5/4	2,346 sq ft	4,948	1920	2/23/2024	$1,050,000	$448

Beautifully renovated 5 bedroom, 4 bathroom turn-key home easily flows from the living room right into the dining room and updated kitchen. Original hardwood floors throughout the entire home! You get an incredible amount of natural sunlight into the living room, which has an extra sitting area to relax or entertain! There is a full bathroom on the first floor, along with a door in the kitchen that leads into the laundry room. On the second floor there are 4 spacious bedrooms, including the master which has its own full bath! Plenty of closet space in the bedrooms and hallways! On the third floor, there is the 5th bedroom and a full bath. This property utilizes mini splits for heating and air conditioning. There is a long driveway for off-street parking and a huge garage! In the back of the house, you have a paved area where you could fit a grill or backyard furniture to entertain your guests! An outdoor shower was installed for your days at the beach! Just two blocks to the beach and boardwalk, and close to all of the local shops and restaurants!

Courtesy of BHHS FOX AND ROACH-MARGATE

RPR

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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.

7 Closed • *Sold Date: 1/24/2024, MLS Listing 580370: 12/9/2023* *MLS ID: 580370*

112 N Newark Ave, #A	Condo/Townhouse/Apt. 4/3	–	4,029	–	1/24/2024	$935,050	

Step into your new home! Don't miss the chance to live in this pristine 3-year-old townhouse. The first level features a single-car, attached garage and a bonus room leading to a fenced, private outdoor area with both covered and uncovered sections, including an outdoor shower. On the second level, you'll find an open kitchen with a central island and seating for six. An adjacent deck is equipped with a grill for easy indoor/outdoor cooking and entertaining. The open and spacious dining and living areas lead to another deck with ample room for a table, chairs, and additional outdoor furniture. This level also includes a powder room and a full-size washer and dryer. The third level boasts four bedrooms and a hall bath, with the primary bedroom suite featuring a generous closet and a private bath. The townhouse is equipped with cost-effective gas heating and central air. The sellers share the cost of flood and liability insurance with 112B N Newark. This unit is pet-friendly, with certain restrictions. This Ventnor condo is in a fabulous location, close to so many shops and restaurants. Just a short walk to the beach and boardwalk! Lights in children's bedrooms are excluded and will be replaced.

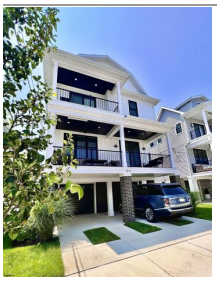
Courtesy of BHHS FOX AND ROACH-MARGATE

8 Closed • *Sold Date: 12/15/2023, MLS Listing 578646: 10/10/2023* *MLS ID: 578646*

28 N Washington Ave, Apt 2	Condo/Townhouse/Apt. 4/2	1,718 sq ft	–	1925	12/15/2023	$605,000	$352

Presenting this comfortable 4-bed, 2-bath condo on the 2nd floor in the heart of Ventnor, just 2.5 blocks from the beach. This condo underwent a complete renovation in 2014 and offers a cozy, relaxed living experience. You'll appreciate the convenience of two decks, one at the front and another at the back of the condo, perfect for enjoying the outdoors. These outdoor spaces provide a pleasant spot for your morning coffee or evening relaxation. The location of this condo is a beach lover's dream, within walking distance of the beach, boardwalk, restaurants, and shops. Margate's vibrant atmosphere is right at your doorstep, making it easy to enjoy beach days and evenings out. Additional features include a shared garage for one car or extra storage, and the property is situated on a nice corner lot. If your looking for a home or condo, be sure to put this one on your list!!

Courtesy of OCF REALTY, LLC



9 Closed • *Leased Date: 2/10/2024, MLS Listing 581087: 1/9/2024* *MLS ID: 581087*

16 S Fredericksburg Ave, #A	Single Family	5/5	–	2,500	–	2/10/2024	$50,000 mo.

YOUR DREAM SUMMER RENTAL AWAITS! AUGUST 2024! Southside 5 bedroom, 4.5 bath 3-story home just steps to the BEACH AND BOARDWALK! Beautiful open concept living area features a large center island, generous dining area, and built-in bar! Great outdoor space with a spacious first floor deck and FABULOUS BACKYARD with a covered patio where you can sit back and relax infront of the TV and fireplace! Also offers plenty of room to BBQ on the outdoor grill. On the second floor you will find THREE bedroom suites including the master suite with a gorgeous full bath, walk-in closet, and private deck with OCEAN VIEWS! Convenient second floor laundry room with sink. The third floor features two more bedrooms, one with a PELETON, and hall bath perfect for the kids or guests! Attached garage and driveway for off-street parking and two TESLA CHARGERS. Walk to fabulous eateries such as Hannah G's, Waterdog, 7311, and Florida ColdCuts! An UNBEATABLE LOCATION, you will never need to move your car!!...CALL TODAY!

Courtesy of BHHS FOX AND ROACH-MARGATE II

10 Closed • *Leased Date: 2/24/2024, MLS Listing 582342: 2/19/2024* *MLS ID: 582342*

325 N Somerset Ave	Single Family	3/2	1,204 sq ft	3,999	1958	2/24/2024	$2,500 mo.	$2

Rare 3BD/1.5BA yearly rental in Ventnor Heights! Fully renovated property with all new appliances and tons of closet/storage space in each area of house. Washer and dryer located in room off kitchen. Furniture has been removed. Large fenced in backyard with shed provide fantastic space for kids, pets and entertaining!

Courtesy of KELLER WILLIAMS REALTY JERSEY SHORE-MARGATE

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- **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.
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- **School data and reviews** from Niche.
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