

8/8/2019

Dear Friends and Neighbors,

I hope all is well with you and your family and that everyone is having a great summer.

This beautiful Summer, low interest rates and great homes are attracting serious buyers to our waterfront community.

As the Fall season nears many home owners are looking to make RE decisions. I hope you find this info helpful or at least of interest.

Please give me a call on my cell:201-394-6320 or send me an email at mromano@vandykgroup.com if you have any questions about this report or if you would like to meet for a no pressure current market analysis of your home.

Life is good!

**Your Realtor,
Marion A. Romano, SRES,ABR,CRS,RSPS,SFR**

Broker Associate Salesperson
The Van Dyk Group
275 Route 72 E.
Manahawkin, NJ 08050



Cell: 201-394-6320
Office: 609-597-1988 ex: 3337
Email: mromano@vandykgroup.com
Website: beachhavenwesthomes.com

All Waterfront Sales- January 31st, 2019 - July 31st, 2019

PROPERTY ADDRESS	LIST PRICE	SELL PRICE	BED/BATH	SQ. FEET	GARAGE	A/C
1175 Walter Blvd.	\$199,900	\$135,000	N/A	LAND	N/A	N/A
3 Betty Dr.	\$159,900	\$145,000	3/1	616	N	N
109 Eileen Ln.	\$235,900	\$160,000	4/2	1,610	Y	N
24 Rona Ln.	\$125,000	\$161,550	3/1	748	N	N
97 Harry Dr.	\$169,900	\$164,000	3/1	N/A	N	N
1024 Mill Creek Rd.	\$178,900	\$175,100	3/1	948	N	N
3 Diane Rd.	\$229,000	\$185,000	3/1.5	1,266	N	N
1450 Paul Blvd.	\$199,900	\$190,000	2/1	736	N	N
7 Betty Dr.	\$199,900	\$190,000	3/1	750	N	Y
124 Patty Ln.	\$219,900	\$219,900	2/1	840	N	Y
125 Lawrence Dr.	\$259,900	\$225,000	3/1.5	1,268	N	Y
63 Andrew Dr.	\$220,000	\$225,000	3/1	902	N	Y
160 Peter Rd.	\$235,000	\$235,100	3/2	1,112	N	N
8 Weaver Dr.	\$304,900	\$275,000	3/1	1,175	N	N
31 Muriel Dr.	\$299,900	\$277,500	N/A	LAND	N/A	N/A
63 Ralph Ln.	\$319,900	\$290,000	2/1	N/A	N	N
56 Jennie Dr.	\$315,000	\$298,000	N/A	LAND	N/A	N/A
35 Patrick Dr.	\$317,000	\$300,000	2/1	948	N	N
8 Marguerite Ln.	\$320,000	\$310,000	4/2	1,175	N	Y
11 Phyllis Ln.	\$332,500	\$313,000	4/3	2,006	Y	N
903 Jennifer Ln.	\$329,900	\$315,000	3/1.5	1,274	Y	Y
148 Morton Dr.	\$329,900	\$320,000	5/2	2,048	Y	N
72 Beverly Ln.	\$325,000	\$320,000	4/1	1,088	N	Y
148 Evelyn Dr.	\$349,900	\$325,000	3/1	1,112	N	Y
11 Budd Dr.	\$325,000	\$325,000	3/1	828	N	Y
44 Charles Blvd.	\$309,900	\$330,100	4/2	2,576	Y	Y
69 Frank Dr.	\$349,900	\$335,000	4/1.5	1,484	Y	Y
116 Matilda Dr.	\$345,000	\$345,000	5/3.5	2,280	N	Y
47 Patty Ln.	\$379,900	\$350,000	4/2	1,207	N	N
168 Peter Rd.	\$399,900	\$355,000	3/1.5	1,840	N	Y
91 Patty Ln.	\$349,500	\$357,500	3/1	1,100	N	N

continued on other side

PROPERTY ADDRESS	LIST PRICE	SELL PRICE	BED/BATH	SQ. FEET	GARAGE	A/C
116 Emily Dr.	\$374,900	\$365,000	4/3	2,600	Y	Y
89 Albert Dr.	\$399,900	\$390,000	3/1	948	N	Y
68 Linda Rd.	\$410,000	\$390,000	3/1	N/A	N	N
112 Bruce Dr.	\$399,900	\$395,000	4/2	1,634	N	Y
39 Henry Dr.	\$419,900	\$400,000	4/2	1,394	Y	N
31 Mitzie Ln.	\$419,900	\$405,000	4/1.5	1,350	Y	Y
144 Peter Rd.	\$389,900	\$410,000	3/2	1,200	N	Y
121 Catherine Ln.	\$424,900	\$411,000	4/2	2,100	N	Y
30 Myrtle Dr.	\$429,000	\$420,000	4/2	1,417	Y	Y
100 Southard Dr.	\$439,900	\$425,000	5/3	2,104	N	Y
96 Glenn Dr.	\$449,900	\$435,000	3/2.5	1,600	Y	Y
153 Matilda Dr.	\$439,000	\$437,000	3/2	1,112	N	Y
66 Joshua Dr.	\$439,900	\$440,000	4/2	1,568	N	Y
47 Amy Dr.	\$449,900	\$449,000	3/2	1,266	Y	Y
11 Linda Rd.	\$459,000	\$450,000	3/2	1,800	N	N
1254 Mill Creek Rd.	\$459,000	\$455,000	3/2	1,400	Y	Y
36 Benjamin Blvd.	\$469,000	\$469,000	3/2	1,360	Y	Y
52 Glenn Dr.	\$539,000	\$472,500	3/2.5	1,600	Y	Y
42 Joan Dr.	\$499,900	\$480,000	4/1.5	1,288	N	N
108 Peter Rd.	\$499,900	\$485,000	4/2.5	2,149	N	Y
3 Joan Dr.	\$509,000	\$485,000	4/2	2,124	Y	Y
112 Eliza Ln.	\$495,000	\$485,000	3/2.5	1,646	Y	N
1174 Jennifer Ln.	\$520,000	\$487,500	3/2	1,356	N	N
1451 Mill Creek Rd.	\$515,000	\$500,000	3/2.5	1,429	Y	Y
12 Ronnie Dr.	\$509,000	\$500,000	5/3	2,050	Y	Y
117 Pattie Joe Ln.	\$529,000	\$505,000	4/2.5	2,324	Y	Y
48 Ronnie Dr.	\$539,900	\$520,000	3/2	1,268	Y	Y
32 Barry Ln.	\$559,000	\$522,500	4/3	2,104	Y	Y
136 Evelyn Dr.	\$559,900	\$540,000	4/2	2,313	N	Y
48 Albert Dr.	\$569,000	\$550,000	4/3.5	2,400	Y	Y
415 Morris Blvd.	\$569,000	\$560,000	4/3.5	2,642	Y	Y
13 Harry Dr.	\$599,000	\$568,000	4/3.5	2,300	Y	Y
88 Glenn Dr.	\$589,900	\$579,000	4/3	2,376	Y	Y
1269 Jennifer Ln	\$599,900	\$582,500	5/2	1,897	Y	Y
203 Jeremy Ln.	\$649,000	\$610,000	4/3	1,859	Y	Y
132 Evelyn Dr.	\$610,000	\$610,000	5/2.5	2,000	Y	Y
24 Shirley Ln.	\$629,900	\$629,900	4/3	2,480	Y	Y
1435 Mill Creek Rd.	\$649,900	\$635,000	4/3	1,850	Y	Y
39 Judy Dr.	\$720,000	\$690,000	4/3	2,083	Y	Y
4 Richard Dr,	\$734,000	\$705,000	4/3	2,291	Y	Y
1827 Mill Creek Rd.	\$769,900	\$734,000	3/2.5	2,030	Y	Y
1148 Walter Blvd.	\$769,500	\$737,500	5/2.5	2,600	Y	Y
1375 Paul Blvd.	\$759,900	\$750,000	4/2.5	2,300	Y	Y
32 Marin Ln.	\$779,900	\$775,000	4/3	2,300	Y	Y
1160 Jennifer Ln.	\$839,000	\$815,000	4/3.5	2,700	Y	Y
1282 Jennifer Ln.	\$899,900	\$855,000	4/2.5	2,576	Y	Y

P.S. Thank You for all the referrals to your family and friends for their Real Estate needs and wants. I appreciate your support and confidence.

****Bold Represents Marion Romano's Successful Transactions****

Information deemed reliable but not guaranteed. Subject to errors and omissions.

If your home is currently listed, please disregard, it is not our intention to solicit the listings of other brokers.