

Market Activity Report

CAPE MAY, NJ
3RD QUARTER 2024



www.jerseyhomebuyer.com

Presented by:

Andrew Mettzen

Broker Associate
REALTY MARK ADVANTAGE, LLC



Presented by

Andrew Mettzer

Broker Associate
REALTY MARK ADVANTAGE, LLC

Direct line: (609) 315-1511

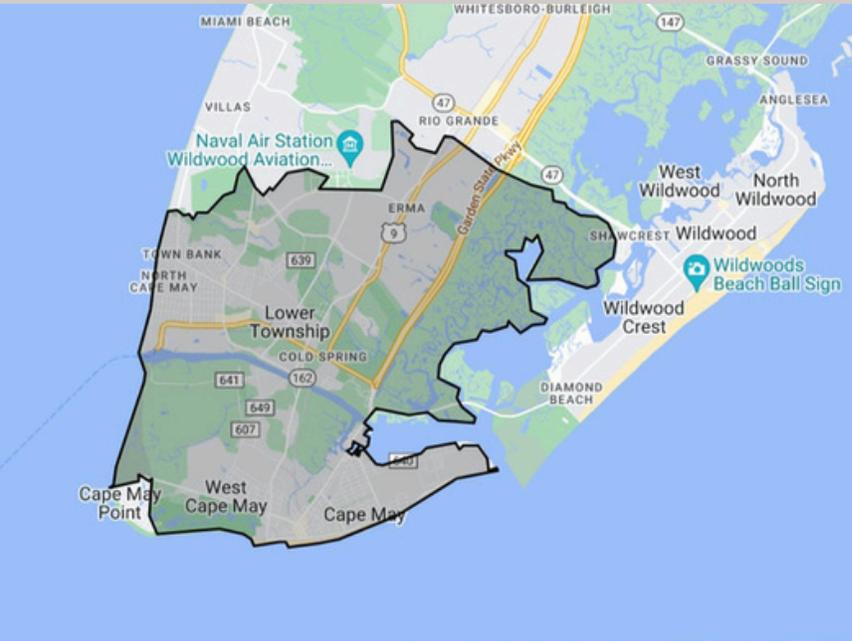
Office: (609) 796-0033

tlinvestmentsnj@gmail.com

NJ Real Estate License: 0678130

NJ Appraisal License: 0678130

Two Greetree Center
9000 Lincoln Drive Suite
120 Marlton, NJ 08053



Keyboard shortcuts | Map data ©2024 Google | Terms | Report a map error



www.jerseyhomebuyer.com

Market Snapshot: Sales Price

Median Sales Price

\$760K

Updated: 9/30/2024

Change Over
Last Month 9.75%Change Over
Last 3 Months 9.36%Change Over
Last 12 Months 20.63%Change Over
Last 24 Months 41.42%

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

\$795K

Updated: 9/30/2024

Change Over
Last Month 12.06%Change Over
Last 3 Months 5.92%Change Over
Last 12 Months 27.06%Change Over
Last 24 Months 20.09%

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

Market Activity Summary Stats



Search Criteria | Location: Cape May, New Jersey; Date: Changes in the Last 3 Months; Transaction Types: For Sale, For Lease; Change Types: New Listings, Distressed, Pending, Closed; Property Types: Single Family, Condo/Townhouse/Apt., CoOp; Maximum Properties per Change Type: 10; Sort Order: Recently updated

	 New Listings	 Distressed	 Pending	 Closed
Number of Properties	10	2	10	10
Low Price / Value	\$442,500	\$498,250	\$365,000	\$350,000
Median Price / Value	\$987,500	\$518,440	\$769,950	\$925,000
High Price / Value	\$3,790,000	\$538,630	\$2,985,000	\$2,400,000
Average Price / Sq. Ft.	\$651	\$359	\$541	\$537
Median Price / Sq. Ft.	\$561	\$359	\$510	\$504
Average Days in RPR	34	-	117	143
Median Days in RPR	37	-	79	66
Total Volume	\$13,196,500	\$1,036,880	\$11,867,700	\$11,743,000

Cape May, New Jersey



New Listings: 10

	Pro p Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Buil t	List Date	List / Lease Price	Price per sq. ft.
--	------------------	------------	---------------------------	------------------------	-------------------	--------------	--------------------------	-------------------------



1 ● **Active** • *New, Active: 10/7/2024* *MLS ID: 242988*
 933 Columbia Ave, Apt B5 Condo/Townhouse/Apt.2/3 1,335 sq ft - 1990 10/7/2024 \$980,000 \$734

Listing Courtesy of COASTLINE REALTY, LLC



2 ● **Active** • *New, Active: 10/6/2024* *MLS ID: 242986*
 229 Fishing Creek Rd Single Family 3/1 1,028 sq ft 43,560 1974 10/6/2024 \$442,500 \$430

This beautifully updated ranch-style home offers three bedrooms and one bathroom, perfectly nestled on a sprawling acre of land with an opportunity to expand. Featuring a nice flowing interior space, maintenance free vinyl plank flooring throughout, an eat-in kitchen and a nice sized utility room. This inviting property boasts a detached garage, with ample storage space or the potential to be transformed into a cozy home office or creative studio. Centrally located, you'll enjoy easy access to the stunning barrier islands of Cape May, Wildwood, and Stone Harbor, as well as a variety of local breweries and wineries, and many golf courses. Nature enthusiasts will appreciate the nearby parks, bike paths and scenic areas, while indulging in sunrises over the Atlantic Ocean and, of course, the breathtaking sunsets along the Delaware Bay. This is a fantastic opportunity to embrace a serene coastal lifestyle while being just moments away from vibrant attractions in Southern Cape May County. Don't miss your chance to make this charming rancher your new home!

Listing Courtesy of DESATNICK REAL ESTATE LLC - CAPE MAY

New Listings: 10 (cont.)

	Pro p Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Buil t	List Date	List / Lease Price	Price per sq. ft.	
	3 Active • <i>New, Active: 9/2/2024</i> <i>MLS ID: 242595</i>	Single Family	3/2	1,632 sq ft	15,002	1987	9/2/2024	\$474,000	\$290
<p>964 Fay Ave</p> <p>Single Family Rancher tucked away in Erma section of Lower Township. This home offers 3 bedrooms, 2 full bathrooms, kitchen with dining area, living room, family room with fireplace (wood burning) that leads out on to the back deck, a laundry room, partially fenced-in yard and storage shed. There is crown molding and wood flooring throughout. Natural gas heat and central air. Public sewer. This property has a large yard with lots of potential. Property is an estate and is being sold in it's current AS-IS state.</p> <p><i>Listing Courtesy of FLYNN AGENCY INC</i></p>									
	4 Active • <i>New, Active: 8/30/2024</i> <i>MLS ID: 242582</i>	Single Family	3/2	1,804 sq ft	7,501	1993	8/30/2024	\$575,000	\$319
<p>27 Canterbury Way</p> <p>Charming ranch-style home in Victorian Village featuring 3 bedrooms, 2 bathrooms, and a one-and-a-half-car attached garage. The inviting layout begins with a covered entry porch leading to a grand foyer. Inside, you'll find a living room, dining area, and a kitchen with an island, complemented by a great room with cathedral ceilings, a gas fireplace, and a spacious Florida room that opens to the fenced-in yard. The kitchen is equipped with stainless steel appliances, a large pantry, and an island with seating. Relax in the Florida room while enjoying the beautiful natural surroundings. The home is not in a flood zone. The master bedroom is expansive, with a walk-in closet, large bathroom and vaulted ceilings, creating a luxurious retreat. The second bedroom also features a walk-in closet, and the third bedroom has a generous closet, making this home ideal for guests. Ample storage is available with coat and pantry closets, a linen closet, a large laundry room with storage, and attic access. The garage is spacious enough to accommodate a car, golf cart, and additional storage. Recent updates include a newer roof (approximately 10 years old), an HVAC system installed in June 2024, a gas ventless fireplace, skylights, and sun tunnel lights. The exterior boasts low-maintenance vinyl siding, a rear fenced yard, and easy-to-maintain landscaping. Located in a private community on a cul-de-sac, the home offers convenient access to Cape May, the Delaware Bay stunning sunsets, and the Wildwoods. An annual \$200 Homeowners Association fee applies. Victorian Village allows year-round renting and is situated just over the bridge from Cape May, next to Tranquility. Schedule an appointment soon, as this home will not last long. We have a parcel of open space to the right of our lot see attached tax map. This home is for sale and is not a rental.</p> <p><i>Listing Courtesy of COASTLINE REALTY, LLC</i></p>									
	5 Active • <i>New, Active: 8/28/2024</i> <i>MLS ID: 242531</i>	Single Family	4/3	-	-	-	8/28/2024	\$825,000	
<p>14 Leonard Dr</p> <p>This welcoming 4-bedroom, 3-bathroom home is situated on a quiet cul-de-sac in Breakwater Estates. The two-story residence features variety of well-appointed spaces, including a comfortable living room and a cozy den/TV room, first floor guest bedroom/office and full bath. The eat-in kitchen is equipped with a walk-in pantry, an island, and modern energy efficient appliances. The first floor boasts vinyl plank flooring throughout. Outside, there is a deck overlooking a fenced yard, complete with a storage shed for added convenience. The property also has a 2-car garage with concrete driveway, providing ample parking and easy access. The second floor is where you will find two guest bedrooms with a second full bath, as well as a large family room/loft with a dedicated laundry/utility room which adds to the home's functionality. The primary suite includes a walk-in closet along with the third full bath which includes a walk-in shower, a large soaking tub and a separate lavatory. The property is available for viewing by appointment only, making it an excellent opportunity for those seeking a move-in-ready home.</p> <p><i>Listing Courtesy of DESATNICK REAL ESTATE LLC - NORTH WILDWOOD</i></p>									
	6 Active • <i>New, Active: 9/9/2024</i> <i>MLS ID: 242690</i>	Condo/Townhouse/Apt.3/2	-	1,775 sq ft	1,773	2005	9/9/2024	\$995,000	\$561
<p>902 Ocean Dr, #1504</p> <p><i>Listing Courtesy of CENTURY 21 ALLIANCE - NCM</i></p>									

New Listings: 10 (cont.)



	Pro p Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Buil t	List Date	List/ Lease Price	Price per sq. ft.
9 ● Active • <i>New, Active: 8/14/2024</i> <i>MLS ID: 242369</i>								
11 Pond Creek Ln	Single Family	4/3	3,875 sq ft	-	2001	8/14/2024	\$2,570,000	\$663

This splendid 3-story home has it all with approximately 3875 sq ft of living space, including 4 to 5 bedrooms and 3 baths set on 2.8 acres on a quiet West Cape May cul-de-sac. This stylish home meets your every expectation. Well selected amenities provide comfort & convenience. In addition, this spectacular property enjoys meadow views from the rear decks and many parts of the house. The location is ideal too, bridging Cape May Point and City of Cape May. The massive, covered front porch overlooks the in-ground pool, and is impressive with dual sitting areas. A dramatic staircase delights as you enter this home and leads to the airy second floor, featuring a great room with natural gas fireplace, a kitchen complete with top-of-the-line SS appliances, and dining area with custom bow windows and banquette, plus extra wide sliders leading to expansive deck. Also on this floor is a primary bedroom en-suite, a bonus room/bedroom (minus closet) for possibly a den or guest room, and a corner atrium-like room, perfect for taking in the panoramic view. The first floor is comprised of another primary bedroom en-suite with rear yard access, two large bedrooms, a hall bath, a laundry/utility room and attached garage. The spacious third floor (currently used as game room/tv room/den) is completely open & bright and offers a sitting nook with lovely views. Updates include all new floors, 2 new mini split system, steps to widow's walk, and 3 skylights. Both casual and elegant at once, this home is the ideal place for gathering for both large and intimate celebrations. The home is equipped with a lovely in-ground pool (Salt Water & heated), built-in hot tub, outdoor shower, and generous poolside lounge area. The close proximity to local attractions like Beach Plum Farm, Willow Creek Winery, & Sunset Blvd Nature Walk are another bonus. It is by far the best of its kind in all aspects within the current Cape Island market.

Listing Courtesy of JERSEY CAPE REALTY



10 ● Active • <i>New, Active: 7/23/2024</i> <i>MLS ID: 242138</i>								
717 Third Ave	Single Family	4/2	1,325 sq ft	15,198	1969	7/23/2024	\$1,445,000	\$1,091

Amazing Piece of Property for Sale - House Included!! Don't miss your opportunity for a one-of-a-kind property tucked away on one of the last quiet streets in the historic farmland community of West Cape May. A stone's throw away from the world-renowned Nature Conservancy bird sanctuary and walking trails on the Atlantic Ocean, this property is also close to Willow Creek Winery & the Beach Plum Farm and ideally situated a mile away from Victorian Cape May. This over-sized, tree-lined lot (102 feet across by 150 feet deep) is perfect for the family looking for a quiet retreat at the shore. Bordered on two sides by preserved farmland, this property guarantees you the open space and peaceful environment that is a welcome relief to the hustle and bustle of typical shore living. Truly this property will give the lucky owners the best of both worlds - proximity to Cape May's best attractions (a ten-minute bike ride brings you to all your favorite beaches, restaurants and shops) and the serenity of West Cape May's farmland living. The cute 3-bedroom, 1 and 1/2 bath cottage has a new roof, remodeled bathroom, bright sunny rooms and a front porch deck to sit and listen to the birds. If you are looking for more than a simple summer getaway spot, the home is so situated on the lot as to make the house ripe for an easy renovation or a serious creative expansion. * *This property is perfect for an innovative home design that offers a main home with two separately accessible wings for extended family and guests. Plenty of area to build a beautiful pool and outdoor living area as the center attraction. See 13 Douglas Avenue, WCM on Zillow for the design concept as it was built the same owners of this property.

Listing Courtesy of HOFFMAN AGENCY



Pending: 10

Property 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 9/19/2024 *MLS ID: 242577*

37 Canterbury Way Single Family 3/2 1,653 sq ft 7,501 8/29/2024 \$600,000 9/19/2024 \$363

Look no further for your next home at the shore! With 3 bedrooms, 2 full baths, soaring cathedral ceilings throughout, open floor plan, 2-car garage, and private rear patio for relaxing evening dinner parties, all close to the beaches and bay, this home delivers. Enjoy easy first floor living with large great room boasting high ceilings, lots of sunny windows, Pergo flooring, and gas fireplace extending into the spacious kitchen. A wall of white cabinets, tile backsplash, spacious peninsula with seating, large pantry, self-cleaning gas range, dishwasher, large sink with arched faucet and garbage disposal, side by side refrigerator with ice maker, and tile floor provide ample conveniences for the chef, while easily visiting with others. The huge dining room will be perfect for hosting special meals, with gas fireplace and French doors to the patio, that fill the space and high ceilings with light. The primary bedroom is large, with spacious walk-in closet, arched built-in etagere storage with glass shelving and accent lighting, high ceilings, and en-suite tiled bath with large vanity and tub shower. Two additional bedrooms with roomy closets (one is walk-in), full hall bathroom, and convenient laundry/utility/mud room complete this great floor plan. The attic is floored for storage. The spacious 2-car garage has a garage door opener. Outside enjoy a huge 75x100 lot which backs to a natural area and offers a large patio, mature landscaping, sprinkler system, enclosed outdoor shower, shed with workbench and ample storage, and a fenced-in area ready for your vegetable garden. Recent updates include AC 2019, window blinds 2022, new roof on house + shed 2023. Just minutes to Cape May or Wildwood beaches, the ferry terminal, wineries & breweries, and shopping, this home offers affordable living at the shore, and close to everything. You don't want to miss this chance to make it your own!

Listing Courtesy of BERKSHIRE HATHAWAY HS FOX & ROACH OC109

Pending: 10 (cont.)

	Pro p Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List/ Lease Price	Pending Date	Price per sq. ft.
	5 Pending • <i>Under Contract as of 9/26/2024</i> MLS ID: 232782 107 W Grant St Single Family 5/4 2,500 sq ft - 10/13/2023 \$2,499,000 9/26/2024 \$1,000							
<p>Stunning 3 story home in wonderful West Cape May. Its great location allows for walking to your favorite restaurants including Sapore, The Black Duck and Viggianos. Enjoy crafts and festivals at Wilbraham Park all year round! Best of all the beach is a 5 minute walk!! With the fabulous interior and furnishings, an elevator and rental income (over \$120,000 in 2023!), this could be your forever home. This thoughtfully created home offers an inspiring oasis that is perfect for today's discriminating buyer. Handsome composite wood flooring flows throughout the home. Well placed shiplap enhances the gas fireplace as well as other areas in the home that show pride in design. This home boasts 5 bedrooms including 2 primary en-suites and 2 separate living areas. There are 2 spacious decks, 1 on each floor. The second floor deck is fully screened in and is the perfect place to escape and relax after a long day on the beach. The lower level has plenty of storage in the oversized garage. There is a separate room with additional washers and dryers to help with summer turnovers. This floor has a large bedroom featuring 2 queen sized bunk beds. Off the bedroom find a cute outside patio with a grill and picnic table. The outside yard is beautiful with views of the creek out back.</p> <p style="text-align: center;"><i>Listing Courtesy of TIM KERR SOTHEBY'S INTERNATIONAL REALTY</i></p>								
	6 Pending • <i>Under Contract as of 8/9/2024</i> MLS ID: 241436 614 Adriatic Ave Single Family 3/2 1,612 sq ft - 5/13/2024 \$939,900 8/9/2024 \$583							
<p>Welcome to your dream home in the heart of North Cape May! This beautiful three-bedroom, two-bath single-family residence is a true gem, located just four blocks from the serene Delaware Bay beaches and a short distance to the Cape May Lewes Ferry. As you approach the property you'll immediately take notice to a spacious front porch with mahogany ceiling and pillars. You'll then step inside to discover an open and airy floor plan. The spacious living area with such features as an elegant wall fireplace, upgraded ceiling fan and luxury vinyl plank flooring, flows seamlessly into the modern kitchen, which boasts stainless steel appliances, quartz countertops, and custom cabinetry - perfect for entertaining or family gatherings. Your primary suite features a private bath with a custom walk-in shower and elegant cabinetry & fixtures. Two additional bedrooms offer ample space for guests or family. Outside, you'll find a large backyard with custom paver patio, ideal for summer barbecues, gardening, or simply relaxing in the coastal breeze. The home's proximity to the bay means you can enjoy stunning sunsets and beachside strolls just moments from your doorstep. Additional amenities include central air conditioning, energy-efficient windows, and a dedicated laundry room. With its prime location, modern updates, and charming details, this North Cape May home is ready to welcome you. Don't miss the opportunity to make this home, YOUR home!</p> <p style="text-align: center;"><i>Listing Courtesy of CENTURY 21 ALLIANCE WC</i></p>								
	7 Pending • <i>Under Contract as of 9/16/2024</i> MLS ID: 242673 707 Arctic Ave Single Family 2/2 1,128 sq ft 8,124 6/19/2024 \$575,000 9/16/2024 \$510							
<p>Welcome to this 2-bedroom, 2-bath home in North Cape May, just 3 blocks from the bay! This property, though in need of updating, features a newer roof (installed approximately 5 years ago) and offers a great opportunity for customization. Sold as-is, home is part of an estate sale. Don't miss your chance to transform this gem into your dream home at the shore!</p> <p style="text-align: center;"><i>Listing Courtesy of CENTURY 21 ALLIANCE - NCM</i></p>								

Pending: 10 (cont.)

	Pro p 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 9/20/2024 <i>MLS ID: 242258</i>						
712 Arctic Ave	Single Family	3/2	1,809 sq ft	7,501	7/29/2024	\$989,000	9/20/2024	\$547
<p>Charming Coastal Home Just 3 Blocks from the Bay Experience the allure of coastal living with this beautifully updated and spacious home, located just three blocks from the bay. This exquisite residence combines elegance and functionality with a relaxed beachside vibe, featuring vaulted ceilings and a stylish aesthetic throughout. As you step inside, you will be greeted by the warm ambiance of the hardwood-floored front living room, complete with a gas fireplace and vaulted ceiling, creating a cozy, inviting space perfect for relaxing after a day at the beach. The charming banister loft adds a touch of sophistication to the layout. At the front of the home, you will find two well-appointed bedrooms and a lovely, tiled bathroom with a skylight, filling the space with natural light. The heart of the home is a spacious addition that perfectly complements coastal living. The modern kitchen, with vaulted ceilings, large windows, and Corian countertops, overlooks the dining area and great room. An electric fireplace adds warmth and charm to both spaces, making it an ideal spot for gatherings. The generously sized master suite is a true retreat, with a vaulted ceiling, double closets, and a luxurious master bathroom with double sinks. You will love the separate laundry room with cabinetry. A second-floor loft area offers additional living space, simply perfect for a home office or recreation. Let us not forget the detached two-car garage with full walk-up steps to a second-floor storage area. The garage has a front double door and an additional side door for added versatility. This coastal haven features two-zone heating and air conditioning, dimmer lights throughout, closet lights, ceiling fans, an irrigation system, a large rear patio, and solar panels to reduce electric bills. The property is well-lit with exterior spotlights, above ground pool, nearly new hot tub and the landscaped yard enhances its curb appeal, creating an ideal setting for outdoor enjoyment. With meticulous mindfulness and a focus on coastal charm, this home is ready for you to move in and enjoy. Do not miss the opportunity to own this exceptional property, offering both comfort and style in a prime location near the bay.</p> <p style="text-align: right;"><i>Listing Courtesy of FARRELL REALTY</i></p>								
	9  Pending	*Under Contract as of 8/28/2024 <i>MLS ID: 242481</i>						
3 Barbara Ter	Single Family	4/2	1,710 sq ft	-	8/23/2024	\$499,900	8/28/2024	\$292
<p>Welcome to this beautifully renovated single-family home in the sought-after North Cape May area of New Jersey. This charming residence features four spacious bedrooms and two full bathrooms, including one with a modern stand-up shower and sleek glass doors. The custom kitchen boasts Quartz countertops, a stylish tile backsplash, and top-of-the-line stainless steel appliances, perfect for any home chef. Enjoy the ease of wall-to-wall laminate flooring throughout the home. Recent upgrades include a brand-new HVAC system and a new roof, ensuring comfort and peace of mind. The property also includes a garage and a generously sized driveway. Located in a well-maintained development, this home combines modern amenities with a welcoming neighborhood setting.</p> <p style="text-align: right;"><i>Listing Courtesy of HOMEZU BY SIMPLE CHOICE</i></p>								
	10  Pending	*Under Contract as of 9/25/2024 <i>MLS ID: 240678</i>						
164 Briarwood Dr	Single Family	3/1	912 sq ft	-	3/6/2024	\$365,000	9/25/2024	\$400
<p>Discover comfort and serenity at 164 Briarwood Drive in the community of Erma, NJ. The home features a cozy living room along with 3 bedrooms and 1 bathroom. There is also an eat-in kitchen with attached utility/laundry room. Head out to the expansive fenced in back yard which is ideal for outdoor activities. This property is ideally located a short distance to Schools, parks, shopping, and dining options, offering convenience and quality living. Property is currently tenant occupied till October 1. 24 hour notice needed for Showing appointments</p> <p style="text-align: right;"><i>Listing Courtesy of DESATNICK REAL ESTATE LLC - CAPE MAY</i></p>								



Closed: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>1 Closed *Sold Date: 10/7/2024, MLS Listing 242305: 8/7/2024 MLS ID: 242305</p> <p>809 Walnut St</p> <p>This real estate opportunity encompasses four Lots (1, 2, 3, and 4) in Block 443 in the Erma section of Lower Township. Designated as 809, 807, and 805 Walnut Street, this property begins on the north side of Walnut Street at its intersection with Route 9. The existing two-bedroom, one-bath home is situated on Lots 1 and 2 with the double garage extending partially into Lot 3. There is also a 30-foot-wide easement at the rear of Lot 3 in place for an adjoining property owner. Lot 4 is a vacant lot. 809 Walnut has a well. No water is currently available at 805 and 807 Walnut. 809 Walnut has public sewer, and the septic system has been filled with required approvals. There is no sewer service for 805 and 807 Walnut. Buyer will be responsible for all required approvals and permits for future development if any exists. This entire property is being sold as-is. The Seller and the listing agent provide no warranties or guarantees.</p> <p><i>Courtesy of COASTLINE REALTY, LLC</i></p>	Single Family	2/1	1,124 sq ft	14,301	1975	10/7/2024	\$405,000	\$360

 <p>2 Closed *Sold Date: 8/29/2024, MLS Listing 242031: 7/11/2024 MLS ID: 242031</p> <p>9 Leonard Dr</p> <p>Welcome to your dream home in North Cape May, where elegance meets modern convenience! This stunning 2020-built single-story corner rancher boasts a sleek, contemporary design with numerous upgrades that make it truly special. Step inside to find a spacious layout featuring three bedrooms, two fully renovated bathrooms, and a beautifully upgraded kitchen with all appliances included, making it move-in ready. The home's exterior is equally impressive, offering a vinyl-sided enclosed porch, a newly sodded yard with a sprinkler system, and a fantastic patio perfect for hosting gatherings. Enjoy leisurely afternoons on your private basketball court or unwind in the hot tub. With an attached two-car garage with garage storage, and additional parking spaces, you'll have plenty of room for guests. Located in a prime neighborhood just across from the DMV, this property is only a 5 drive to the bay and 10 to Cape May beaches. Situated in a highly sought-after area, this home offers both tranquility and convenience, making it a hot commodity in the market. Imagine the lifestyle you could enjoy in this beautiful, modern residence, with every amenity designed for your comfort and enjoyment. There is also an option for the home to be completely furnished if requested, with the homeowners removing only their personal items. Don't miss your chance to own this extraordinary home â it's a rare find that combines luxury, location, and modern living at its finest!</p> <p><i>Courtesy of ENTOURAGE ELITE REAL ESTATE</i></p>	Single Family	3/2	1,700 sq ft	-	2020	8/29/2024	\$825,000	\$485
---	---------------	-----	-------------	---	------	-----------	-----------	-------

Closed: 10 (cont.)

	Pro p Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Buil t	Closed Date	Closed Price	Price per sq. ft.	
	3 ■ Closed *Sold Date: 9/13/2024, MLS Listing 240795: 3/18/2024 <small>MLS ID: 240795</small>	Condo/Townhouse/Apt.3/2	1,785 sq ft	1,786	1993	9/13/2024	\$900,000	\$504	
<i>Courtesy of BERKSHIRE HATHAWAY HS FOX & ROACH SIC</i>									
	4 ■ Closed *Sold Date: 9/27/2024, MLS Listing 242452: 8/21/2024 <small>MLS ID: 242452</small>	Condo/Townhouse/Apt.2/2	1,160 sq ft	1,159	1994	9/27/2024	\$669,000	\$577	
<i>Courtesy of LONG & FOSTER REAL ESTATE, INC AV</i>									
	5 ■ Closed *Sold Date: 8/26/2024, MLS Listing 241749: 4/25/2024 <small>MLS ID: 241749</small>	Condo/Townhouse/Apt.4/5	2,622 sq ft	-	2021	8/26/2024	\$2,350,000	\$896	
<i>Courtesy of SERHANT</i>									
	6 ■ Closed *Sold Date: 8/1/2024, MLS Listing 241544: 5/27/2024 <small>MLS ID: 241544</small>	Single Family	3/3	-	-	8/1/2024	\$1,095,000		
	7 ■ Closed *Sold Date: 8/29/2024, MLS Listing 241841: 6/22/2024 <small>MLS ID: 241841</small>	Single Family	4/3	3,222 sq ft	-	2011	8/29/2024	\$1,799,000	\$558

Simply Stunning Residence!!! All of the extensive effort creating one of the most Beautiful Homes has already been completed for this lucky Buyer. The open first floor plan with a high end custom kitchen, amazing, beamed ceiling, wood burning fireplace, kerf sewn hardwood flooring (throughout the entire house), magnificent moldings, carpentry and tasteful finishes makes this property extremely Desirable. The Primary Suite, located on the second floor, has a beautiful bathroom with dual vanities, a make-up area, a large walk-in closet and gets a ton of natural light! There are two large guest rooms and another tasteful bathroom that complete the second floor. A Bonus, multipurpose room spans the third floor of this functional home adding extra living area. There is also an extra storage room on this level. This house is maintenance friendly with Azek board and batten siding. The backyard entertaining areas are impressive. There is a large deck and spa as well as a generous covered patio. A valuable three car garage is currently set up as the ultimate man cave! This location is convenient to Cape May, Stone Harbor, Avalon, all of the area wineries and amenities and has Cape May National Golf Club as a neighbor.

Courtesy of JERSEY CAPE REALTY

Paradise found! Welcome to your gorgeous shore home, just a short bike ride to the beach, and into town. Relax on the beautiful wrap around front porch with morning coffee, or evening glass of wine. The home is 3,222 sq. ft., 4 bedrooms- one currently used as a dressing room/walk-in closet - and 3 full baths. The first floor has an open concept design, perfect for entertaining. It features hardwood floors, and a gourmet kitchen with granite countertops and stainless-steel appliances. The large kitchen island opens up to the Great Room, which features a gas fireplace. There is a separate dining area, and also a breakfast nook. The laundry room is conveniently located on the first floor, with a full-sized washer and dryer, cabinets for storage, and laundry sink. One of the home's two Primary Bedrooms en suite is located on the first floor. At the back of the home, French doors open to a beautiful 4 Season Room, complete with skylights and windows all around. The second floor features another Primary Bedroom en suite, which opens to an attached second floor deck. The en suite bath features a soaking tub, double vanity, and large glass-enclosed shower with built-in tiled bench. The second floor also has two additional bedrooms - one of the two is currently used as a walk-in closet and dressing room - and an additional bathroom. The attic is divided into a typical storage area, and also a drywalled playroom/office with flooring and 2 skylights. Steps to this room are accessed from the guest bedroom closet.

Courtesy of JERSEY CAPE REALTY

Closed: 10 (cont.)

	Pro p Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Buil t	Closed Date	Closed Price	Price per sq. ft.
	8	Closed	*Sold Date: 9/6/2024, MLS Listing 222807: 9/2/2022, MLS ID: 222807					
225 Grant St	Single Family	9/6	3,085 sq ft	5,001	1870	9/6/2024	\$2,400,000	\$778
<p>9 Bedroom/5.5 Bathroom bright Victorian beach house. Lots of off street parking to go along with a great location, close to the beach. Just two blocks to Congress Hall and three short blocks to the Washington Street Mall. A very popular summer rental property offering a private rear deck for outside dining and a sun deck off of the third floor, which catches ocean breezes all summer long. An exceptionally well maintained and modernized structure still with all of its original, historic charm. Enjoy sitting in your rocking chair on the front porch, with a view of lifeguard headquarters on the Grant Street beach. Or, a family dinner with seating for eighteen at the table. Or, a back yard barbecue with horseshoes after a long day at the beach. No matter how large your family is, you'll be comfortable and have lots of fun in your personal retreat at Surfside Cottage.</p> <p><i>Courtesy of JERSEY CAPE REALTY</i></p>								
	9	Closed	*Sold Date: 9/18/2024, MLS Listing 242295: 8/6/2024, MLS ID: 242295					
519 Franklin St	Single Family	5/3	2,699 sq ft	4,400	1865	9/18/2024	\$950,000	\$352
<p>Property being sold "AS IS". This property was previously used as apartments but owners opted to allow the mercantile license to lapse. This is being sold as a single family home.</p> <p><i>Courtesy of JERSEY CAPE REALTY</i></p>								
	10	Closed	*Sold Date: 7/22/2024, MLS Listing 241431: 5/17/2024, MLS ID: 241431					
108 Williams St	Single Family	3/2	1,084 sq ft	-	-	7/22/2024	\$350,000	\$323
<p>Curb Appeal found here! This three-bedroom, two-bathroom home is ready for your personal touches! With a roof less than one year old- this house boasts a three-season room with heat, a large and tidy shed as well as an attached garage with ample storage. Just needs some vision and a little elbow grease..... this house has the potential to become the home of your dreams. Very easy to show!</p> <p><i>Courtesy of DESATNICK REAL ESTATE LLC - LOWER TOWNSHIP</i></p>								



Distressed: 2

	Pro p Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p>1 ■ Off Market • <i>Notice of Foreclosure Sale</i> <i>MLS ID: -</i> 15 Osprey Dr</p>	Single Family	-/-	1,224 sq ft	7,000	-	7/9/2024	Notice of Foreclosure Sale	-
 <p>2 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i> 753 Tabernacle Rd -</p>	Single Family	-/-	1,728 sq ft	94,961	-	7/23/2024	Notice of Lis Pendens	

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.

Connect with us to get updated with Real Estate News and Trends!

