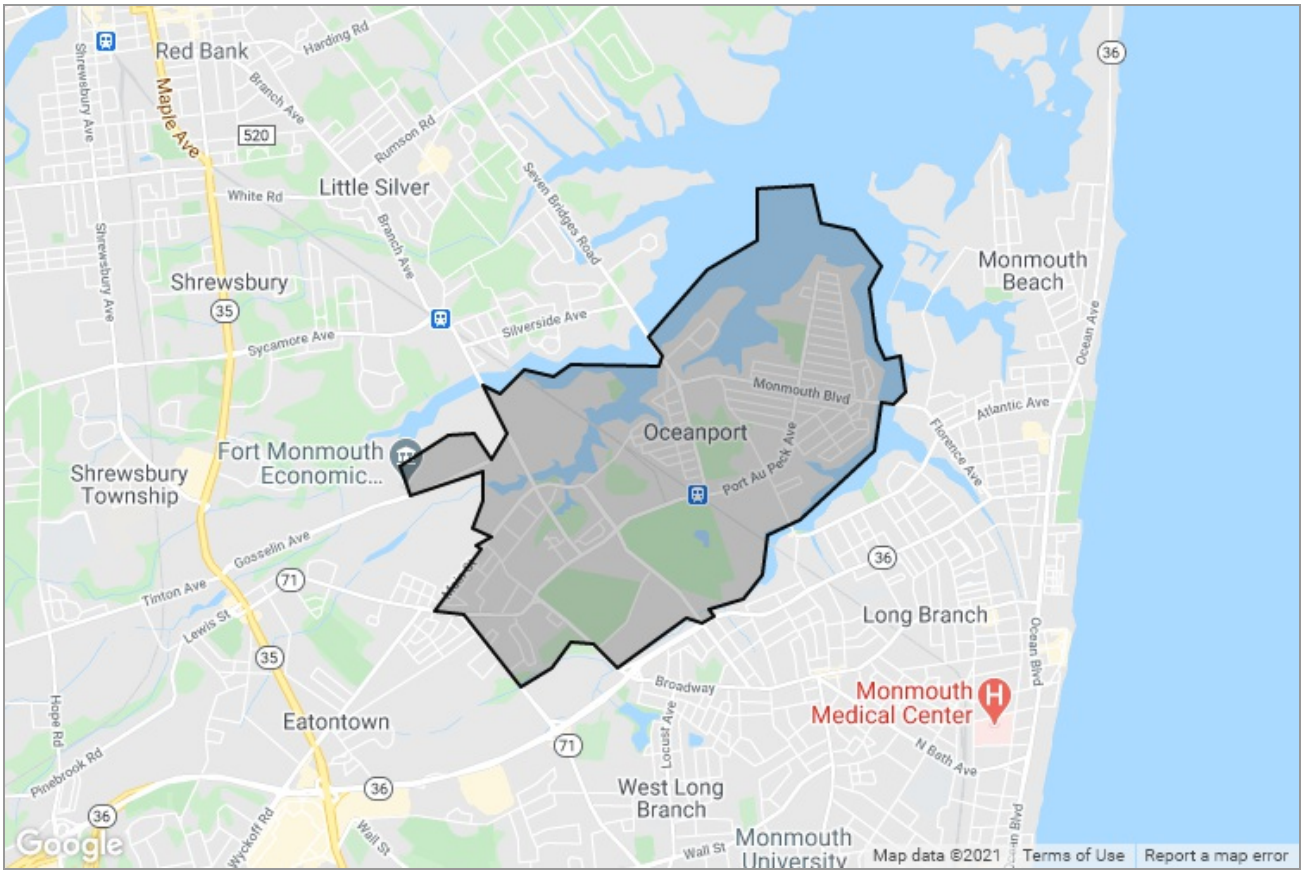
BERKSHIRE HATHAWAY
HomeServices
Fox & Roach, REALTORS®

MARKET ACTIVITY REPORT

Oceanport, NJ 07757



Presented by

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New Jersey Real Estate License: 1540809

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Rumson, NJ 07760

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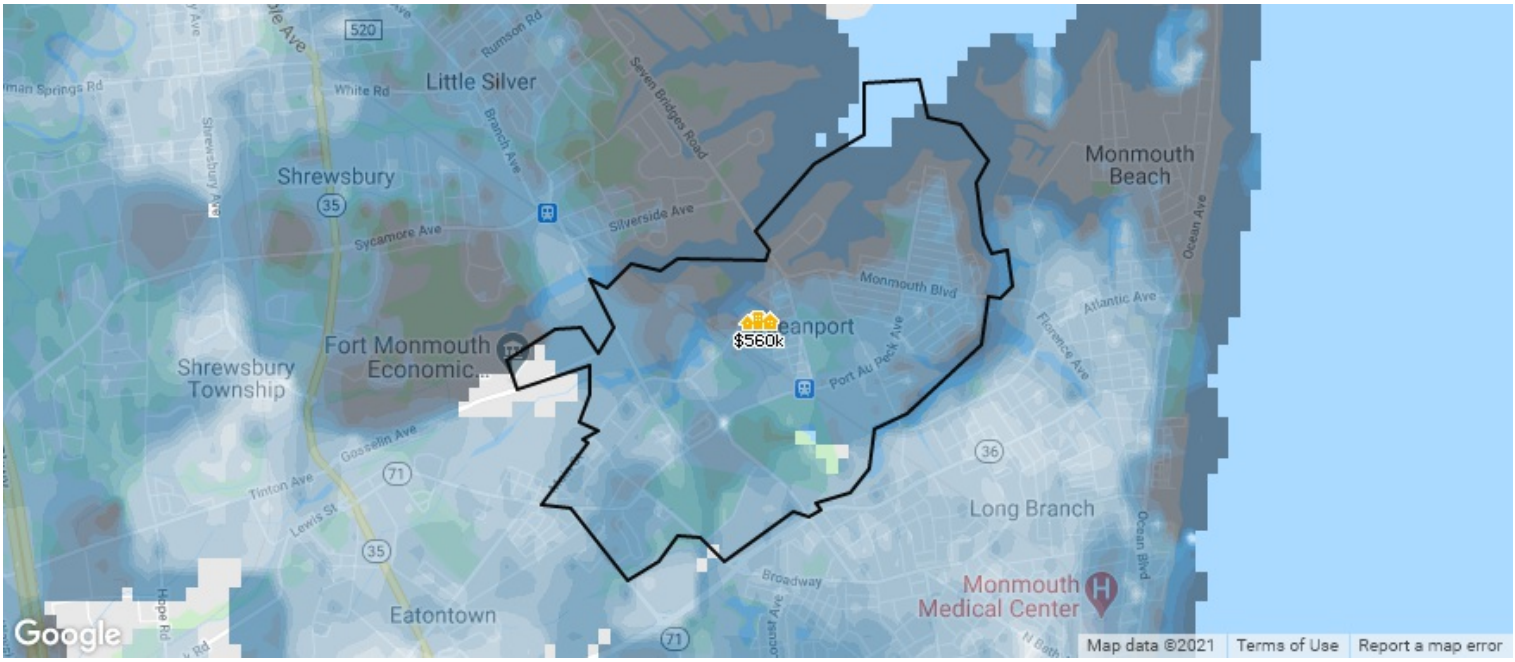
Oceanport, NJ 07757

Market Snapshot: Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Median Est. Home Value	Change Over Last Month	Change Over Last Quarter	Change Over Last 12 Months	Change Over Last 24 Months
$560K	**1.78%**	**4.5%**	**10.89%**	**12.02%**
Updated: 12/31/2020				

*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.*

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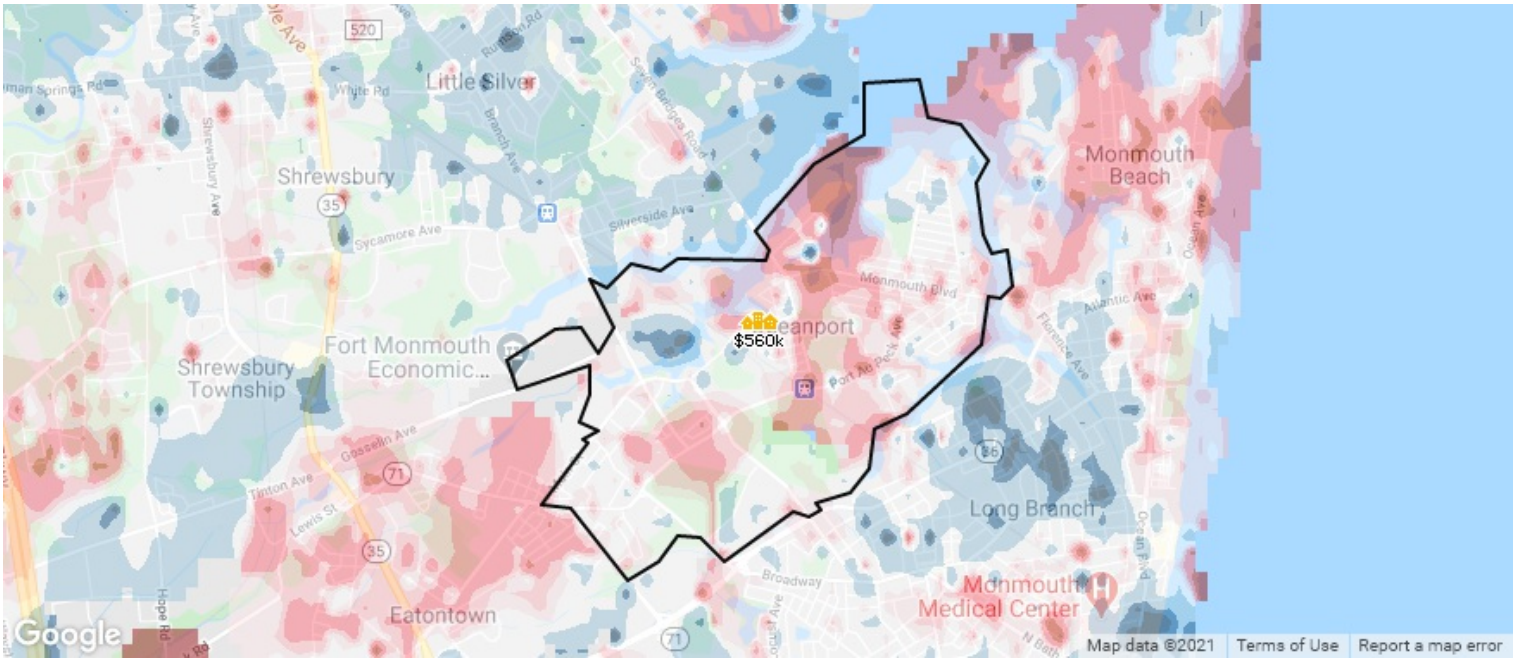
Oceanport, NJ 07757

Market Snapshot: 12-Month Change in Estimated Value



This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Median Est. Home Value	Change Over Last 12 Months	Change Over Last 24 Months	Change Over Last 36 Months
$560K	**10.89%**	**12.02%**	**23.97%**
Updated: 12/31/2020			

*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.*

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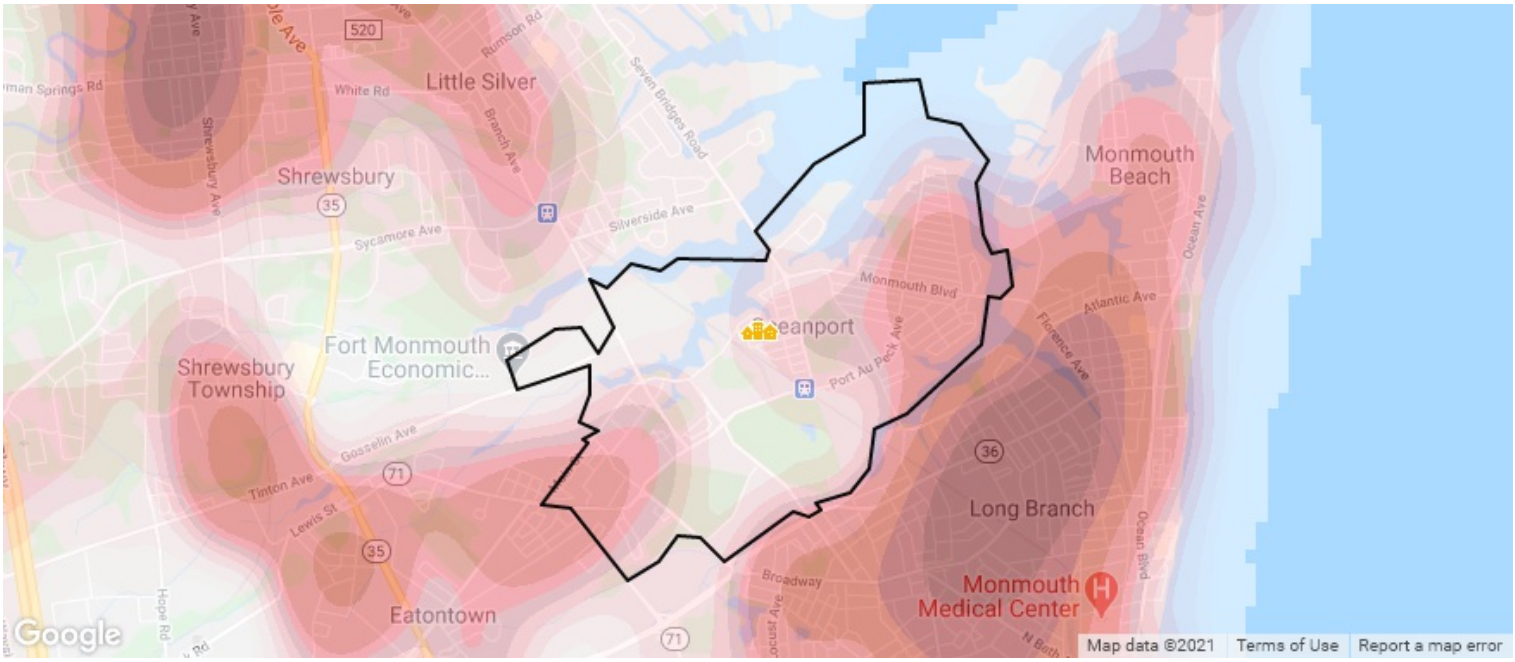
Oceanport, NJ 07757

Market Snapshot: Concentration of Distressed Properties



Low — High

This map layer shows the concentration of distressed properties, in areas where RPR has MLS data.
Source(s): MLS data; updated Quarterly.

Total # of Distressed Properties	# of Pre-Foreclosures	# of Foreclosures	# of Short Sales
2	**2**	**0**	**0**
Updated: 1/15/2021			

*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 1/15/2021.*

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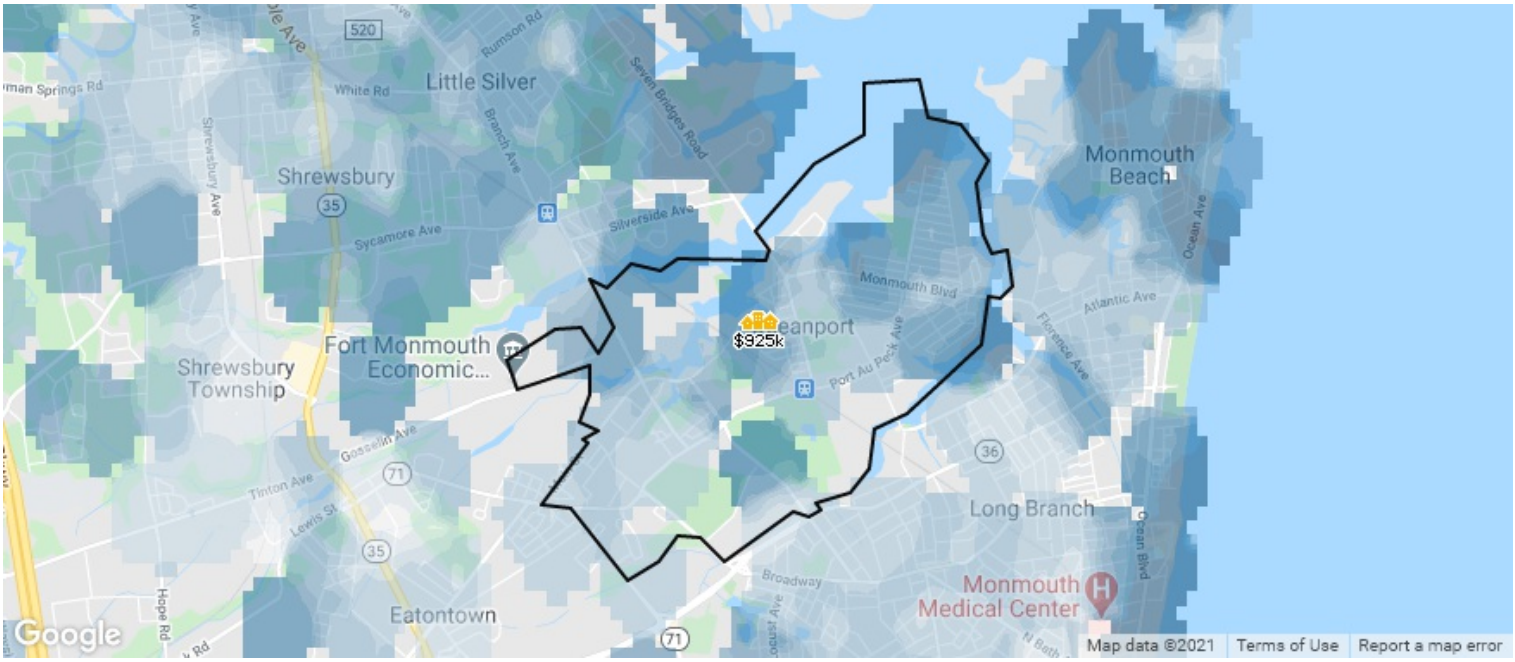
Oceanport, NJ 07757

Market Snapshot: Sales Price



This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

Median Sales Price	Change Over Last Month	Change Over Last Quarter	Change Over Last 12 Months	Change Over Last 24 Months
$925K	**77.88%**	**32.85%**	**71.94%**	**62.31%**
Updated: 11/30/2020				

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

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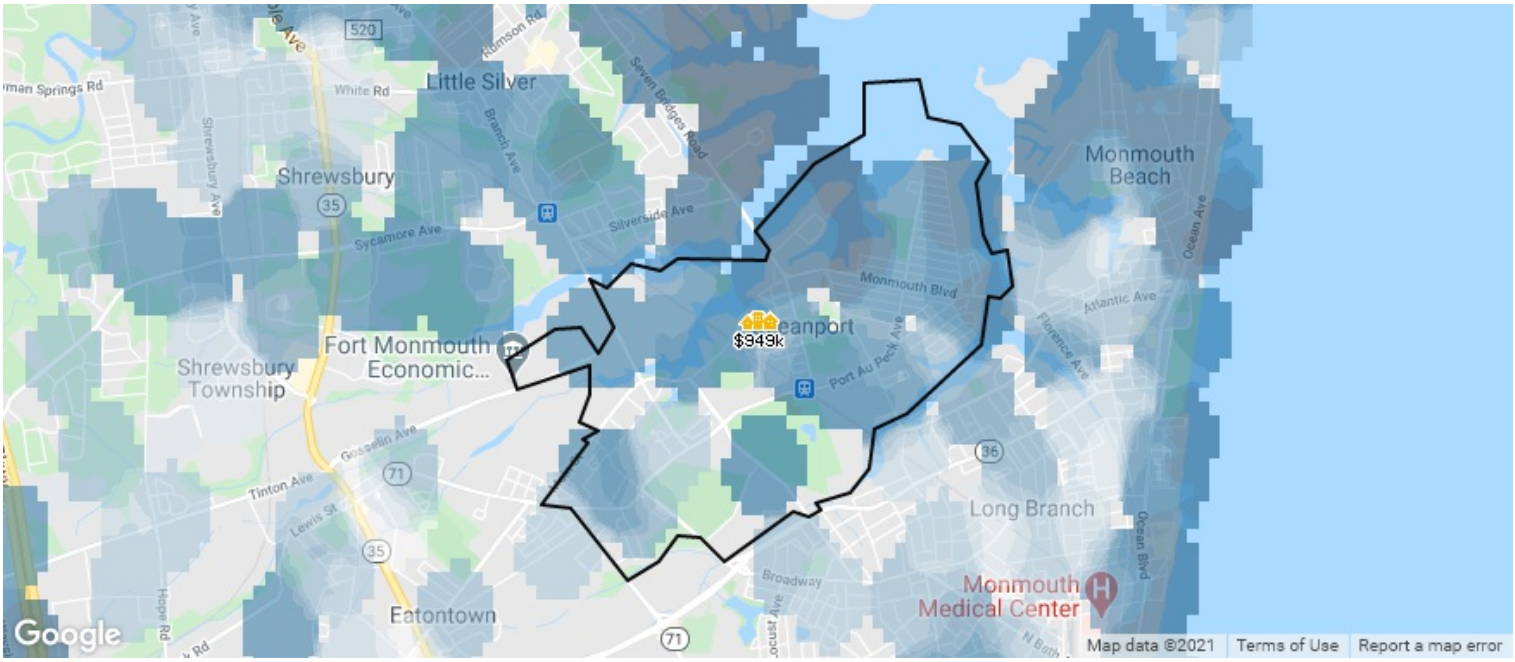
Oceanport, NJ 07757

Market Snapshot: List Price



This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

Median List Price	Change Over Last Month	Change Over Last Quarter	Change Over Last 12 Months	Change Over Last 24 Months
$949K	**33.15%**	**30.45%**	**60.87%**	**77.42%**
Updated: 11/30/2020				

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

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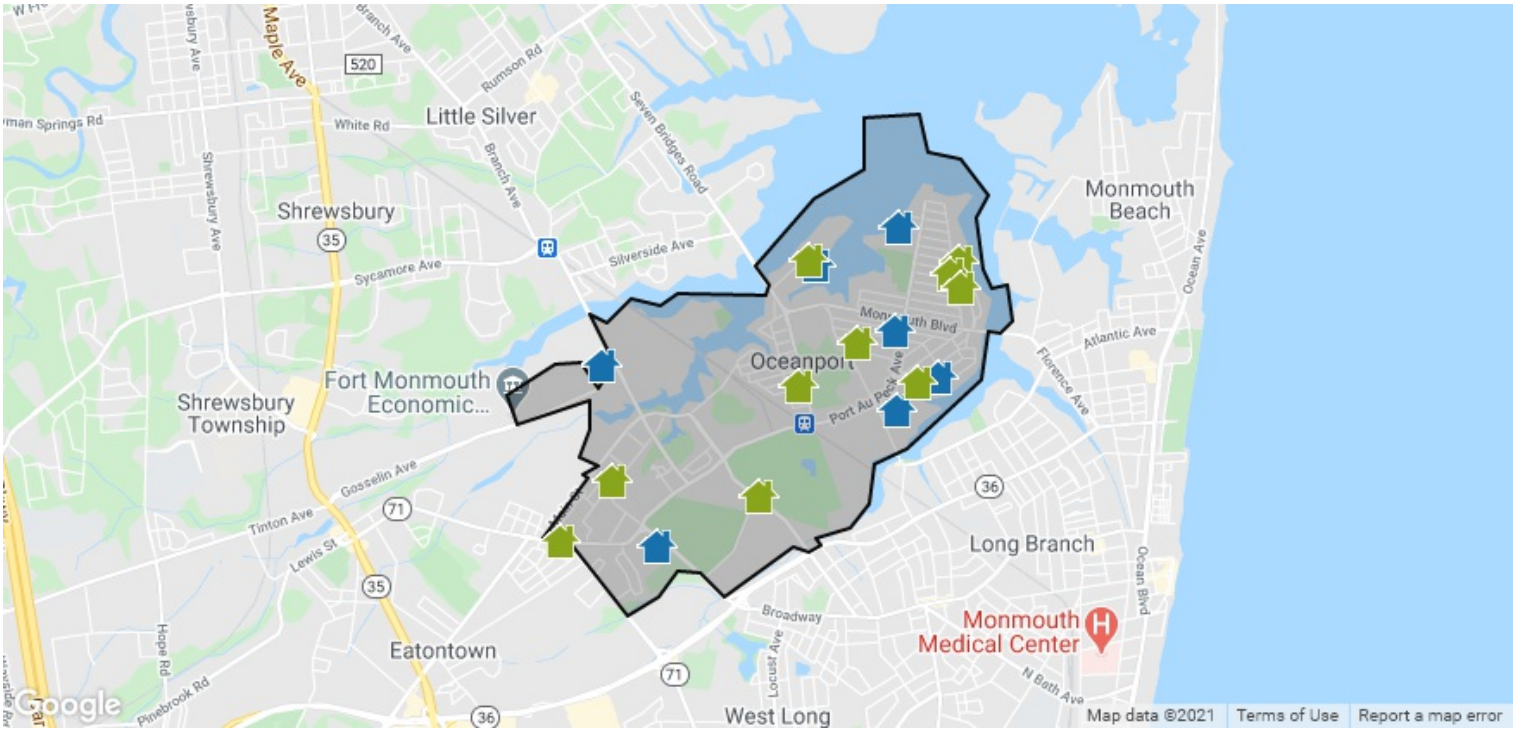
Market Activity Summary Stats



Search Criteria

Location: Oceanport, NJ 07757; **Date:** Changes in the Last 3 Months; **Change Types:** New Listings, Pending, New Distressed, Recently Sold; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Coop; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Status:** 10; **Sort Order:** Recently updated

	New Listings	Recently Sold
Number of Properties	8	10
Low Price / Value	$579,999	$434,900
Median Price / Value	$766,490	$899,500
High Price / Value	$2,800,000	$1,475,000
Average Price / Sq. Ft.	$299	$285
Median Price / Sq. Ft.	$305	$277
Average Days in RPR	36	123
Median Days in RPR	23	89
Total Volume	$9,460,979	$9,205,785

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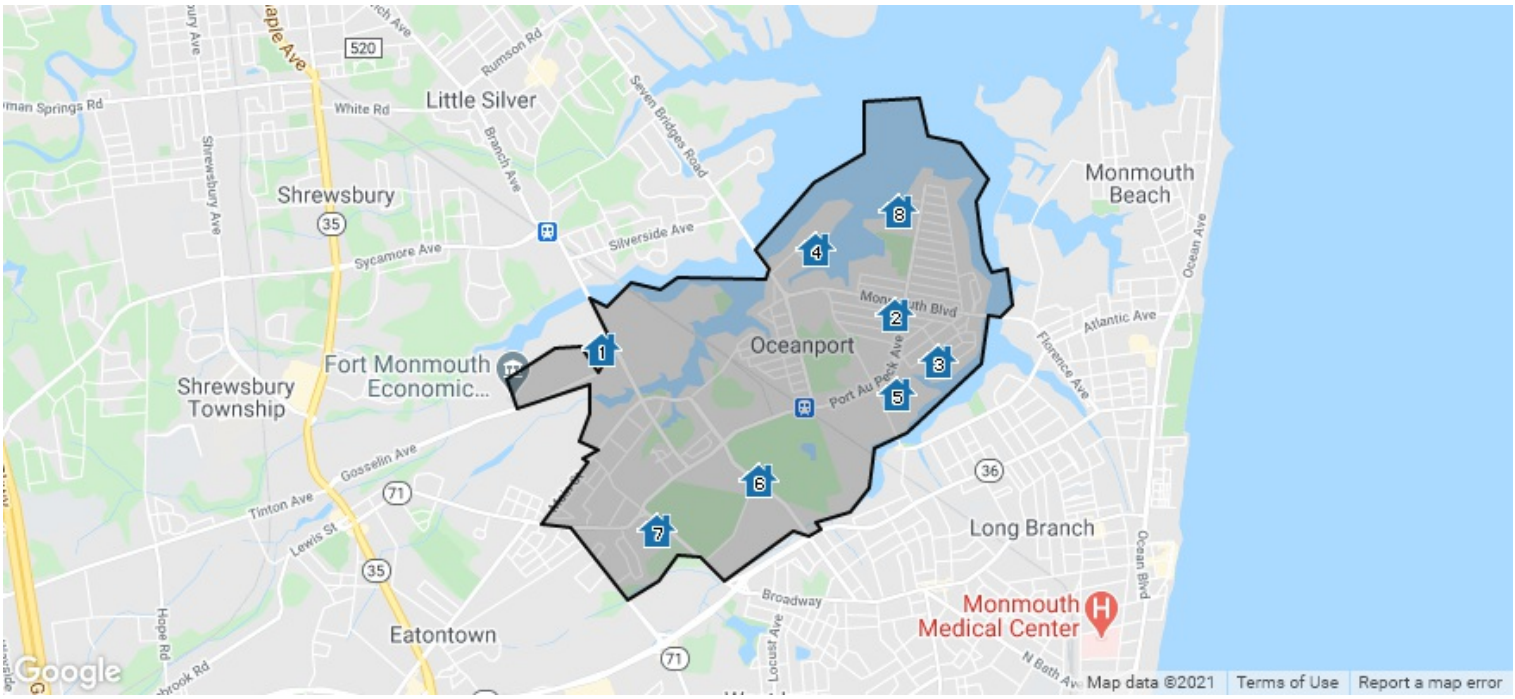
Oceanport, NJ 07757



New Listings: 8

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

1 FOR SALE • *New, Active: 1/1/2021* *MLS ID: 22044097*

34 Russel Ave	Single Family	3/3	2,624 sq ft	9,139	1930	1/1/2021	$732,990	$279

Luxury 3 BR home in an exclusive enclave of all-brick private residences that combine impeccable historic community preservation with the creature comforts of new construction. One simple price and available immediately. Designer kitchen and baths, granite counters, GE Profile appliance package, 42" cabinetry, 9' ceilings, Kohler and Moen fixtures. 2-zone heat & A/C, patio overlooking spacious yard, Full pull-down attic and walk-out basement. PRIVATE driveway fits 6 or more cars. Enjoy acres of protected open space. Beautifully maintained for you. Stroll along the on-site nature trail as you spot herons & osprey. Paddle a kayak, cast a rod or walk your dog. Tranquil. Scenic. Zen. Close to everything, yet feels worlds away. By appointment only. Quick closing.

Listing Courtesy of Coldwell Banker Res. Brokerage

2 FOR SALE • *Active: 12/30/2020* *MLS ID: 22044040*

62 Sagamore Ave	Single Family	5/4	3,500 sq ft	10,018	1976	12/30/2020	$960,000	$274

Welcome Home! Our 3500 sq ft house is in Oceanport, one of the most desirable towns in New Jersey! This home was renovated in 2015 including a major addition. Five bedrooms including dual masters, one on each floor. Three full bathrooms with a half bath. There is a laundry room on each floor. Office located on second floor. This house has a lot to offer. Close to beach and the Shrewsbury River. Blue ribbon schools that produce top athletic performing records. Video walk-through upon request. Easy commute to NYC! No flood zone. Select Platinum Home Warranty included, expires 3/30/2022

Listing Courtesy of VRI Homes

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New Listings: 8 (cont.)

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

3 FOR SALE · *Active: 12/16/2020* *MLS ID: 22043291*

44 Manitto Pl	Single Family	4/3	2,273 sq ft	10,018	1966	12/16/2020	$698,000	$307

MOVE RIGHT IN AND BE THE FIRST TO ENJOY THIS METICULOUSLY RENOVATED HOME IN OCEANPORT. MAIN LEVEL FEATURES 2 BEDROOMS, 2 FULL BATHS, DINING ROOM , LIVING ROOM, KITCHEN WITH SLIDING GLASS DOORS TO A DECK. LOWER LEVEL HAS 1 BEDROOM, FAMILY ROOM, AN ADDITIONAL ROOM WHICH CAN BE USED AS AN OFFICE, HALF BATH, LAUNDRY, 1 CAR GARAGE AND YARD ACCESS. UPPER LEVEL HAS 1 BEDROOM AND ATTIC STORAGE. SEE DOCUMENTS FOR A COMPLETE LIST OF RENOVATIONS. CALL FOR SHOWING APPOINTMENT. *** Open House Sunday January 17, 2021 from 1pm til 3:30pm ***

Listing Courtesy of Engel & Volkers-Critelli Properties

4 FOR SALE · *Active: 11/8/2020* *MLS ID: 22039944*

27 Shore Rd	Single Family	5/4	–	33,105	2020	11/8/2020	$2,250,000	–

WATERFRONT PROPERTY WITH SOUTHERN EXPOSURE! Stunning and sophisticated, brand new custom built home by Denholtz Builders! This 5 bedroom, 4 full bath contemporary masterpiece offers over 3600 square feet of living space with a wide open floor plan, high end finishes and hard wood floors throughout. The first floor includes gourmet kitchen equipped with Thermadore appliances, a den/guest room with attached full bath and a vast great room. Second floor features spectacular master bedroom suite with 2 walk in closets, private balcony overlooking the Shrewsbury River and a spa like master bath, as well as 3 additional bedrooms.

Listing Courtesy of O'Brien Realty, LLC

5 FOR SALE · *New, Active: 1/2/2021* *MLS ID: 22100113*

18 Vreeland Pl	Single Family	3/2	1,900 sq ft	6,098	1959	1/2/2021	$640,000	$337

Very very well maintained ranch in Oceanport. This 3 bedroom, 2b and 2 car garage home has a renovated kitchen and main bath. This a warm and inviting home with spacious rooms, great closets and cozy fireplace ready for new owners. There is plenty of storage in the full basement and high ceilings for additional living space.The Florida room is welcoming and relaxing!

Listing Courtesy of Gannon Holsey Group

8 FOR SALE · *New, Active: 1/2/2021* *MLS ID: 22100081*

3 Allen Ave	Single Family	3/3	2,624 sq ft	–	1930	1/2/2021	$799,990	$305

Charming all-brick residence with beautiful waterviews. Historically preserved exterior. New Construction interior: Kohler, Moen, GE Profile SS appliances, 42" furniture quality cabinets w/soft close drawers, QUARTZ counters, LED recessed lighting, new HW floors, Andersen 400 wood-clad windows, Therma-Tru insulated entry doors & Masonite interior doors; Trane 2-zone HVAC, Timberline roof, blown insulation, Copper gutters & leaders, 400 sq ft private patio, ready-to-finish basement with walk-out, garage, attic, and PRIME LOCATION on Officers Row! East Gate is close to everything--train to NYC, beaches, parks, fine dining and shopping--yet feels a million miles away! Walk along Parkers Creek and see osprey, heron, egret and cormorants. ACRES of open space! Tranquil. Zen. Available now

Listing Courtesy of Coldwell Banker Res. Brokerage

7 FOR SALE · *Active: 11/3/2020* *MLS ID: 22039398*

25 Massaro St	Single Family	4/3	2,197 sq ft	10,018	1955	11/3/2020	$579,999	$264

Truly Turn-Key, just move in! Completely remodeled 4 Bed / 3 Bed Ranch in Jersey Shore gem...Oceanport. Enjoy exercising just 1 block away at Wolf Hill Rec Area. Nearly 2,500sf of PLUS 1,500sf of Basement. Enjoy Holidays around the wood-burning fire. Rich, refinished hardwood floors continue thruout. Crisp white cabinets & gleaming Quartz counters give you the EatIn Kitchen you've always wanted. Dream of warmer weather & meals on the screened porch. Need a HomeOffice? Just steps off the Kitchen sits a Study/Den/Zoom Room. The converted garage now provides a true MasterSuite. 3 addt'l GuestBedrooms & sparkling new bath. WOW, what a basement. With a built-in Bar & FullBath use as a RecRoom or entertaining space. 2.4mi to the Beach & .5mi to the river for boating & watersports. 1mi to train.

Listing Courtesy of Keller Williams Realty Central Monmouth

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New Listings: 8 (cont.)

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

8 FOR SALE · *Active: 11/19/2020* *MLS ID: 22041030*

64 Genessee Ave	Single Family	5/5	8,500 sq ft	123,710	1979	11/19/2020	$2,800,000	$329

Spectacularly situated in the Sands Point section of Oceanport, this 8500 square-foot home provides breathtaking water views and stunning sunsets. Situated on almost 3 acres of land, the property's size, landscape and natural waterfront setting offers a level of privacy and tranquility that sets it apart from most others in the area. A unique place to live, this light and airy home offers five bedrooms, four baths, two separate family rooms, four fireplaces, a master suite with water views from every window, a 20' x 40' Sylvan gunite indoor pool heated with a salt water cell system, a six person hot tub, sauna and two changing rooms. Living here is like being on vacation all year long. It's close proximity to a private sailing club and some of New Jersey's best beaches, restaurants,

Listing Courtesy of RE/MAX Gateway

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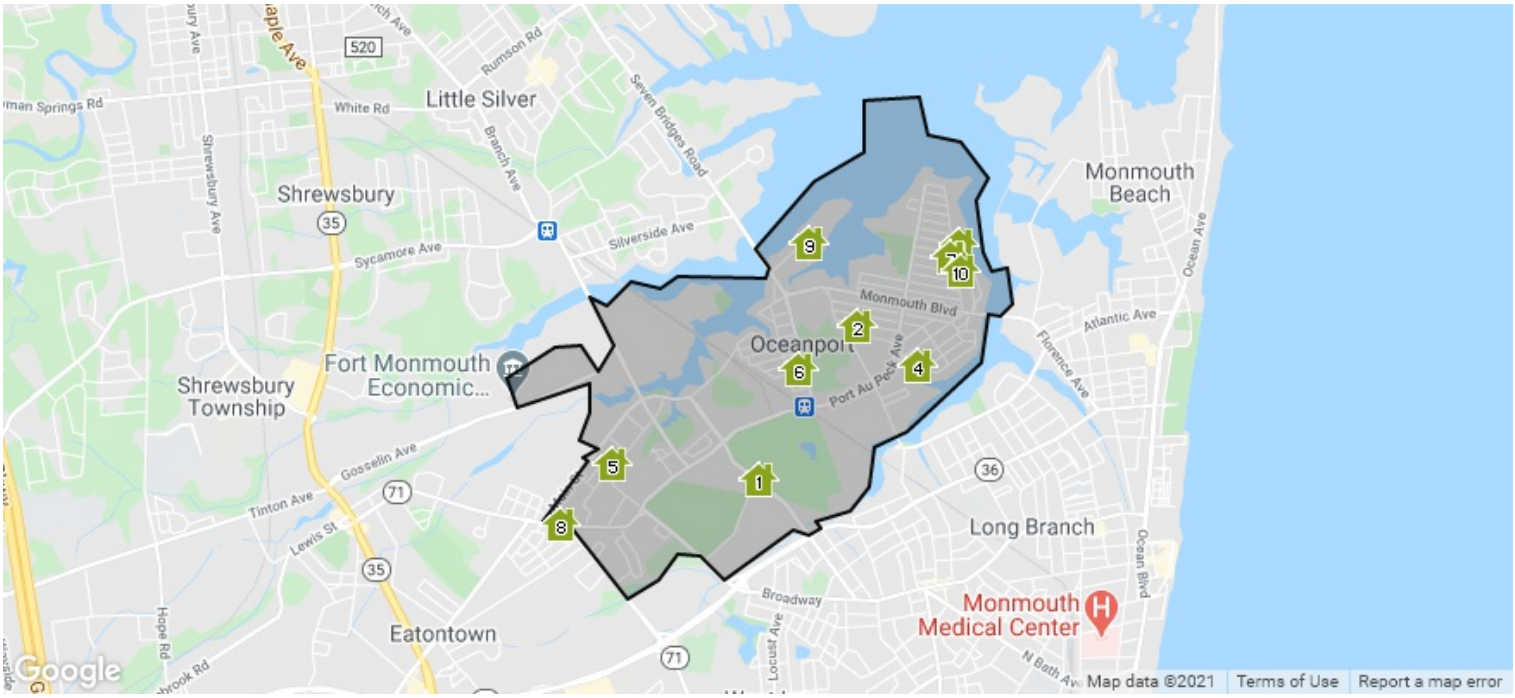

Recently Sold: 10

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

1 RECENTLY SOLD · *Sold Date: 1/5/2021, MLS Listing 22021602: 7/1/2020* *MLS ID: 22021602*

17 Allen Ave	Single Family	4/4	2,889 sq ft	29,620	1930	1/5/2021	$920,000	$318

BEST location in all of East Gate, the NEW CLASSIC neighborhood of charming all-brick homes that are historic on the outside and state-of-the-art new construction on the inside! Picture-perfect waterviews from almost every window. High end construction and top shelf amenities: Kohler, Moen, GE Profile SS appliances, 42" furniture-grade cabinets w/soft close drawers, QUARTZ counters, LED recessed lighting, HW floors throughout, Master BR with SPA bathroom, room-size Walk-in Closet, Maids quarters/Princess Suite, Andersen 400 windows, Therma-Tru insulated doors; Trane 2-zone HVAC, Timberline roof, blown insulation, Copper gutters & leaders, Basement, Garage, Attic, and PRIME LOCATION. ACRES of open space. Nature Trail. Parker's Creek. Close to EVERYTHING...Feels like a million miles away!

Courtesy of Coldwell Banker Res. Brokerage

2 RECENTLY SOLD · *Sold Date: 1/4/2021, MLS Listing 22035875: 10/5/2020* *MLS ID: 22035875*

66 Tecumseh Ave	Single Family	6/5	4,500 sq ft	10,018	2013	1/4/2021	$1,199,000	$266

Oceanport proves that the best things in life are local. Rewards of watching children grow up in a town large enough to reach both beach and parkway easily, yet small enough to get anywhere with a short, peaceful walk or bicycle ride are boundless. With excellent schools, multiple marinas and beautiful sunsets along its many river access points, its no wonder second and third generation "Oceanporters" have moved back and chosen to raise their children in OP. You'll love the features of this fine home...steel beam construction, open floor plan, optional 6 bedrooms, full house generator, security system, full finished lower level, all tile baths, pool, outstanding yard scape...Make your new memories at 66 Tecumseh Avenue!

Courtesy of Heritage House Sotheby's International Realty

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Recently Sold: 10 (cont.)

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

3 RECENTLY SOLD · *Sold Date: 12/30/2020, MLS Listing 22022328: 7/14/2020* *MLS ID: 22022328*

175 Comanche Dr	Single Family	5/4	4,473 sq ft	39,204	1906	12/30/2020	$1,475,000	$330

Exquisite waterfront estate overlooking the Shrewsbury River is a must see! This spacious 5 bed 3.5 bath luxurious home has a large mahogany wraparound porch with a deck overlooking the river and is equipped with: a chef's kitchen which includes a 48" Thermador range and radiant heated floors; hand-scraped hardwood floors throughout; immense walk-out basement; porte-cochere; detached two car garage and more! W/ brand new siding, new windows, and all updated bathrooms, this home has a modern chic look while maintaining a classic colonial charm. Pristinely landscaped grounds lead to EZ Double Dock System w/ water, electric, and Bubbler system, multiple ramps, kayak launch, and can accommodate three boats. Just minutes to NYC High-Speed Ferry, NJ Transit, and the famous Jersey Shore beaches.

Courtesy of Coldwell Banker Res. Brokerage

4 RECENTLY SOLD · *Sold Date: 12/30/2020, MLS Listing 22040061: 11/9/2020* *MLS ID: 22040061*

20 Werah Pl	Single Family	4/2	1,763 sq ft	–	1955	12/30/2020	$659,900	$374

Shore Perfection! Live your best life in this lovely coastal home in Oceanport. A dazzling kitchen with stainless steel appliances and subway tiles. Bathrooms are gorgeously done and master has a soaking tub with a TV. Ceiling fans and bright windows add a charming touch. This home is located at the end of quiet street. Get ready to enjoy your summers with in ground pool and outdoor cabana featuring a convenient full bath. Front porch is delightful, perfect for enjoying company on your rocking chairs. 2 car tandem garage with workshop area and sink. Basement features high ceilings and plumbing for radiant heat. Just bring your furniture this home is ready for you to move in. Close to beaches. GSP, ferry and trendy Pier Village. Do not miss the opportunity to call this home, it's perfect!

Courtesy of Berkshire Hathaway HomeServices Fox & Roach

5 RECENTLY SOLD · *Sold Date: 12/28/2020, MLS Listing 22037065: 10/14/2020* *MLS ID: 22037065*

99 Pemberton Ave	Single Family	4/3	2,353 sq ft	16,988	1968	12/28/2020	$565,000	$240

LOCATION LOCATION LOCATION - Expanded Ranch with an added Master Suite level featuring 4 bedrooms and 3 bathrooms. The potential is endless with this wide open floor plan with central air and wood burning fireplaces embedded into the structure. Customize this original and custom build with an oversized basement with 8ft ceiling heights to what you envision. Also includes back up generator. This home is being sold strictly AS IS; Great opportunity to own a large, expanded ranch in the Wolf Hill Section of Oceanport. Walking distance to Wolf-Hill Elementary school, the Oceanport Marina, Monmouth Racetrack.

Courtesy of Boutique Realty, LLC

6 RECENTLY SOLD · *Sold Date: 12/18/2020, MLS Listing 22015102: 5/15/2020* *MLS ID: 22015102*

7 Belmar Ave, #D	Single Family	4/4	3,570 sq ft	–	–	12/18/2020	$956,486	$268

NEW CONSTRUCTION - MONMOUTH COUNTY - The Driftwood - Luxury abounds in this beautiful open floor plan of the Driftwood offering hardwood flooring throughout the 1st floor, custom Euroline kitchen cabinetry, Kohler plumbing products, full appliance package by Thermador, along with upgraded trim package and many included options! 4 bedrooms, 3 1/2 baths with an abundance of closets completes this family home. Pre-construction pricing available now!

Courtesy of RE/MAX The Real Estate Leaders

7 RECENTLY SOLD · *Sold Date: 12/15/2020, MLS Listing 22036529: 10/7/2020* *MLS ID: 22036529*

160 Comanche Dr	Single Family	4/3	2,625 sq ft	13,503	1906	12/15/2020	$749,999	$286

Walk to your boat from this special home that has been meticulously maintained both inside and out! 4 bedrooms, 2.5 baths, with beautiful decorative, original moldings, stained glass windows & unique details throughout. First floor master suite, with two WIC, overlook the beautiful park like landscaping and one of the homes many perennial and vegetable gardens. Spacious family room with wood burning fireplace is the perfect setting to entertain family & friends. Enjoy quiet time in the sundrenched enclosed porch with beautiful brick and peanut stone detail. Adjacent, private, den could be used as a home office. Full basement & oversized two car garage offers workbench and tons of extra storage for kayaks, SUP and other water toys. This home is much larger then it appears!

Courtesy of Heritage House Sotheby's International Realty

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Recently Sold: 10 (cont.)

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

8 RECENTLY SOLD · *Sold Date: 12/14/2020, MLS Listing 22033540: 9/18/2020* *MLS ID: 22033540*

1331 Eatontown Blvd	Single Family	4/2	1,892 sq ft	10,018	1957	12/14/2020	$434,900	$230

Look no further! This beautiful 4 BR 2 Bath Turn-Key Split in desirable Oceanport is sure to please! Situated in a highly popular neighborhood w/curb appeal & meticulously maintained all through, just pack your bags & MOVE RIGHT IN! Charming Rocking Chair Porch gives way to a gorgeous, light & bright interior w/gleaming HW flrs, rec lights, crisp crown molding & more! 1st lvl features a sizable BR (big enough to be a Fam Rm!) & spacious Living rm. Convenient Home Office & sleek Full Bath, too! Main lvl offers an open & airy layout w/elegant wainscotting, Cathedral Ceiling & glass slider to the premium Trex Deck for easy outdoor dining. Stunning EIK offers SS Appl., Quartz stone counters, ceramic backsplash & breakfast bar! Upstairs, the 2nd full bath + 3 generously sized BRs w/lighted

Courtesy of RE/MAX 1st. Advantage

9 RECENTLY SOLD · *Sold Date: 12/10/2020, MLS Listing 22035059: 9/29/2020* *MLS ID: 22035059*

48 Gooseneck Point Rd	Single Family	4/5	4,508 sq ft	32,620	1993	12/10/2020	$1,366,500	$303

Stunning Shore Colonial in sought after Oceanport! This 4 Bedroom, 4.5 Bath home has everything you need and more! The house features Mahogany floors, vaulted and tray ceilings, decorative moldings, and an abundance of light throughout! Gourmet eat in Kitchen features stainless steel appliances, granite countertops, a farmhouse sink, oversized island, and an adjacent wine bar with wine fridge and sink! The expansive Master Bedroom on the 2nd floor boasts tray ceilings, two large walk-in closets, and a full bath with a spa-like shower for two. A large bonus room over the garage is a great space for a home gym, playroom, or additional entertaining space. The large backyard is great for entertaining friends and family on the paver patio or taking a dip in the lap pool.

Courtesy of O'Brien Realty, LLC

10 RECENTLY SOLD · *Sold Date: 12/11/2020, MLS Listing 22015053: 5/14/2020* *MLS ID: 22015053*

147 Comanche Dr	Single Family	4/4	3,709 sq ft	11,560	1997	12/11/2020	$879,000	$237

CHARMING CUSTOM HOME LOCATED IN DESIRABLE PORT AU PECK SECTION OF OCEANPORT ON AN ELEVATED CORNER LOT - NOT IN A FLOOD ZONE. 4 BEDROOMS, 3.5 BATHS WITH LAUNDRY AND BONUS ROOM ON 2ND LEVEL. BEAUTIFUL GAS FIREPLACE AND TURRET WINDOWS IN FRONT LIVING ROOM WITH 9' CEILINGS AND CROWN MOLDING. ALL NEW SS APPLIANCES IN THE CENTER ISLAND EAT IN KITCHEN INCLUDING GRANITE COUNTERTOPS AND BUILT IN WINE FRIDGE. THE KITCHEN LEADS TO A BRIGHT SUNROOM AND A BACK FAMILY ROOM. HUGE BASEMENT WITH HIGH CEILINGS IS CLEAN AND DRY WITH STAIRWAY TO BACKYARD AND AMPLE ROOM FOR STORAGE OR FINISHING OFF. A WALK UP ATTIC ADDS FOR ADDITIONAL STORAGE. ALL THIS IN A BEAUTIFUL NEIGHBORHOOD WITH A 2 CAR GARAGE AND DRIVEWAY TO ACCOMODATE 4+ CARS.

Courtesy of Bonnie O' Malley Realtor

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- 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.

RPR® REALTORS PROPERTY RESOURCE

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: http://blog.narrpr.com

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