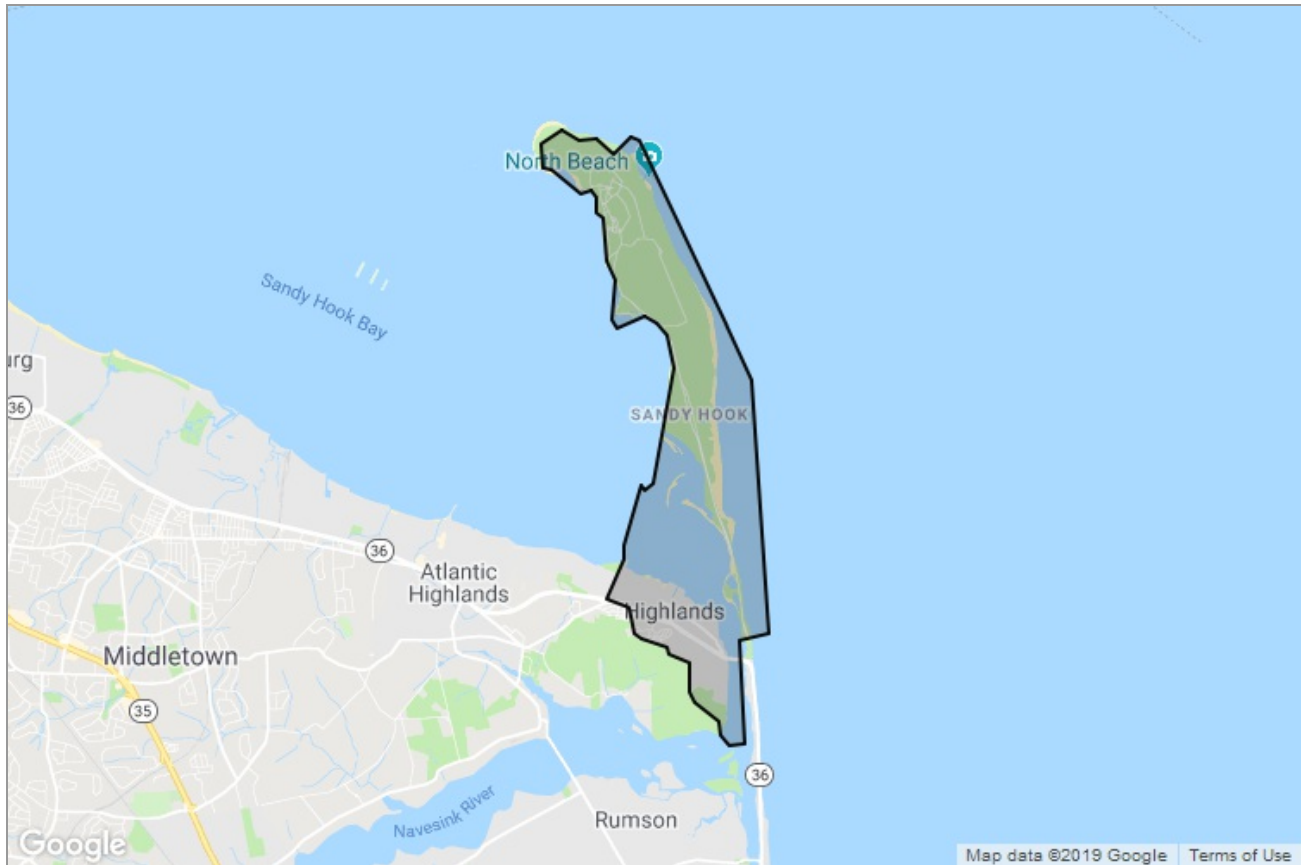


MARKET ACTIVITY REPORT

# Highlands, NJ 07732



Presented by

**Derek DeBree** | REALTOR®

New Jersey Real Estate License: 1540809



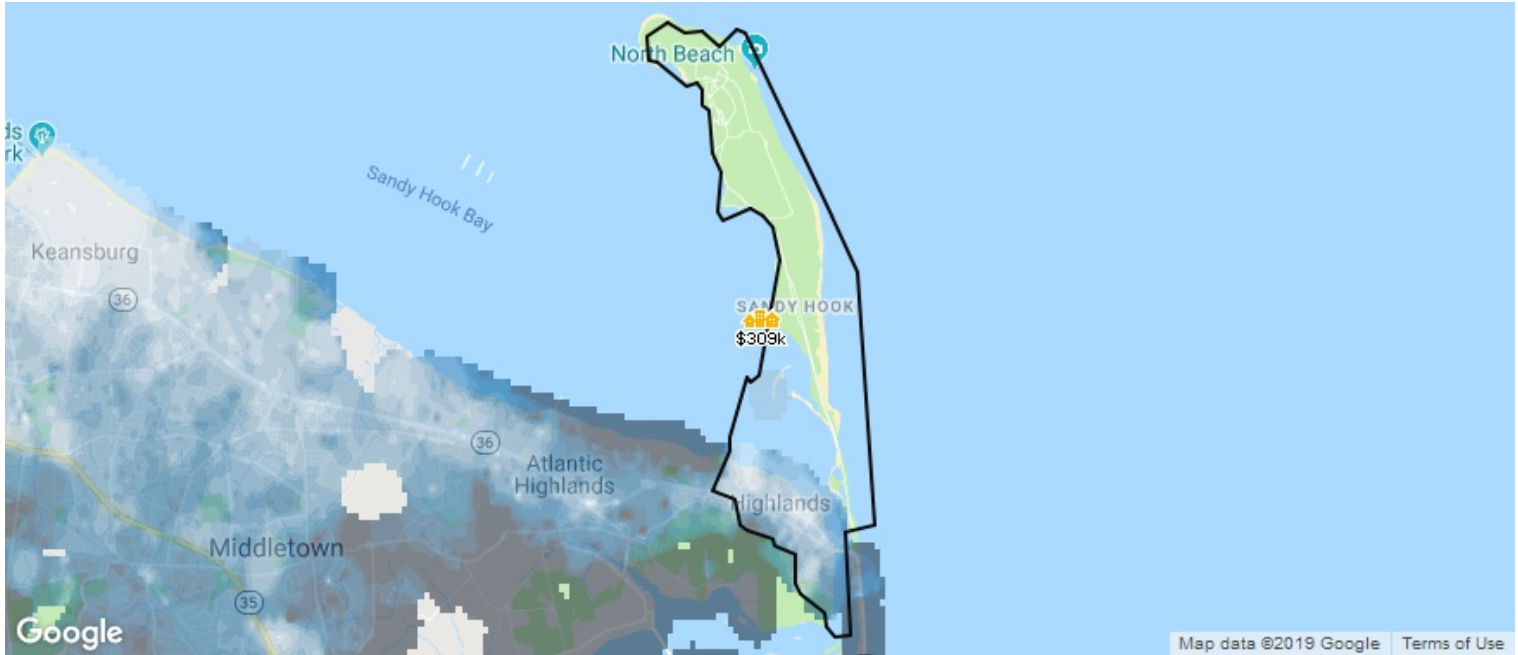
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**Gloria Nilson & Co. Real Estate**  
110 Avenue Of Two Rivers  
Rumson, NJ 07760

# Highlands, NJ 07732

## Market Snapshot: Estimated Home Values



<\$100k
\$450k
\$200k

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

**\$309K**

Updated: 4/30/2019

Change Over  
Last Month

↑ **0.88%**

Change Over  
Last Quarter

↑ **0.88%**

Change Over  
Last 12 Months

↑ **10.01%**

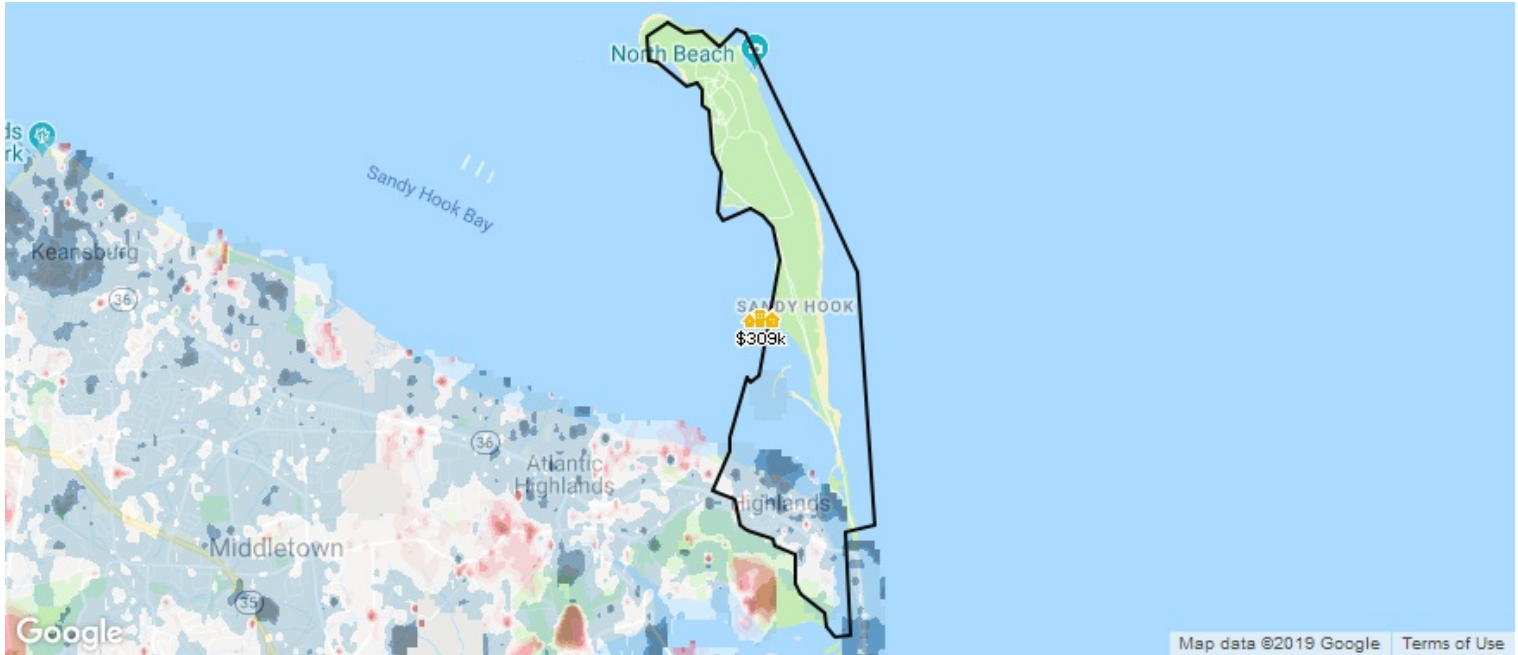
Change Over  
Last 24 Months

↑ **14.29%**

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.

# Highlands, NJ 07732

## Market Snapshot: 12-Month Change in Estimated Value



-15% 2.5% +20%

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

**\$309K**

Updated: 4/30/2019

Change Over  
Last 12 Months

↑ **10.01%**

Change Over  
Last 24 Months

↑ **14.29%**

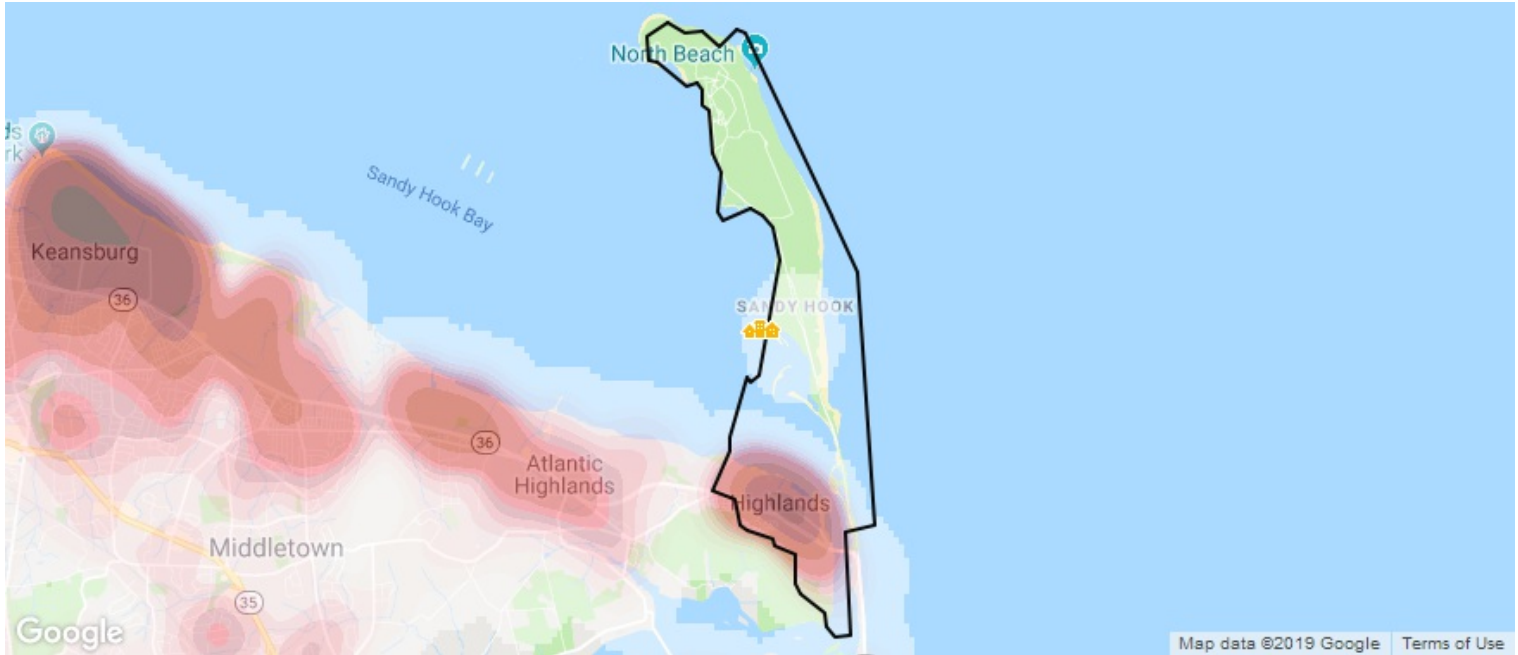
Change Over  
Last 36 Months

↑ **13.62%**

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.

# Highlands, NJ 07732

## 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

**29**

Updated: 5/8/2019

# of  
Pre-Foreclosures

**23**

# of  
Foreclosures

**6**

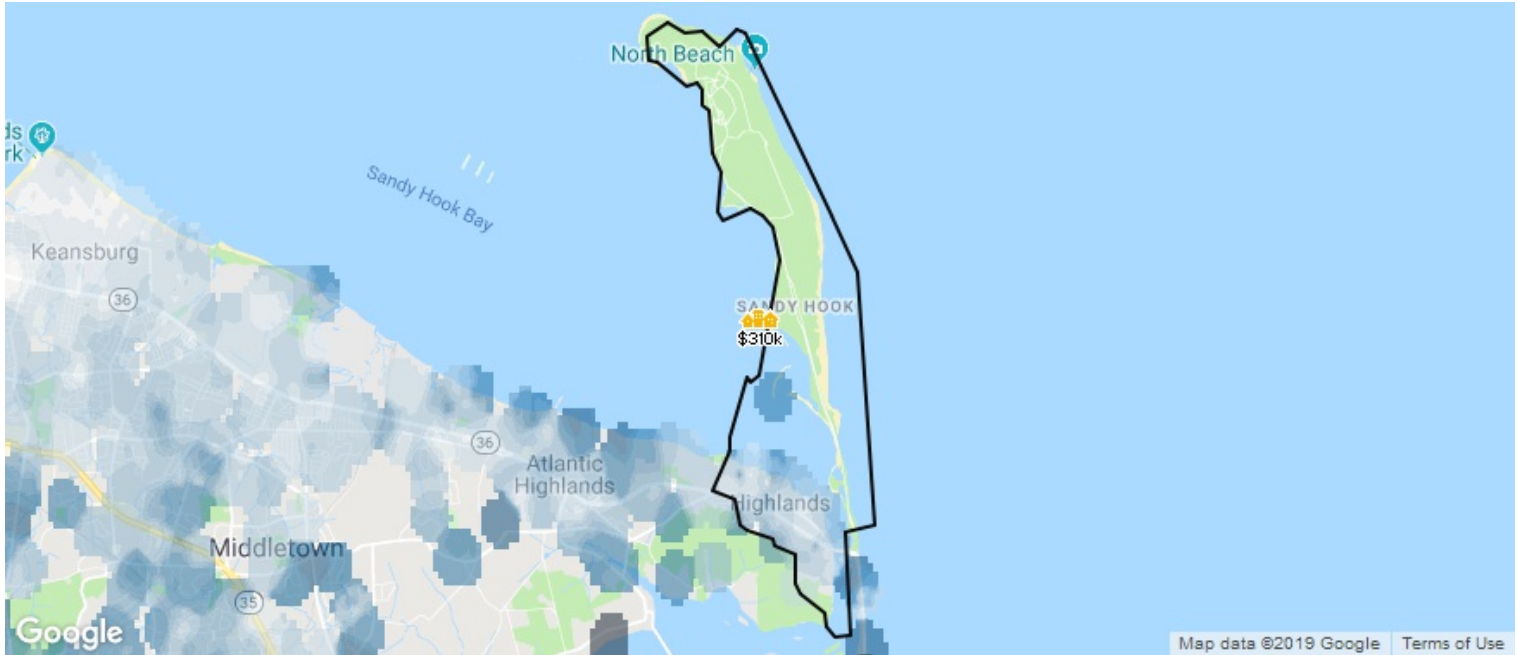
# of  
Short Sales

**0**

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 5/8/2019.

# Highlands, NJ 07732

## 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.

<\$100k \$500k >\$5m

Median Sales Price

**\$310K**

Updated: 4/30/2019

Change Over  
Last Month

↑ **55.78%**

Change Over  
Last Quarter

↑ **55.78%**

Change Over  
Last 12 Months

↑ **61.04%**

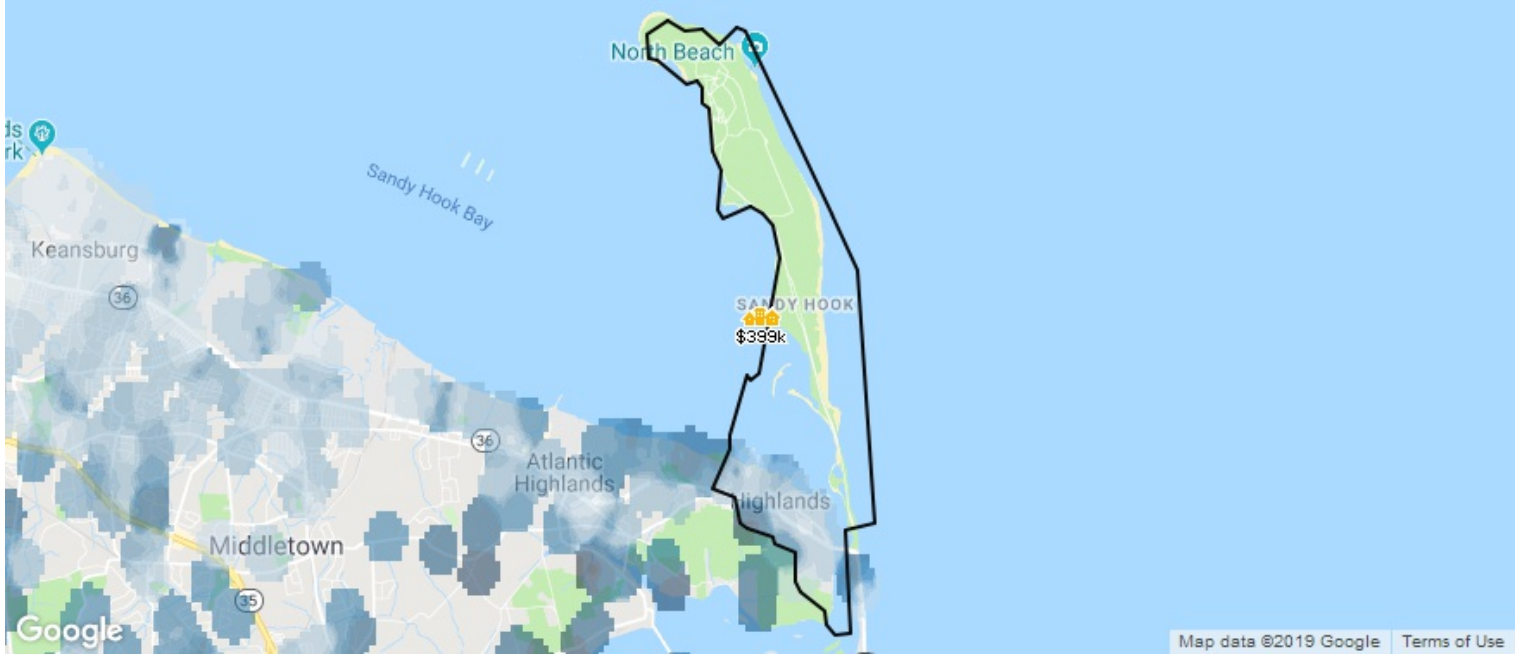
Change Over  
Last 24 Months

↑ **14.86%**

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

# Highlands, NJ 07732

## 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

**\$399K**

Updated: 4/30/2019

Change Over  
Last 12 Months

**↑ 14%**

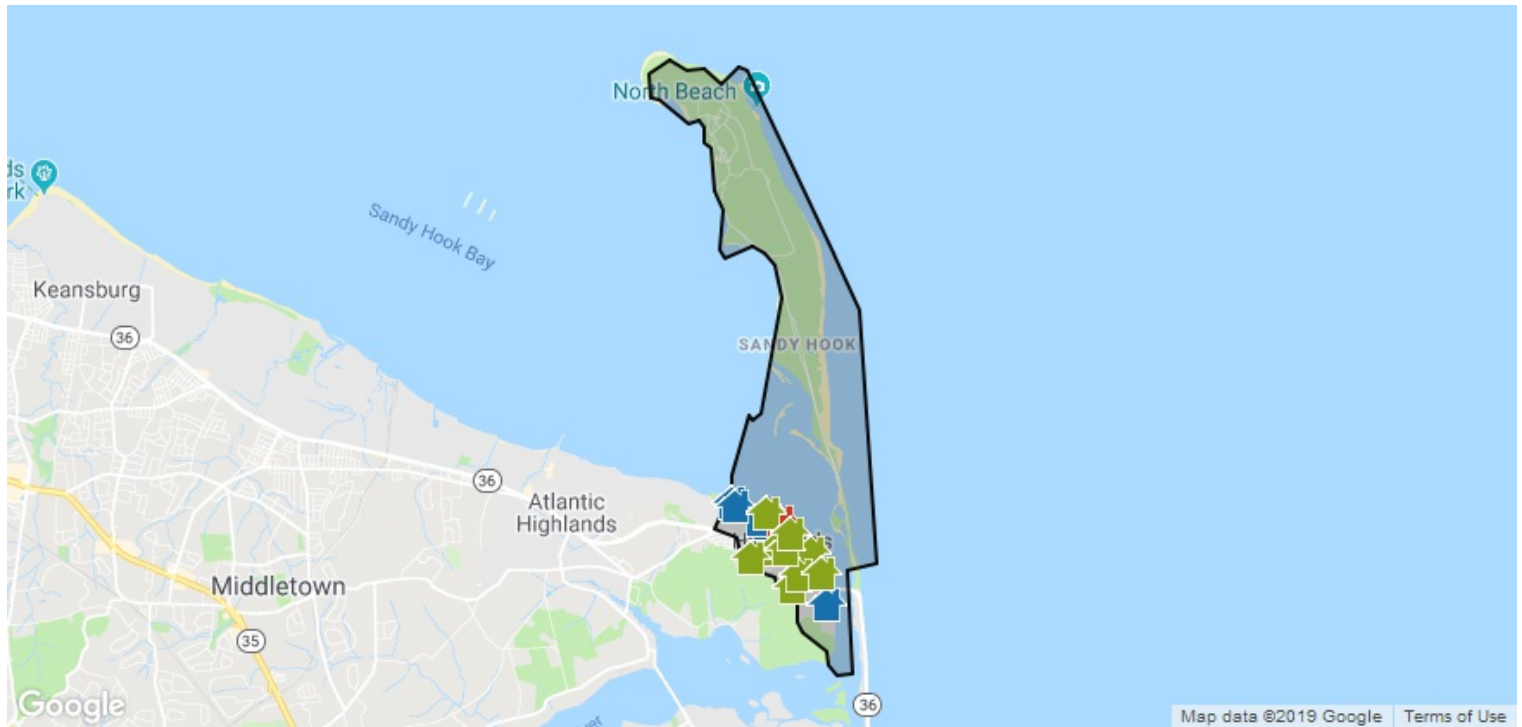
Change Over  
Last 24 Months

**↑ 49.44%**




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



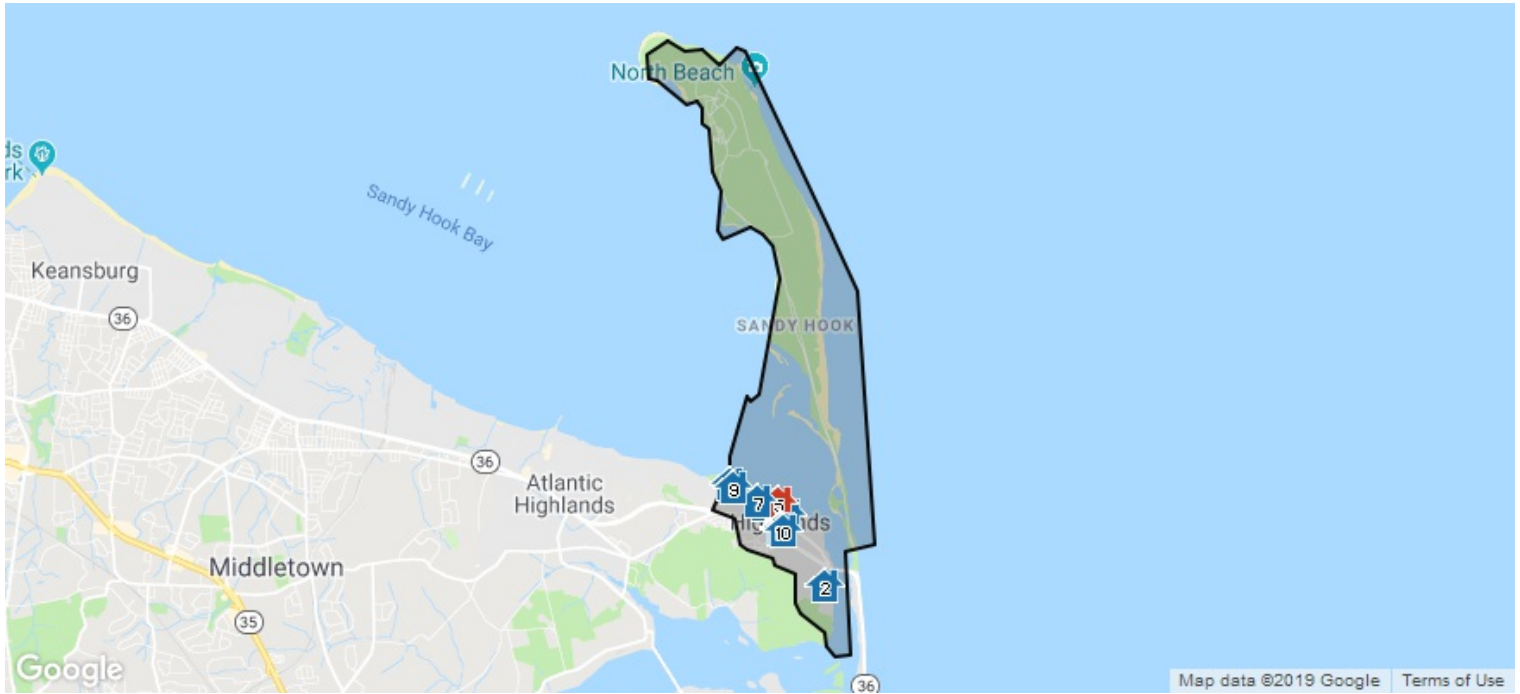
# Market Activity Summary Stats







**Search Criteria** | **Location:** Highlands, NJ 07732; **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	 Distressed Activity	 Recently Sold
<b>Number of Properties</b>	10	1	10
<b>Low Price / Value</b>	\$415,000	\$515,000	\$100,000
<b>Median Price / Value</b>	\$484,000	\$515,000	\$420,000
<b>High Price / Value</b>	\$1,599,999	\$515,000	\$1,450,000
<b>Average Price / Sq. Ft.</b>	\$317	\$266	\$199
<b>Median Price / Sq. Ft.</b>	\$270	\$266	\$191
<b>Average Days in RPR</b>	43	64	82
<b>Median Days in RPR</b>	39	64	72
<b>Total Volume</b>	\$6,225,799	\$515,000	\$4,995,270

# Highlands, NJ 07732













## New Listings: 10







	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 <b>FOR SALE</b>	* Active: 3/26/2019 MLS ID: 21912229						
<b>19 Locust St</b>	Single Family	3/3	1,780 sq ft	2,500	—	3/26/2019	\$525,000	\$295
<p>FABULOUS NEW CONSTRUCTION WITH ALL OF THE BELLS AND WHISTLES Just a short walk from the BEACH, MARINA and FERRY! This home is unlike all of the rest! Top quality construction and fine attention to detail is evident both inside the walls and out! Home will be finished in grays and whites with a modern and upscale vibe. This home features a beautiful kitchen with granite counters, spacious center island and stainless appliances, that opens to a large, sunny family room; 3 bedrooms; 2.5 baths; a den; gas fireplace; ample closet and storage space; custom millwork; gray floors and tile throughout (no carpet); large windows; superior wall system (no cinder block); lovely yard; great location and so much more. Home is under construction, so there's still some time for personal selections.</p> <p><i>Listing Courtesy of Resources Real Estate</i></p>								
	 <b>FOR SALE</b>	* Active: 2/6/2019 MLS ID: 21905332						
<b>74 Portland Rd</b>	Single Family	4/4	3,411 sq ft	14,916	2019	2/6/2019	\$1,599,999	\$469
<p>NEW CONSTRUCTION with WATER VIEWS and BEACH ACCESS to Deauville Beach Park This 3400+ sf custom home has 4 br's/ 4 baths with panoramic views of the Atlantic Ocean, Shrewsbury River and NYC plus close proximity to local eateries &amp; Hartshome Park's hiking and biking trails. NYC commuters are within minutes to Sea Streak Ferry. Amazing views from the many windows on every level with outdoor access to either a deck, patio, or balcony or from a 3rd floor walk up bonus room. Gourmet Kitchen with upgraded Appliances &amp; Granite/Stone Counters opens to a spacious Great Room w/ FP. 9' ceilings, decorative moldings, wd flooring, 4 zone heat/AC, Hardy Plank siding, Azek trim and Riparian Rights to Private Beach make this unique location a haven for year round enjoyment or a summer retreat.</p> <p><i>Listing Courtesy of Long &amp; Foster Real Estate, Inc</i></p>								

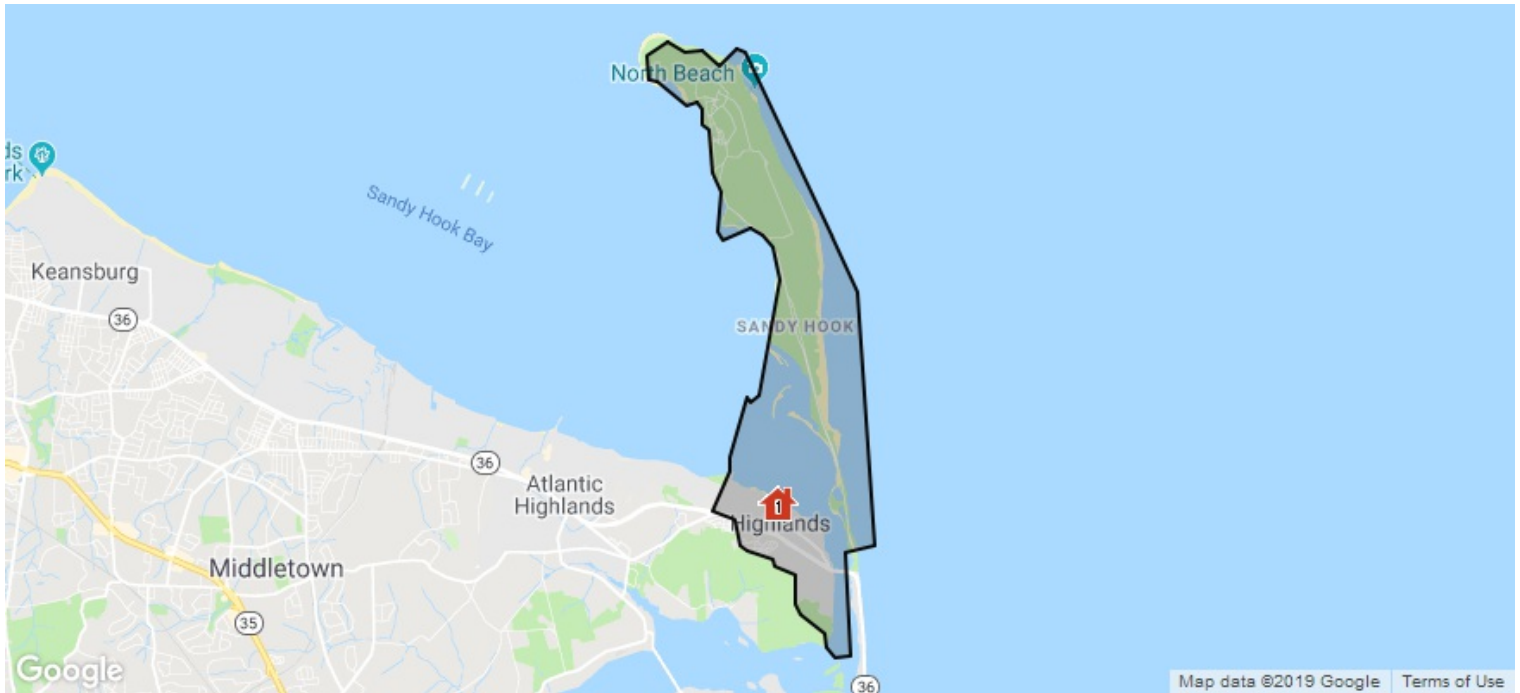


New Listings: 10 (cont.)




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 <b>FOR SALE</b> • Active: 4/6/2019 MLS ID: 21914170							
<b>17 Central Ave</b>	Single Family	4/2	1,589 sq ft	6,200	1939	4/6/2019	\$459,000	\$289
<p>Beach lovers and commuters should hurry to this beautifully updated and elevated 4 bedroom home. This home sits on an oversized lot and boasts a detached 2 car garage, multiple decks, and a huge attached garage. This home is completely updated with granite countertops, stainless kitchen, newer bathrooms and floors. Walk out the door and enjoy the beach only yards away or walk to the high speed ferry to Manhattan. This is a must see if you are just looking to unpack. Restaurants, parks, beaches, and everything about Highlands is within walking distance away. Make this your forever home or the perfect vacation home.</p> <p><i>Listing Courtesy of Heritage House Sotheby's International Realty</i></p>								
	 <b>FOR SALE</b> • New, Active: 5/3/2019 MLS ID: 21918313							
<b>120 Marina Bay Ct</b>	Single Family	3/3	1,944 sq ft	2,700	1992	5/3/2019	\$415,000	\$213
<p>WATER VIEWS! VIEWS OF SANDY HOOK &amp; HISTORIC TWIN LIGHTS WILL ENCHANT ALL IN THIS EXTENSIVELY RENOVATED TURN KEY MULTI LEVEL TOWN HOME WITH NO MAINTENANCE FEES! LOCATED ON A QUIANT DEAD END ST WITH A MARINA &amp; BOAT SLIPS! NYC SEASTREAK FERRY IN TOWN! Highlights are grand 3 story foyer, hardwood flooring, 3 balconies &amp; deck in yard, updated kitchen with granite, SS appliances, custom cabinetry with breakfast bar, stunning living room with gas fireplace, custom mantle and two story stone wall. Updated electric, new roof, water heater, newer 3 ton Lennox AC &amp; furnace. Italian Carrara marble in bathrooms. Huge master bedroom suite, walk in closet, en suite private bath with jacuzzi tub, custom marble shower &amp; vanity. 2nd fl laundry. Recessed LED lighting &amp; custom crown moulding throughout.</p> <p><i>Listing Courtesy of Coldwell Banker Res. Brokerage</i></p>								
	 <b>FOR SALE</b> • Preforeclosure, Notice of Lis Pendens, Active: 3/4/2019 MLS ID: 21908683							
<b>13 Recreation Pl</b>	Single Family	4/3	1,936 sq ft	3,080	1904	3/4/2019	\$515,000	\$266
<p>Better then new describes this totally renovated bright and sunny 4 bedroom 3 Bath home with Water-views. New Gourmet kitchen Featuring upgraded slow close drawers and Granite Counters. Hardwood floors throughout the first floor, recessed lighting, and multi level Decks. Master suite with Vaulted ceiling, double sliders to private Balcony &amp; master Bath complete with Soaking Tub and walk-in Shower. 2 Car Garage, Basement with High ceilings and Yard complete this Home. Walking distance to the NY Ferry, Restaurants, Beaches and Parks.</p> <p><i>Listing Courtesy of Robert DeFalco Realty Inc.</i></p>								
	 <b>FOR SALE</b> • Active: 3/5/2019 MLS ID: 21908864							
<b>237 Shore Dr</b>	Single Family	4/4	1,740 sq ft	7,020	1986	3/5/2019	\$439,000	\$252
<p>Spring is the perfect time to start enjoying your new home. Relax on your private oversized deck and watch the beautiful shrubs &amp; flowers start to bloom. This custom 4 BR, 3 1/2 Baths has water views from both balconies. Lower level is a perfect set-up for guests, teenagers or in-laws complete w/full bath. Furnace + A/C replaced in 2017 and lots of upgrades. Commuters delight w/ferry access to NYC. Short distance to beaches, downtown area, fine dining + so much more. All this and no sandy damage. Sellers can accommodate a quick closing.</p> <p><i>Listing Courtesy of Carrassa Agency Inc</i></p>								
	 <b>FOR SALE</b> • Active: 4/1/2019 MLS ID: 21913298							
<b>22 Gravelly Point Rd</b>	Single Family	4/3	1,415 sq ft	—	1933	4/1/2019	\$874,900	\$618
<p>Picture yourself in this Custom built NEW BEACH Home in a PRIVATE beachfront community! Build to suit to your specifications, working directly with builder. DREAM Home will feature all top of the line S/S appliance package in custom kitchen with 42" cabinets, quartz countertops, travertine backsplash and huge island. HW floors throughout. 10' ceilings, LED lighting, multiple decks including spiral staircase to ROOFTOP Deck with spectacular water views! House can have 4/5 bedrooms. Master ensuite includes custom walk-in closet, spa-like bath. LOW HOA - \$89/mo. Close to private beach, Seastreak Ferry, parks &amp; restaurants! Buy now &amp; enjoy all that the JERSEY SHORE has to offer!</p> <p><i>Listing Courtesy of C21/ Mack Morris Iris Lurie</i></p>								

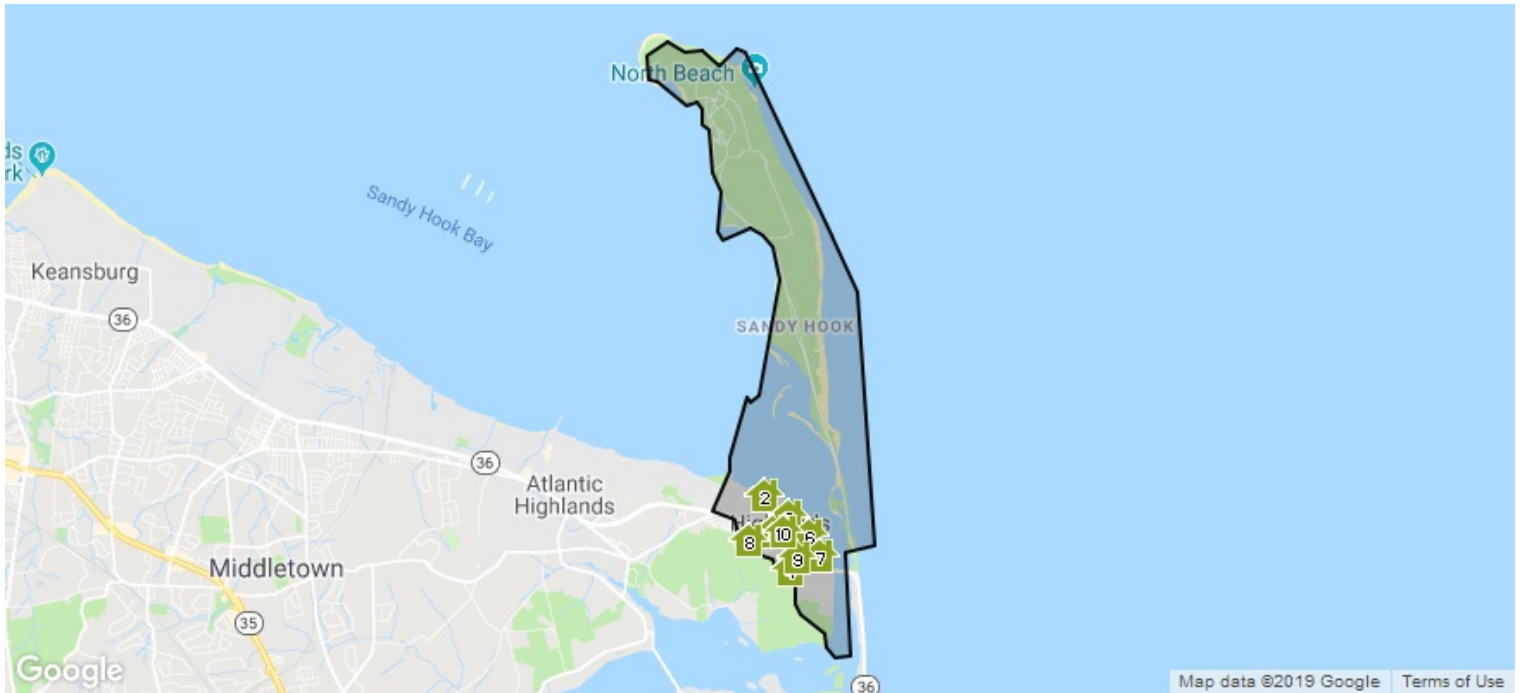
New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 Active: 4/5/2019 MLS ID: 21914037							
<b>235 Shore Dr</b>	Single Family	3/4	1,740 sq ft	7,020	1986	4/5/2019	\$429,900	\$247
<p>This beautiful Seashore home in the "Happening Highlands" is a MUST SEE! This custom 3/4 bedroom 3 1/2 bath home offers the space and upgrades you have been waiting for! Main level offers spacious open concept living room w/ gas fireplace, gleaming hardwood floors, formal dining room with sliding doors open to private back and front decks. Crown molding and recessed lighting throughout. NEWER eat-in kitchen and 1/2 bathroom. Top level offers large sunny bedrooms, laundry, hardwood floors, NEWER guest bath. Master bedroom with private balcony, bath and walk-in closet. In-law suite w/ full bath and kitchen complete the lower level (possible Air BNB?) Direct entry oversize garage. Walk to FAST ferry to NYC, amazing restaurants, tiki bars, top-notch beaches. NO SANDY DAMAGE, NO FLOOD INSURANCE</p> <p><i>Listing Courtesy of Bottone Realty Group Inc</i></p>								
	 Active: 3/13/2019 MLS ID: 21910185							
<b>1 Locust St</b>	Single Family	3/3	1,783 sq ft	1,306	—	3/13/2019	\$489,000	\$274
<p>Dynamic water views from the living room and the 2 story master bedroom! Less than 1/2 mile walk to the Sea Streak Ferry to NYC. 4.6 miles to Sandy Hook beach. Have a boat? A marina is within walking distance. This is a lovely shore community that offers summer festivals and fabulous waterfront restaurants! Come enjoy your summer at the Jersey Shore!</p> <p><i>Listing Courtesy of Keller Williams Realty Central Monmouth</i></p>								
	 New, Active: 4/25/2019 MLS ID: 21917011							
<b>229 Shore Dr</b>	Single Family	3/3	1,949 sq ft	5,356	2000	4/25/2019	\$479,000	\$246
<p>Pride in ownership is evident in this gorgeous 3 bedroom 2.5 bath Colonial w/ full basement &amp; garage. No flood insurance needed !! This fantastic home features 2 story entry. Spacious living room with bay window, hardwood flooring, opens to dining room great for entertaining. Updated kitchen with white cabinetry, granite counter tops, center island, pantry, bay window gives streaming light which opens to family room. The family room features wood burning fireplace, sliding door to deck. Second level features 3 bedroom, 2 full bath. Master bedroom features views of the bay as well as a full bath &amp; walk-in closet. Stand up attic can be turned into living space. Full basement partially finished great extra living space or work out area. Direct entry garage. Backyard paradise w/ deck &amp; privacy</p> <p><i>Listing Courtesy of VRI Homes</i></p>								






Distressed Activity: 1








Distressed Activity: 1								
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
	  * Preforeclosure, Notice of Lis Pendens, Active: 3/4/2019    MLS ID: 21908683							
	13 Recreation Pl	Single Family	4/3	1,936 sq ft	3,080	\$515,000	3/4/2019	2/14/2019
<p>Better then new describes this totally renovated bright and sunny 4 bedroom 3 Bath home with Water-views. New Gourmet kitchen Featuring upgraded slow close drawers and Granite Counters. Hardwood floors throughout the first floor, recessed lighting, and multi level Decks. Master suite with Vaulted ceiling, double sliders to private Balcony &amp; master Bath complete with Soaking Tub and walkin Shower. 2 Car Garage, Basement with High ceilings and Yard complete this Home. Walking distance to the NY Ferry, Restaurants, Beaches and Parks.</p> <p><i>Listing Courtesy of Robert DeFalco Realty Inc.</i></p>								



## 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.
	<b>1</b> <b>RECENTLY SOLD</b> - Closed, MLS Listing 21906342: 2/15/2019 MLS ID: 21906342							
<b>45 Miller St</b>	Single Family	3/3	1,600 sq ft	—	—	4/30/2019	\$435,000	\$272
New Construction!								
Courtesy of RE/MAX Real Estate LTD.								
	<b>2</b> <b>RECENTLY SOLD</b> - Closed, MLS Listing 21903611: 2/1/2019 MLS ID: 21903611							
<b>16-2 Beach Blvd</b>	Condominium	3/4	2,016 sq ft	181,471	2002	4/12/2019	\$348,000	\$173
IMAGINE WAKING UP TO THE SOUNDS OF THE BAYSIDE AND ENJOYING COFFEE ON ONE OF THE 3 BALCONIES. This Beautiful Bayside Townhouse Complex with Waterviews was Built in 2002 to Hurricane Standards. 3 Levels - 3 Bedrooms - 3 1/2 Baths Ready to Enjoy! Hardwood Floors Throughout. Waterviews Front and Back 2 Zone Heat/Central AC. Covered Parking and Storage Area. Only a 5 Walk to NYC Seastreak Ferry and a 7 Minute Walk to NYC Bus. This WATERFRONT Complex has a Private Beach and Dock Association Fees Include Flood Insurance, Exterior Maintenance and Management Fees. Near Sandy Hook Close to Ocean. Short Drive to Hip Red Bank for Fine Dining, Shopping and More. Don't Miss This One!! (Room Sizes Approximate and Sq Footage as Per Tax Records)								
Courtesy of Coldwell Banker Res. Brokerage								
	<b>3</b> <b>RECENTLY SOLD</b> - Closed, MLS Listing 21836833: 9/17/2018 MLS ID: 21836833							
<b>119 Marina Bay Ct</b>	Condominium	3/3	1,944 sq ft	2,700	1992	3/8/2019	\$339,900	\$175
WATER VIEW Beach home with views of the Bay, Ocean & Sandy Hook National Park! NO MAINTENANCE FEES! Your Dream home features 2-3 bedrooms, 2 1/2 baths, 2-story living room with wood-burning fireplace, 3 story foyer, direct entry garage, lower level entertainment deck, gourmet eat-in kitchen with new granite counters, newer stainless steel stove & dishwasher, refrigerator, laundry room, master suite with water view deck, walk-in closet, spa-like bath with jetted tub, shower & double sinks. 3rd level great room for entertaining or optional 3rd bedroom with water view balcony. Steps to NYC hi-speed ferry & bus line, marinas, parks, shops, restaurants, beaches, hiking & biking trails, Sandy Hook National Park, Hartshome Woods Park, Henry Hudson Trail. 4 decks and rear fenced yard. Newer roof & HVAC. Warranty!								
Courtesy of Coldwell Banker Res. Brokerage								

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.
	<b>4</b> <b>RECENTLY SOLD</b> • Closed, MLS Listing 21841737: 10/23/2018 MLS ID: 21841737							
<b>1 Mountain St</b>	Single Family	6/4	4,508 sq ft	60,112	1975	3/12/2019	\$850,000	\$189
Tranquil, Secluded Masterpiece nestled in the hills of Highlands! A massive property with sweeping views of the Water, Hartshorne Woods, Twin Lights, and Sandy Hook! This 6 bed room 4 bath home boasts custom detailing and impressive woodwork like you've never seen before. A brand new gourmet kitchen, 2 grand brick fire places, large terrace, 5 balconies, and windows throughout bringing in ample amounts of natural sunlight. Soaring high ceilings and guest suite on the first floor! Large master suite with panoramic views. This home is one of a kind. Close to town, great Middletown Township schools, and Seastreak fast ferry to NYC. Call today! Courtesy of O'Brien Realty, LLC								
	<b>5</b> <b>RECENTLY SOLD</b> • Closed, MLS Listing 21836010: 9/11/2018 MLS ID: 21836010							
<b>270 Navesink Ave</b>	Single Family	4/3	2,520 sq ft	5,350	2009	4/1/2019	\$487,000	\$193
Three min. to ferry! Sit on one of the two decks or inside this amazing home and enjoy water views of Sandy Hook and the NYC skyline! Move in ready 4 bedroom 2.1 bath with gleaming hardwood floors, crown and decorative molding with perfectly neutral paint colors! Open concept kitchen with stainless steel appliances, maple cabinets and granite top opens to family room with gas fireplace and sliders to a one of the decks for outdoor entertaining. Large living room and dining room combo with half bath and storage area! Upstairs find a Master suite with sliders to another large deck, large walk in closet and full bath with large spa shower. Three more bedrooms with ample closets and full bath with jacuzzi tub! Upstairs laundry and attached two car garage! Courtesy of Gloria Nilson & Co. Real Estate								
	<b>6</b> <b>RECENTLY SOLD</b> • Closed, MLS Listing 21843032: 11/3/2018 MLS ID: 21843032							
<b>34 North St</b>	Single Family	3/3	1,600 sq ft	2,613	2018	4/18/2019	\$430,000	\$269
New Construction! Courtesy of RE/MAX Real Estate LTD.								
	<b>7</b> <b>RECENTLY SOLD</b> • Sold Date: 3/22/2019, Public Record MLS ID: –							
<b>55 Bay Ave</b>	Condominium Unit (Residential)	3/2	1,444 sq ft	3,315	1962	3/22/2019	\$100,000	\$69
–								
	<b>8</b> <b>RECENTLY SOLD</b> • Sold Date: 4/9/2019, Public Record MLS ID: –							
<b>6 Coquette Ln</b>	Single Family	8/5	4,403 sq ft	80,514	2001	4/9/2019	\$1,450,000	\$329
–								
	<b>9</b> <b>RECENTLY SOLD</b> • Sold Date: 2/12/2019, Public Record MLS ID: –							
<b>125 Highland Ave</b>	Single Family	5/2	1,872 sq ft	5,824	1942	2/12/2019	\$145,370	\$78
–								
	<b>10</b> <b>RECENTLY SOLD</b> • Sold Date: 2/26/2019, Public Record MLS ID: –							
<b>231 Shore Dr</b>	Single Family	3/3	1,708 sq ft	6,864	1998	2/26/2019	\$410,000	\$240
–								



## 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 and RealtyTrac.
- **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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<https://juliagill.phmlans.com>

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