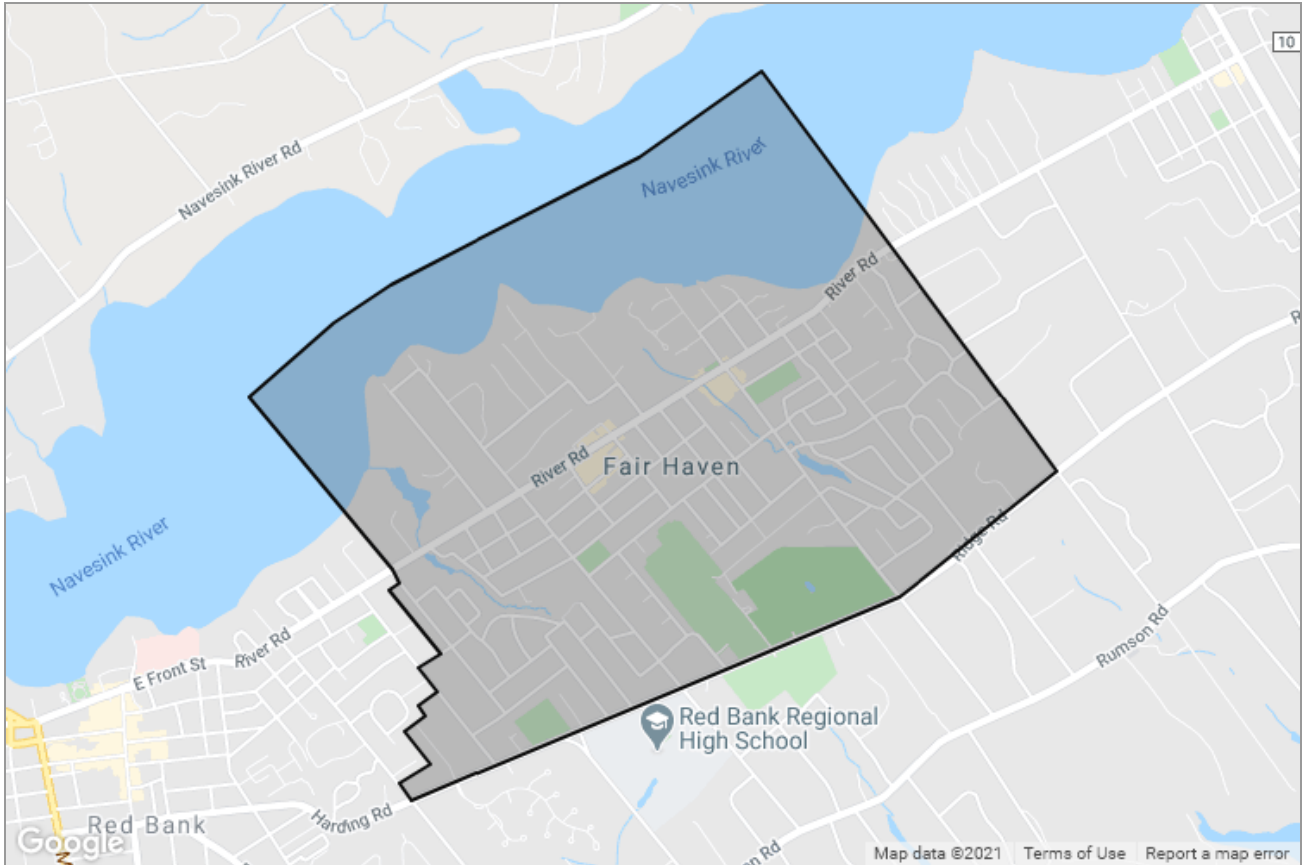




BERKSHIRE HATHAWAY  
HomeServices  
Fox & Roach, REALTORS®

MARKET ACTIVITY REPORT

# Fair Haven, New Jersey



Presented by

**Derek DeBree** | REALTOR®

New Jersey Real Estate License: 1540809



BERKSHIRE  
HATHAWAY | Fox & Roach,  
HomeServices REALTORS®

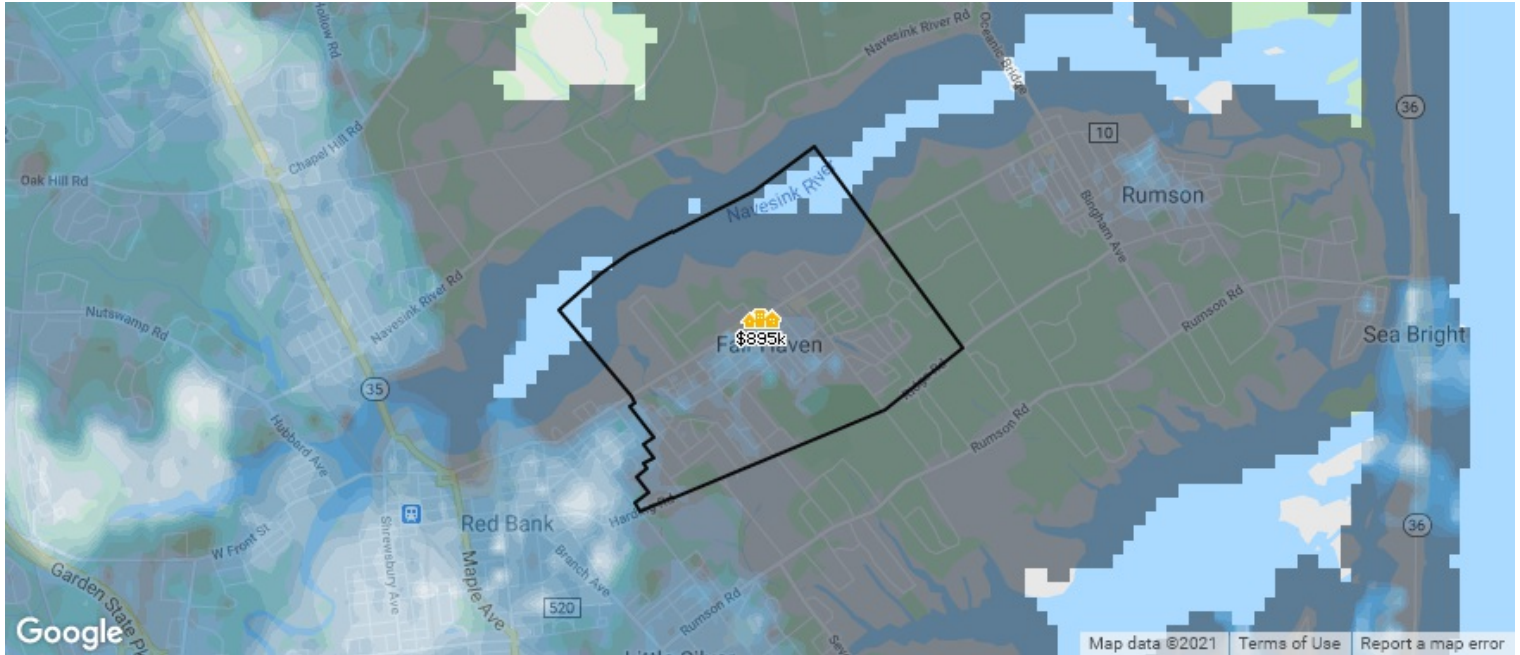
Work: (732) 530-2800 x166 | Mobile: (732) 241-8269 |  
Fax: (732) 758-9507

Main: [derek.debree@foxroach.com](mailto:derek.debree@foxroach.com)  
Office: [www.shorepointspartners.com](http://www.shorepointspartners.com)

**Berkshire Hathaway HomeServices Fox & Roach, REALTORS**  
110 Avenue Of Two Rivers  
Rumson, NJ 07760

# Fair Haven, New Jersey

## Market Snapshot: Estimated Home Values



Legend: <\$100k, \$450k, \$20m

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

**\$895K**

Updated: 12/31/2020

Change Over  
Last Month

↑ **1.89%**

Change Over  
Last Quarter

↑ **3.63%**

Change Over  
Last 12 Months

↓ **0.29%**

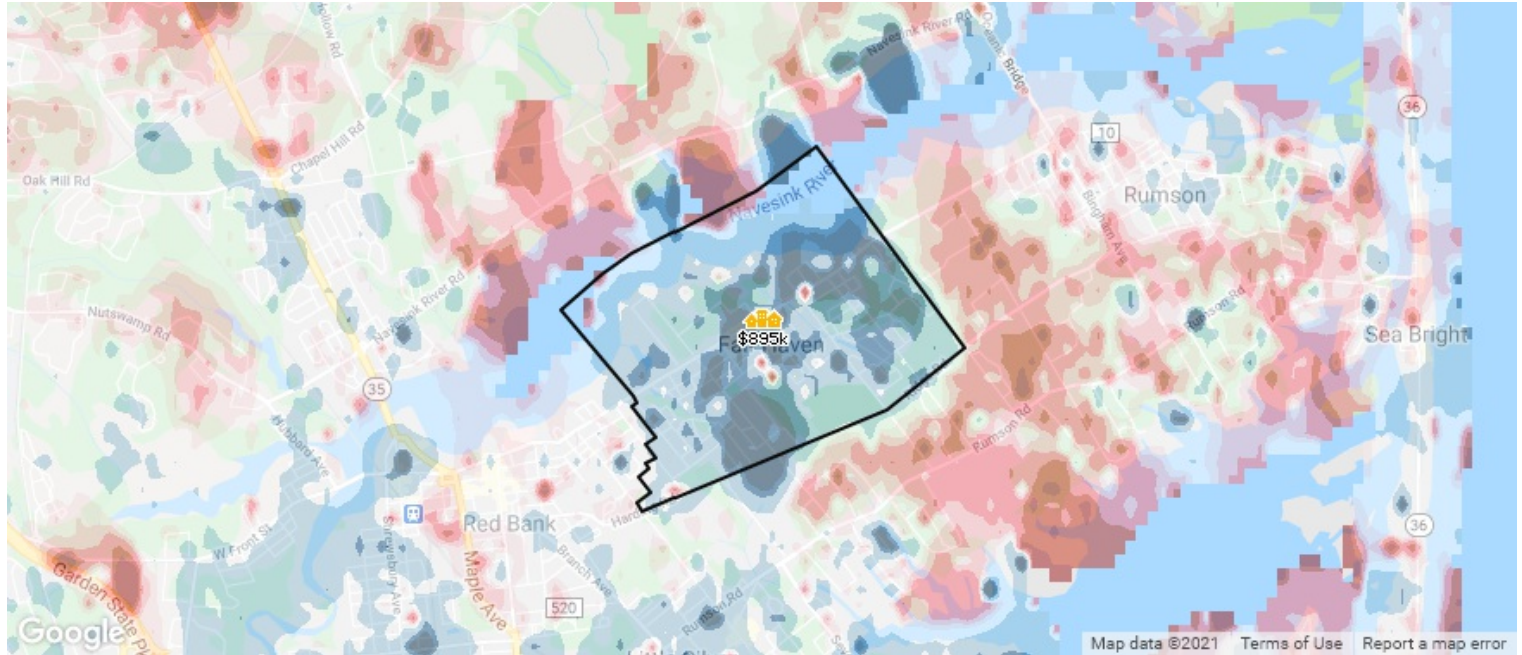
Change Over  
Last 24 Months

↑ **5.15%**

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.

## Fair Haven, New Jersey

### 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

**\$895K**

Updated: 12/31/2020

Change Over  
Last 12 Months

↓ **0.29%**

Change Over  
Last 24 Months

↑ **5.15%**

Change Over  
Last 36 Months

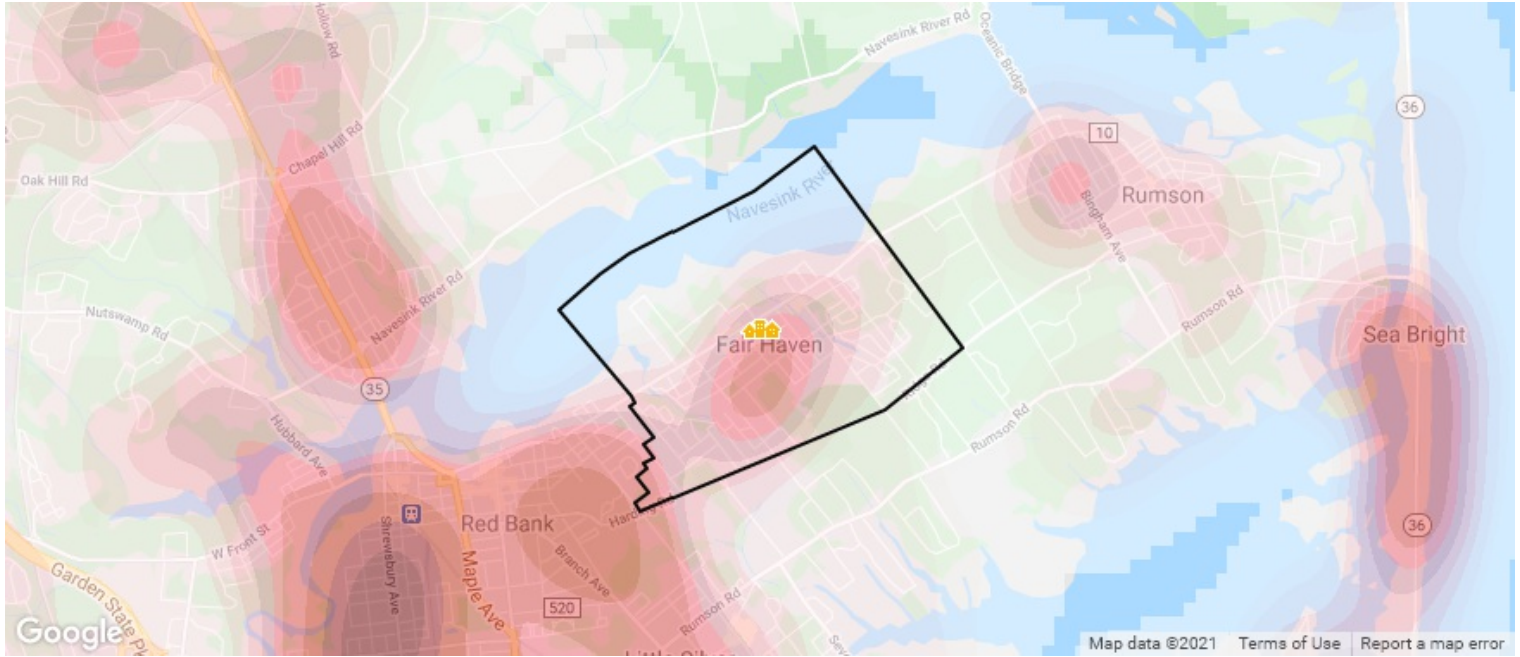
↑ **6.09%**

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.



## Fair Haven, New Jersey

### Market Snapshot: Concentration of Distressed Properties



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

2

Updated: 1/15/2021

# of  
Pre-Foreclosures

2

# of  
Foreclosures

0

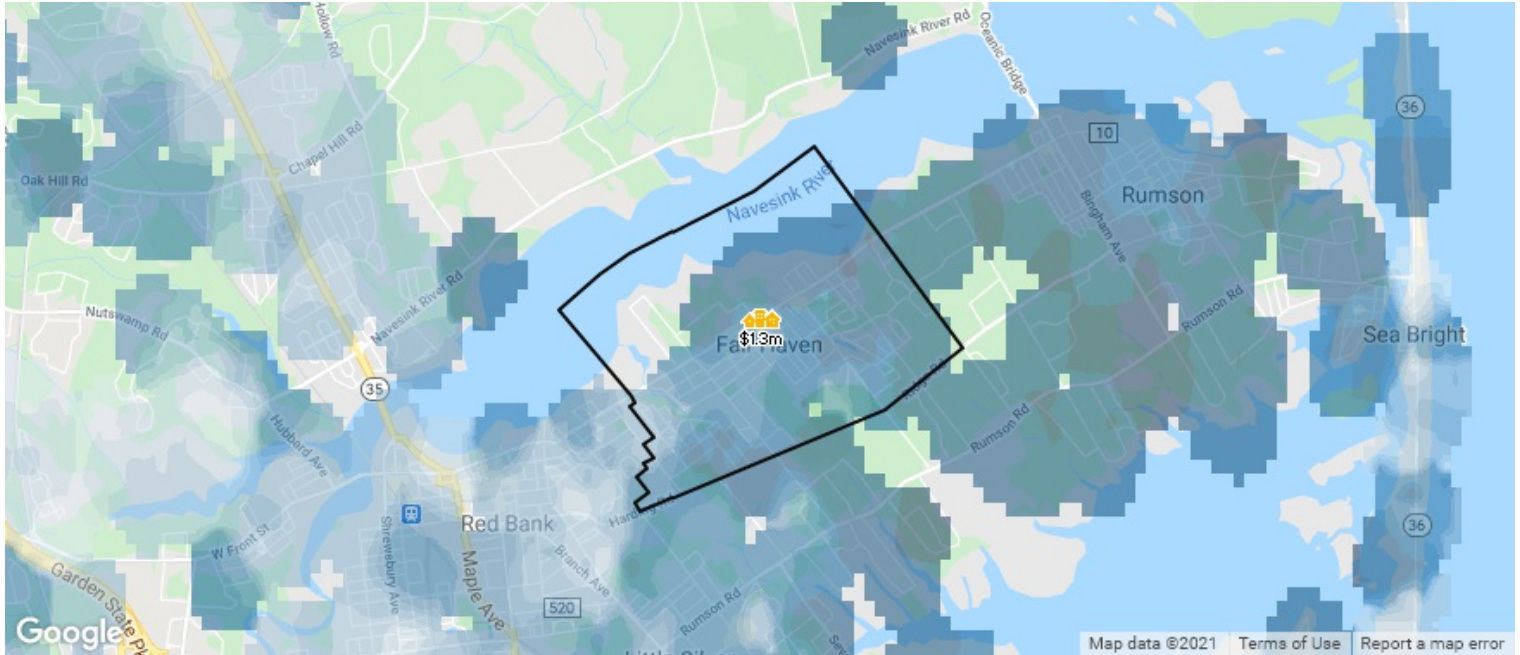
# of  
Short Sales

0

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

# Fair Haven, New Jersey

## Market Snapshot: Sales Price



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

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

**\$1.34M**

Updated: 11/30/2020

Change Over  
Last Month

↑ **55.34%**

Change Over  
Last Quarter

↓ **3.66%**

Change Over  
Last 12 Months

↑ **62.12%**

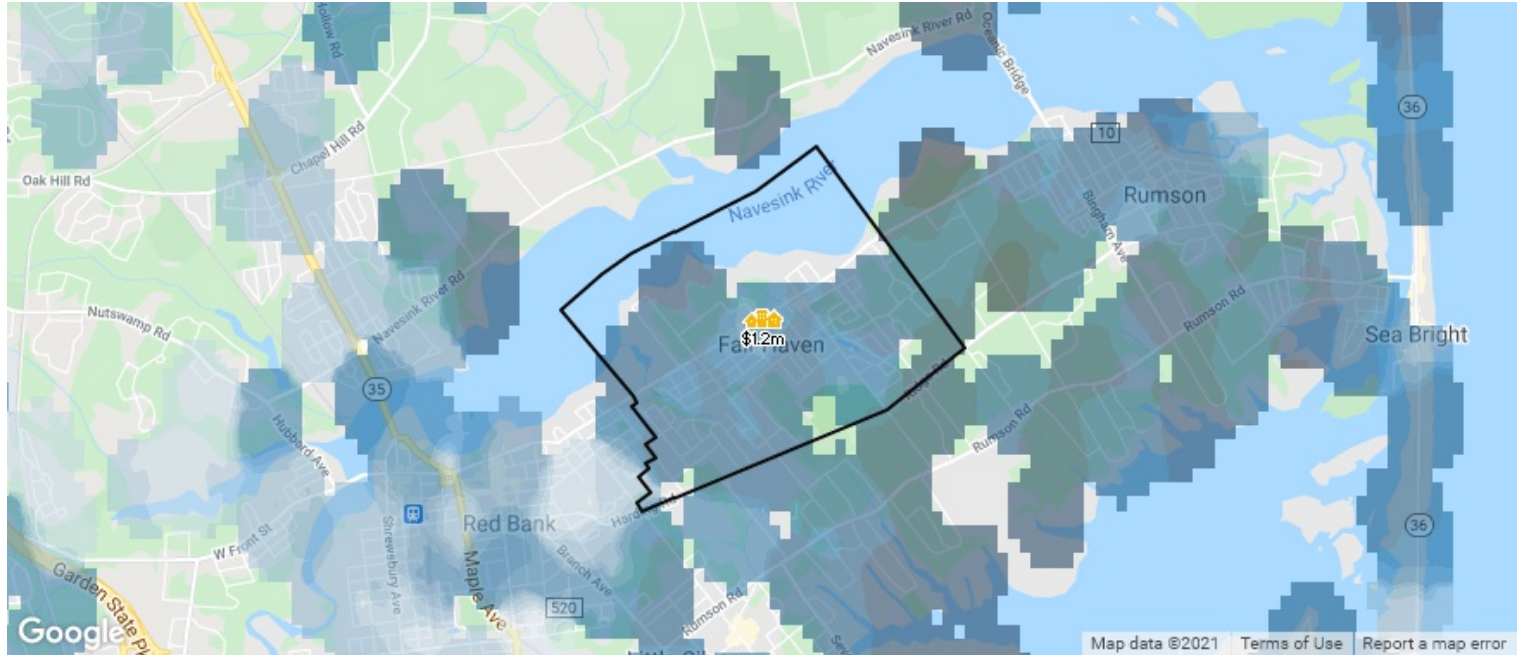
Change Over  
Last 24 Months

↑ **35.24%**

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

# Fair Haven, New Jersey

## Market Snapshot: List Price



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

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

**\$1.22M**

Updated: 11/30/2020

Change Over  
Last Month

**↑ 6.95%**

Change Over  
Last Quarter

**↑ 5.75%**

Change Over  
Last 12 Months

**↑ 23.08%**

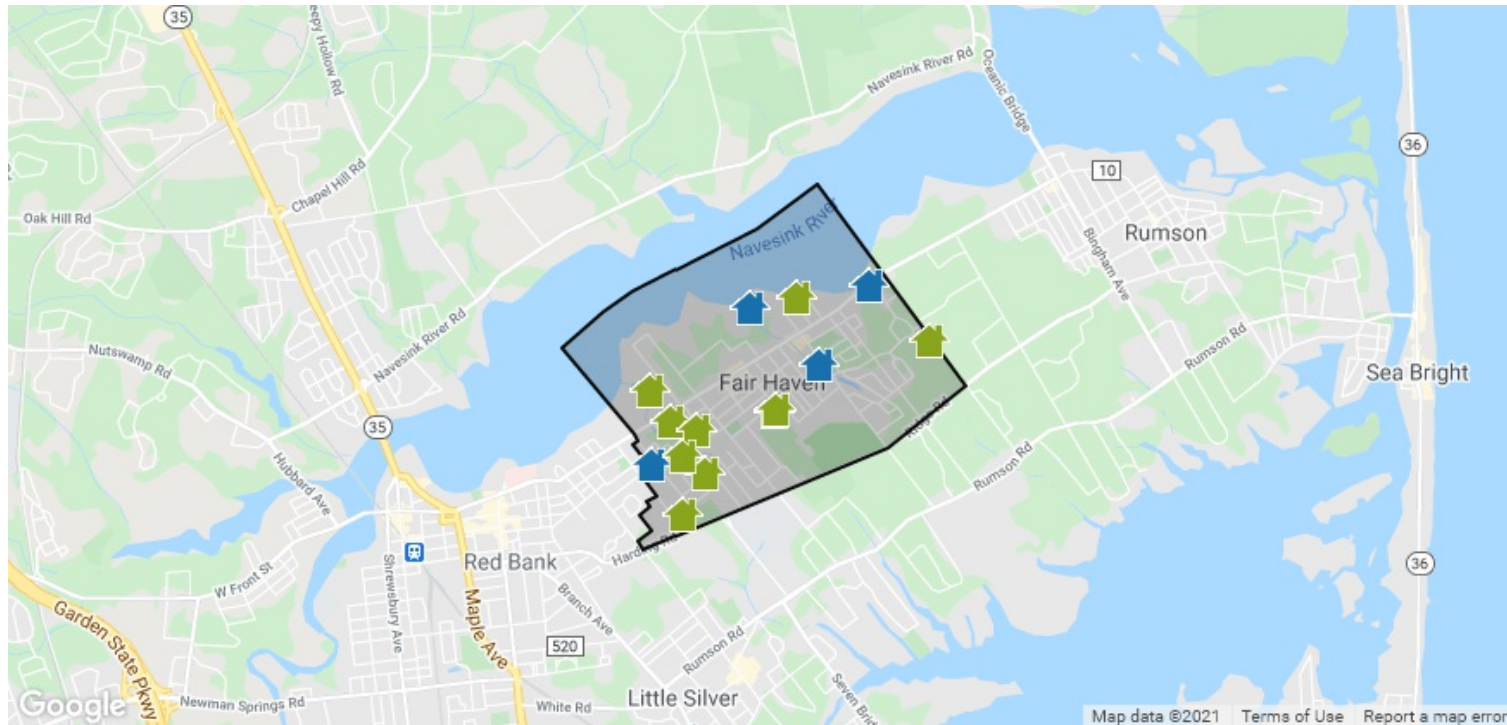
Change Over  
Last 24 Months

**↑ 58.98%**



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:** Fair Haven, New Jersey; **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	4	10
Low Price / Value	\$829,000	\$715,000
Median Price / Value	\$1,387,725	\$978,500
High Price / Value	\$1,899,999	\$1,650,000
Average Price / Sq. Ft.	\$511	\$402
Median Price / Sq. Ft.	\$519	\$389
Average Days in RPR	29	107
Median Days in RPR	27	95
Total Volume	\$5,504,449	\$10,912,499


# Fair Haven, New Jersey



## New Listings: 4

New Listings: 4

 **FOR SALE** • Active: 11/30/2020 MLS ID: 22041928



188 Fair Haven Rd

Single Family

4/3

1,657 sq ft

10,454

1927


11/30/2020


\$829,000

\$500

Your wonderful home in wonderful Fair Haven. Totally renovated - Top to Bottom. Side to side. Front to back Spectacular new Kitchen w/ breakfast bar on the huge quartz-topped center island, granite countertops and Viking appliances (stove, oven, refrigerator, dishwasher) Sharp microwave, and XO wine fridge. Sparkling flexible Open Floor Plan with new hardwood floors for Living Room, Dining Room and/or Family Room. Four Bedrooms w/ 3 wonderful new Full Baths. Relaxing open front porch and raised wood back deck looking across the deep grassy back yard. Situated in the heart of Fair Haven - one block to McCarter Pond, walk or bike to fabulous Fair Haven schools, close to the shops and restaurants of downtown.

*Listing Courtesy of Coldwell Banker Res. Brokerage*

 **FOR SALE** • New, Active: 1/12/2021 MLS ID: 22100889



80 Lake Ave

Single Family

4/4

2,748 sq ft

7,405

2016

1/12/2021

\$1,176,450


\$428


Welcome Home; 4 year young Colonial w/ inviting bluestone front porch to sit & enjoy. Featuring 4 bedrooms & 3.5 bath home w/ a oversized garage for that extra space you want to store bikes, boards & more. Attention to detail, quality of construction, spray foam insulation & exceptional design. Kitchen/family room combo flows naturally to outdoor private covered patio with indoor/outdoor fireplace. Dining Room is currently being used as a home office. Large finished basement has high ceilings & a full bath. Extra bonus room in basement could be a guest or nanny suite or second home office. Second floor features master suite w/ walk in closet, full bath w/ double vanity & shower. 3 additional bedrooms w/ full bath complete 2nd fl. Pull down attic stairs. Welcome Home to 80 Lake!

*Listing Courtesy of Resources Real Estate*



## New Listings: 4 (cont.)





FOR SALE

New, Active: 1/7/2021

MLS ID: 22100603

63 Riverlawn Dr

Single Family

4/3

2,973 sq  
ft

20,908

1939


1/7/2021


\$1,599,000

\$538

THIS ONE CHECKS ALL THE BOXES! Beautifully set on FH's most sought after street w/ tranquil NAVESINK RIVER & ESTUARY VIEWS! DECEIVINGLY LARGE offering a versatile open floorplan w/ HIGH CEILINGS, oversized windows, gorgeous natural light & WALK-OUT LOWER LVL! Double height entry foyer, expansive front to back great room w/ handsome FP open to dining area w/ easy access grounds & beautiful views. Chefs kitchen w/ custom cabinetry & granite countertops adjacent to FR offers easy access to large rear deck for entertaining. Lux master retreat w/ expansive sitting area, vaulted ceilings, ample closet space & en-suite bath. Large bedrooms & fantastic closet space throughout. 2-car direct entry grg, walk-out lower lvl w/ FP & much more. STEPS FROM DOWNTOWN SHOPPING/DINING/RIVER & SCHOOLS!

Listing Courtesy of Berkshire Hathaway HomeServices Fox & Roach





FOR SALE

Active: 11/16/2020

MLS ID: 22040705

940 River Rd

Single Family

5/5

3,290 sq  
ft

14,810

2016

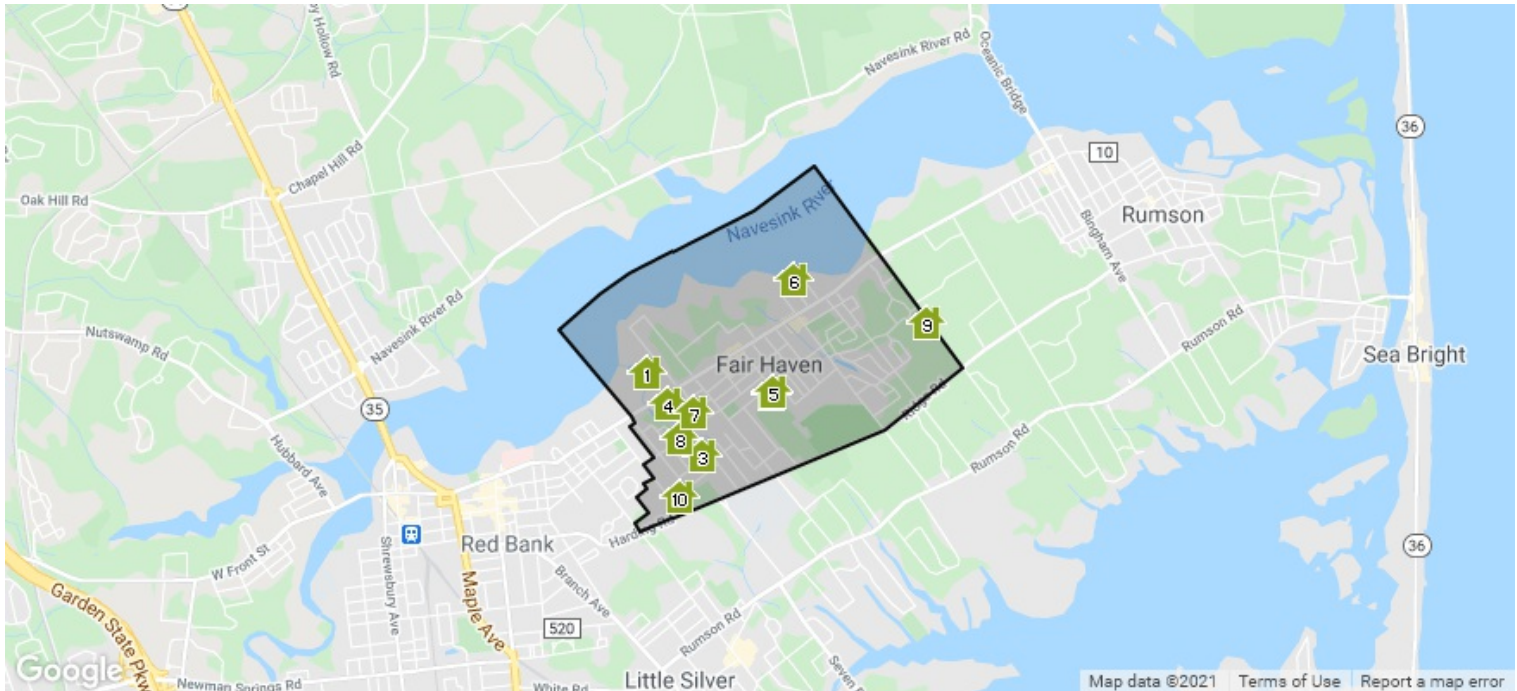
11/16/2020

\$1,899,999




\$578

Truly One of a Kind! Centrally Located Custom Colonial will steal your heart with it's breathtaking river views from the rocking chair front porch or the second level balcony. It's modern, open, family-friendly layout offering 5 bedrooms and 4 and half bathrooms, large pantry and second floor laundry room. No expense has been spared, including a 5-piece Thermador appl-suite, Carrera marble master bath and countertops, as well as a SONOS sound-system indoors and out, 3 fireplaces including one that is part of the expansive bluestone patio where you can enjoy the view of the beautiful professional landscape offering privacy. Award-winning schools, restaurants, shops, beaches and a yacht club only steps away. Come and live your dream!






Listing Courtesy of Better Homes and Gardens Real Estate Murphy & Co.



## 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>	* Sold Date: 1/6/2021, MLS Listing 22008189: 2/28/2020 MLS ID: 22008189						
<b>60 Laury Dr</b>	Single Family	4/4	3,599 sq ft	—	1957	1/6/2021	\$1,200,000	\$333
<p><b>WATERFRONT!</b> Enjoy comfort every minute in this private, cul-de-sac setting, walkable to town and overlooking captivating nature views of Shippee's Pond, a tidal pond fed by the Navesink River. Watch from the 3 tier terraces. With 4 spacious bedrooms, 4 full baths, a finished lower level, plus an office, sunroom and "au pair" area, this home offers space for flexible living. The private master suite has vaulted ceilings, 2 walk-in closets, full bath and a balcony to view the gorgeous water views. Special features includes 2 fireplaces, hardwood floors, outdoor shower and attached, oversized 2 car garage with workshop. Bedroom #2 has a full bath attached. Closets galore! An added premium is an easement to the Navesink River nearby.. Room sizes and sq. footage approx.</p> <p><i>Courtesy of Heritage House Sotheby's International Realty</i></p>								
	<b>2</b> <b>RECENTLY SOLD</b>	* Sold Date: 12/28/2020, MLS Listing 22033719: 9/19/2020 MLS ID: 22033719						
<b>110 3rd St</b>	Single Family	5/5	3,216 sq ft	20,908	1903	12/28/2020	\$1,500,000	\$466
<p><b>New construction</b> in the heart of Fair Haven by Galway Builders. This 5 BR, 4.5 bath seashore colonial boasts a fabulous open concept floor plan perfect for year round entertaining! Beautifully appointed from top to bottom 3,216 sq. ft w/ an add'l 900+ sq. ft of finished lower level. Gourmet kitchen w/ custom cabinetry, quartz counter tops, ultra premium Viking appliances, wet bar w/ wine chiller. Master Suite is truly a private retreat w/ walk-in closet, spa-like bath boasting double sinks, luxurious shower and soaking tub. Private rear yard w/ covered 16'x16' Blue stone patio w/ room for a pool. Backing to Green Acres and Fair Haven Fields, perfectly situated between Knollwood and Sickles schools, short distance to shopping, Red Bank, and ferry to NYC.</p> <p><i>Courtesy of RE/MAX Gateway</i></p>								
	<b>3</b> <b>RECENTLY SOLD</b>	* Sold Date: 12/22/2020, MLS Listing 22033117: 9/15/2020 MLS ID: 22033117						
<b>112 Princeton Rd</b>	Single Family	4/5	3,030 sq ft	10,454	2013	12/22/2020	\$1,650,000	\$545
<p><b>Fabulous, better than new custom colonial with SPECTACULAR SALT WATER POOL!</b> This stunning home is located on one of the most desirable, quiet streets in Fair Haven, close to parks, schools and the center of town. Features include an open floor plan, high ceilings, huge windows, and a full, finished basement, perfect for work or play. The magnificent yard offers not just a home but a lifestyle. Please follow the CDC recommended protocol of social distancing and sanitation before &amp; while viewing the house.</p> <p><i>Courtesy of Weichert Realtors-Rumson</i></p>								



## 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>	* Sold Date: 12/23/2020, MLS Listing 22033227: 9/16/2020 MLS ID: 22033227						
<b>120 Lincoln Ave</b>	Single Family	4/3	2,240 sq ft	7,405	2001	12/23/2020	\$742,500	\$331
SHOWINGS FOR BACK UP ONLY! New Price! New Look! Wonderful opportunity for spacious 4 bedroom/2.5 bath home in Fair Haven! Over 2,200 sq ft of living space welcomes you, as you enter this bright, open floor plan with elevated ceilings and upgraded details throughout! Only 18 yrs young, this home was custom built with finished basement to include plenty of storage. Upon entry in the grand foyer, the split staircase allows light to pass through from the large, fully fenced backyard with mahogany deck.								
Courtesy of Resources Real Estate								
	<b>5</b> <b>RECENTLY SOLD</b>	* Sold Date: 12/22/2020, MLS Listing 22039133: 11/1/2020 MLS ID: 22039133						
<b>114 3rd St</b>	Single Family	5/5	3,216 sq ft	20,971	2020	12/22/2020	\$1,525,000	\$474
New construction in the heart of Fair Haven by Galway Builders. This 5 BR, 4.5 bath seashore colonial boasts a fabulous open concept floor plan perfect for year round entertaining! Beautifully appointed from top to bottom 3,216 sq. ft w/ an add'l 900+ sq. ft of finished lower level. Gourmet kitchen w/ custom cabinetry, quartz counter tops, ultra premium Viking appliances, wet bar w/ wine chiller. Master Suite is truly a private retreat w/ walk-in closet, spa-like bath boasting double sinks, luxurious shower and soaking tub. Private rear yard w/ covered 16'x16' Blue stone patio w/ room for a pool. Backing to Green Acres and Fair Haven Fields, perfectly situated between Knollwood and Sickles schools, short distance to shopping, Red Bank, and ferry to NYC.								
Courtesy of RE/MAX Gateway								
	<b>6</b> <b>RECENTLY SOLD</b>	* Sold Date: 12/21/2020, MLS Listing 22036008: 10/6/2020 MLS ID: 22036008						
<b>66 De Normandie Ave</b>	Single Family	3/2	2,049 sq ft	10,890	1946	12/21/2020	\$873,000	\$426
Enjoy incomparable river views from this charming cape cod home with wood burning fireplace and hardwood floors under carpet in Fair Haven's Historic district. Close to local shopping and highly-rated schools. The location is prime and high and dry. Launch your kayak, canoe or paddle board less than 300 feet from your door. Watch annual fireworks over the Navesink River. Family-owned and loved for decades. Continue the tradition—make it yours!								
Courtesy of Long & Foster Real Estate, Inc.								
	<b>7</b> <b>RECENTLY SOLD</b>	* Sold Date: 12/18/2020, MLS Listing 22033070: 9/17/2020 MLS ID: 22033070						
<b>49 2nd St</b>	Single Family	3/3	1,662 sq ft	6,534	1984	12/18/2020	\$715,000	\$430
Move right into Fair Haven! Attractive cape on a quiet block in the center of town within walking distance to schools, parks, and restaurants. New kitchen and hardwood floors throughout first floor. Freshly painted 1st floor Master Bedroom with ensuite bath, 2 large bedrooms with an additional full bath upstairs. Basement with high ceilings! Maintenance free backyard including new decking and 1 car garage. Won't last!								
Courtesy of O'Brien Realty, LLC								
	<b>8</b> <b>RECENTLY SOLD</b>	* Sold Date: 12/17/2020, MLS Listing 22036370: 10/8/2020 MLS ID: 22036370						
<b>124 Park Rd</b>	Single Family	4/4	2,897 sq ft	16,552	1978	12/17/2020	\$999,999	\$345
You will love this fabulous renovated and expanded Cape. Home features a flexible floor plan. The custom kitchen has plenty of room for gathering around the center island and in the large dining area that flows into an adjacent sitting room. The sunny living room has a wood burning fireplace. 2 other rooms are currently used as a den and music studio but are perfect as bedrooms, as needed. The 2nd floor has 3 bedrooms and 2 baths, including a large primary bedroom with a walk-in closet, bath and office plus 2 other generous sized bedrooms, a full bath and a reading nook. The beautiful finished basement has a full custom wet bar and a 1/2 bath. The deck overlooks a lushly landscaped private yard that feels like a park and backs up to woods.								
Courtesy of Heritage House Sotheby's International Realty								



## Recently Sold: 10 (cont.)

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.
	<div><div><div>9</div><div>RECENTLY SOLD</div></div><div><div>Sold Date: 12/16/2020, MLS Listing 22035576: 10/1/2020</div><div>MLS ID: 22035576</div></div></div>							
184 Buena Vista Ave	Single Family	3/2	2,343 sq ft	12,500	1942	12/16/2020	\$750,000	\$320
<p>This classic Allen built Colonial has lots charm with classic features, ie., built ins, crown molding, wood floors etc. Updates included: exterior &amp; some interior recently freshly painted, new 2 car garage door, driveway just sealed. Home does need some TLC but will be well worth it. Great area in town, top notch schools, short distance to Red Hot Red Bank, Sea Bright and the great beaches this area has to offer. This home has been in this family for some time and now looking for the next buyer. Appt. required with 2 hr notice. R10A zone per town lot can handle a 3220 sq. ft. home.</p> <p>Courtesy of Heritage House Sotheby's International Realty</p>								
	<div><div><div>10</div><div>RECENTLY SOLD</div></div><div><div>Sold Date: 12/16/2020, MLS Listing 22031983: 9/8/2020</div><div>MLS ID: 22031983</div></div></div>							
15 Harvard Rd	Single Family	5/3	2,716 sq ft	15,681	1952	12/16/2020	\$957,000	\$352
<p>—</p> <p>Courtesy of Heritage House Sotheby's International Realty</p>								

## 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.

## Learn more

For more information about RPR, please visit RPR's public website: <http://blog.narrpr.com>

