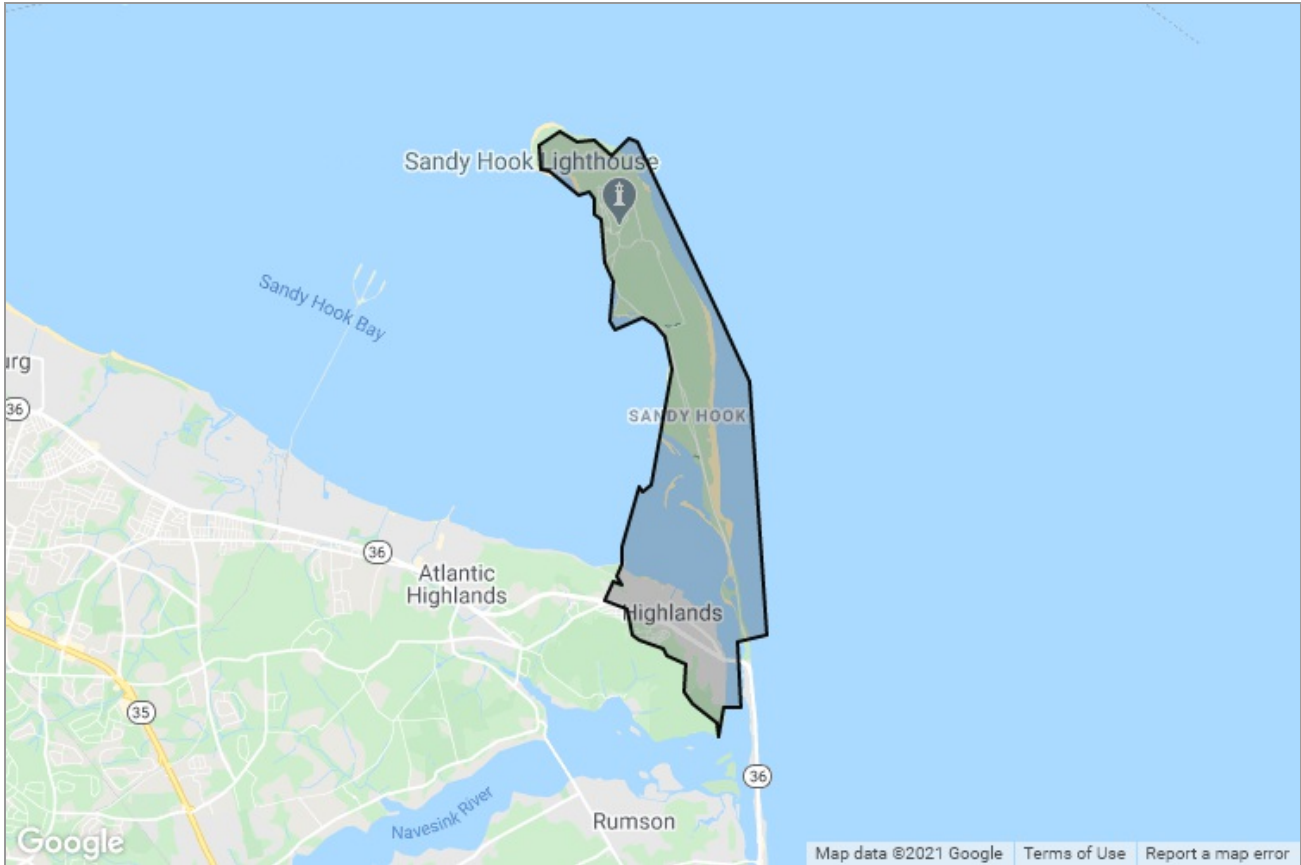




BERKSHIRE HATHAWAY
HomeServices
Fox & Roach, REALTORS®

MARKET ACTIVITY REPORT

Highlands, NJ 07732



Presented by

Derek DeBree | REALTOR®

New Jersey Real Estate License: 1540809



BERKSHIRE HATHAWAY | Fox & Roach,
HomeServices | REALTORS®

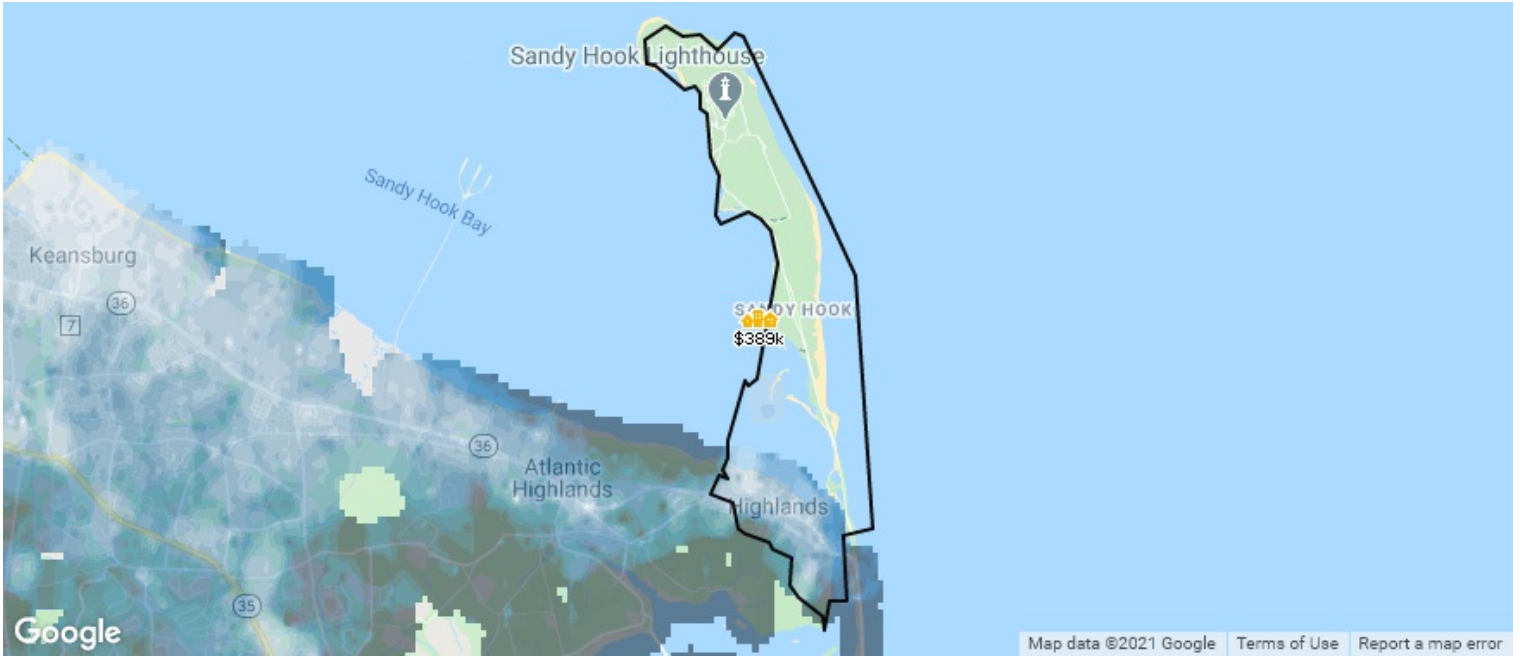
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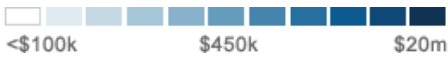
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Berkshire Hathaway HomeServices Fox & Roach, REALTORS
110 Avenue Of Two Rivers
Rumson, NJ 07760





Highlands, NJ 07732

Market Snapshot: Estimated Home Values




 <\$100k \$450k \$20m

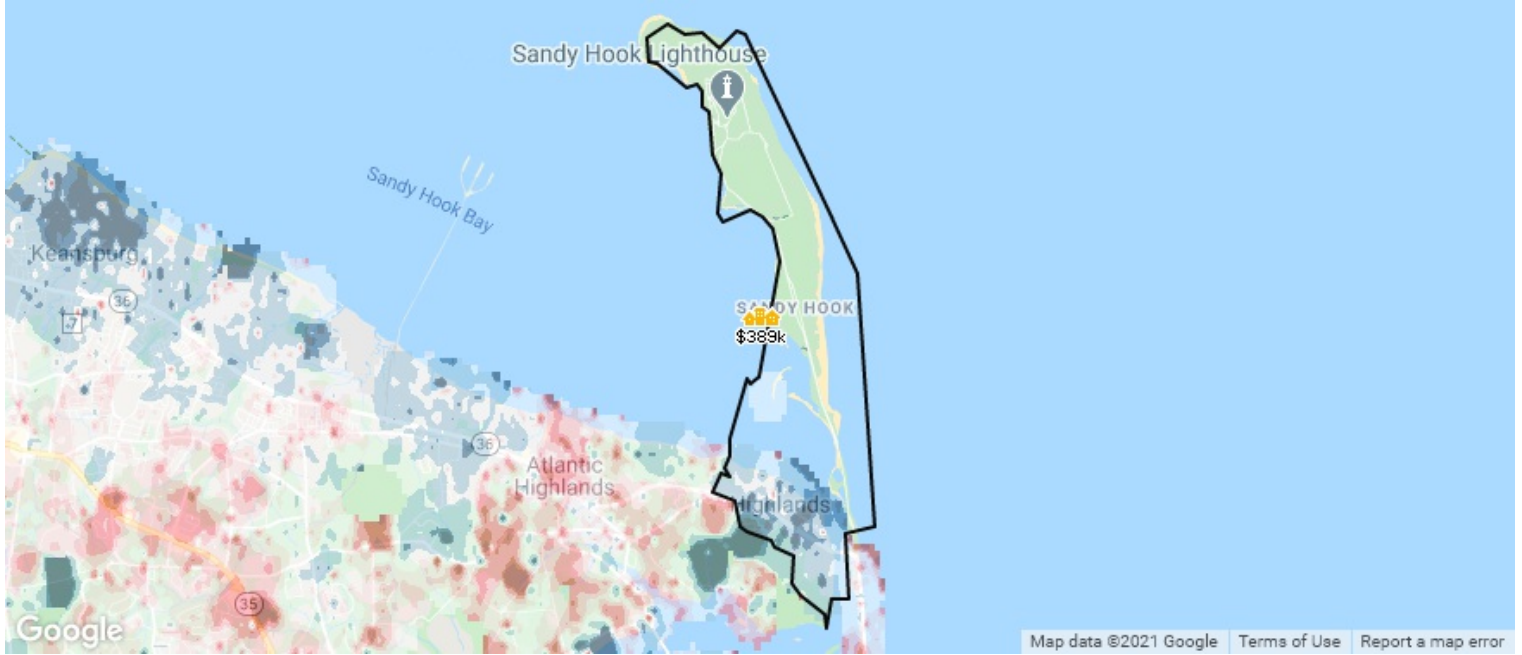
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$389K</p> <p>Updated: 12/31/2020</p>	<p>Change Over Last Month</p> <p> 0.5%</p>	<p>Change Over Last Quarter</p> <p> 2.22%</p>	<p>Change Over Last 12 Months</p> <p> 17.05%</p>	<p>Change Over Last 24 Months</p> <p> 27.41%</p>
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*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



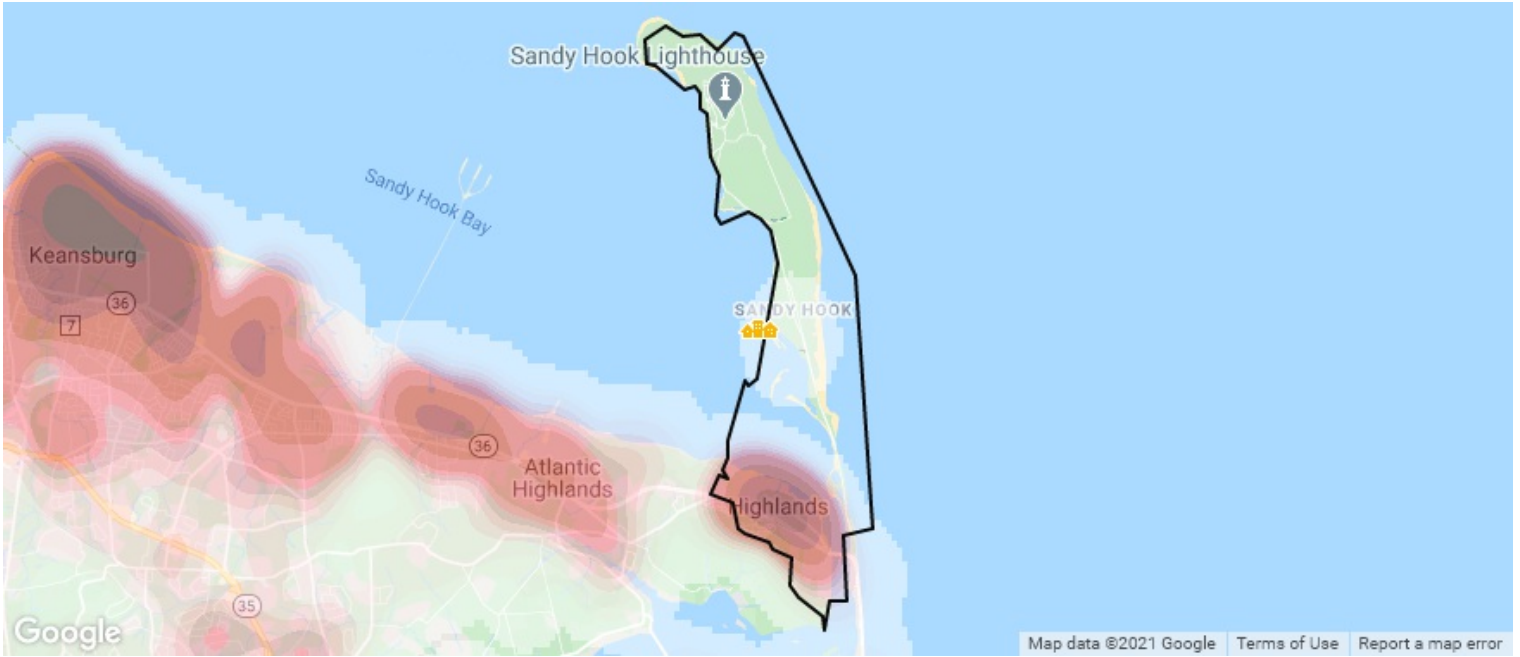
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$389K</p> <p>Updated: 12/31/2020</p>	<p>Change Over Last 12 Months</p> <p>↑ 17.05%</p>	<p>Change Over Last 24 Months</p> <p>↑ 27.41%</p>	<p>Change Over Last 36 Months</p> <p>↑ 43.02%</p>
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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



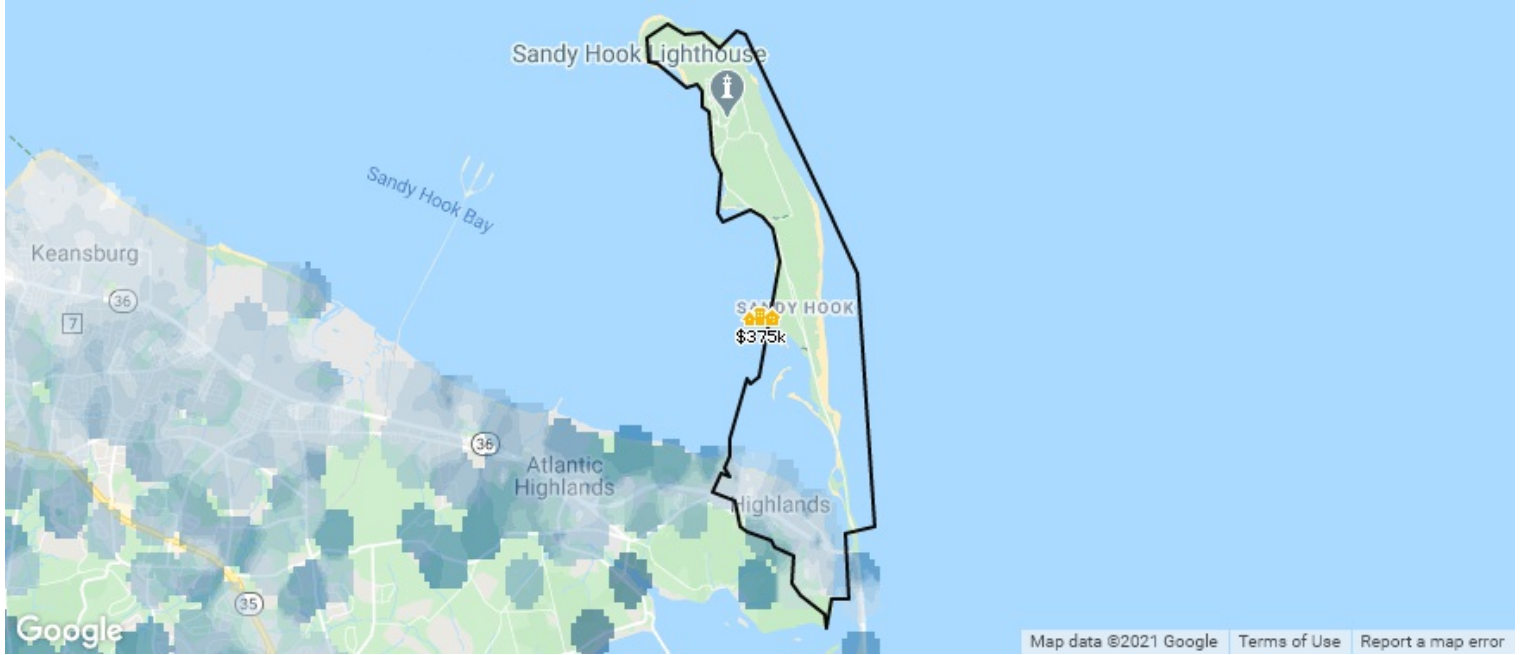
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Total # of Distressed Properties</p> <p>0</p> <p>Updated: 1/15/2021</p>	<p># of Pre-Foreclosures</p> <p>0</p>	<p># of Foreclosures</p> <p>0</p>	<p># of Short Sales</p> <p>0</p>
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About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 1/15/2021.

Highlands, NJ 07732

Market Snapshot: Sales Price



Legend: < \$100k, \$500k, > \$5m

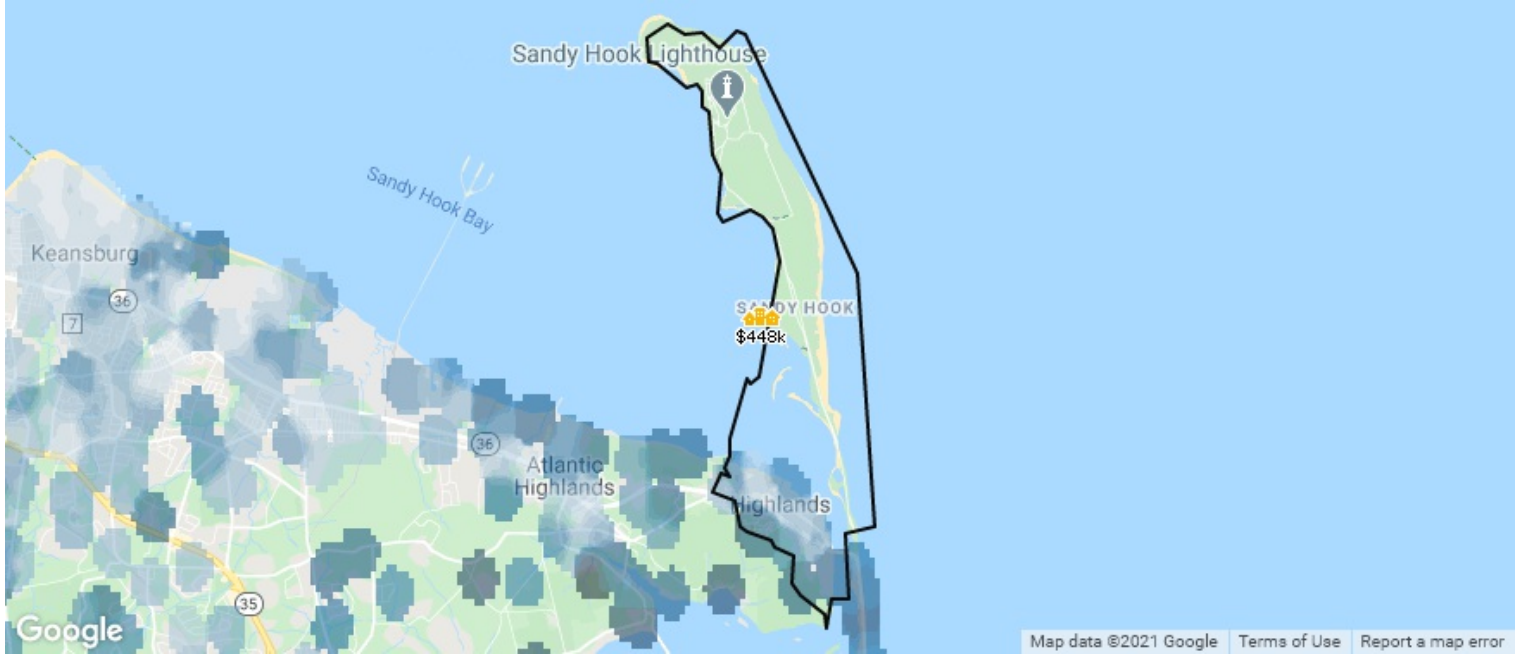
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Median Sales Price</p> <p>\$375K</p> <p>Updated: 11/30/2020</p>	<p>Change Over Last Month</p> <p>↓ 21.14%</p>	<p>Change Over Last Quarter</p> <p>↓ 23.31%</p>	<p>Change Over Last 12 Months</p> <p>↑ 13.64%</p>	<p>Change Over Last 24 Months</p> <p>↑ 7.91%</p>
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About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Highlands, NJ 07732

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

\$448K

Updated: 11/30/2020


Change Over
Last Month

 **6.47%**

Change Over
Last Quarter

 **8.48%**

Change Over
Last 12 Months

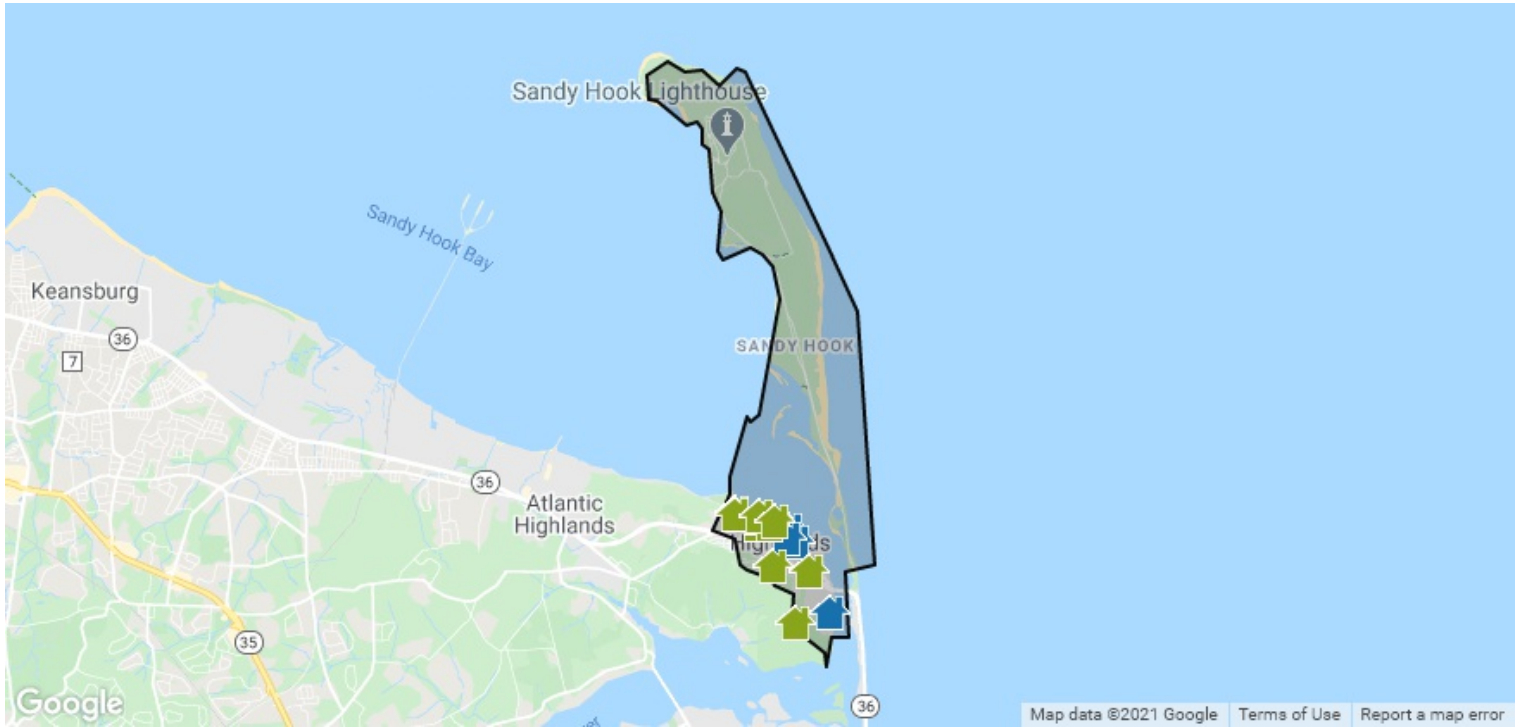
 **21.11%**

Change Over
Last 24 Months



 **12.28%**

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

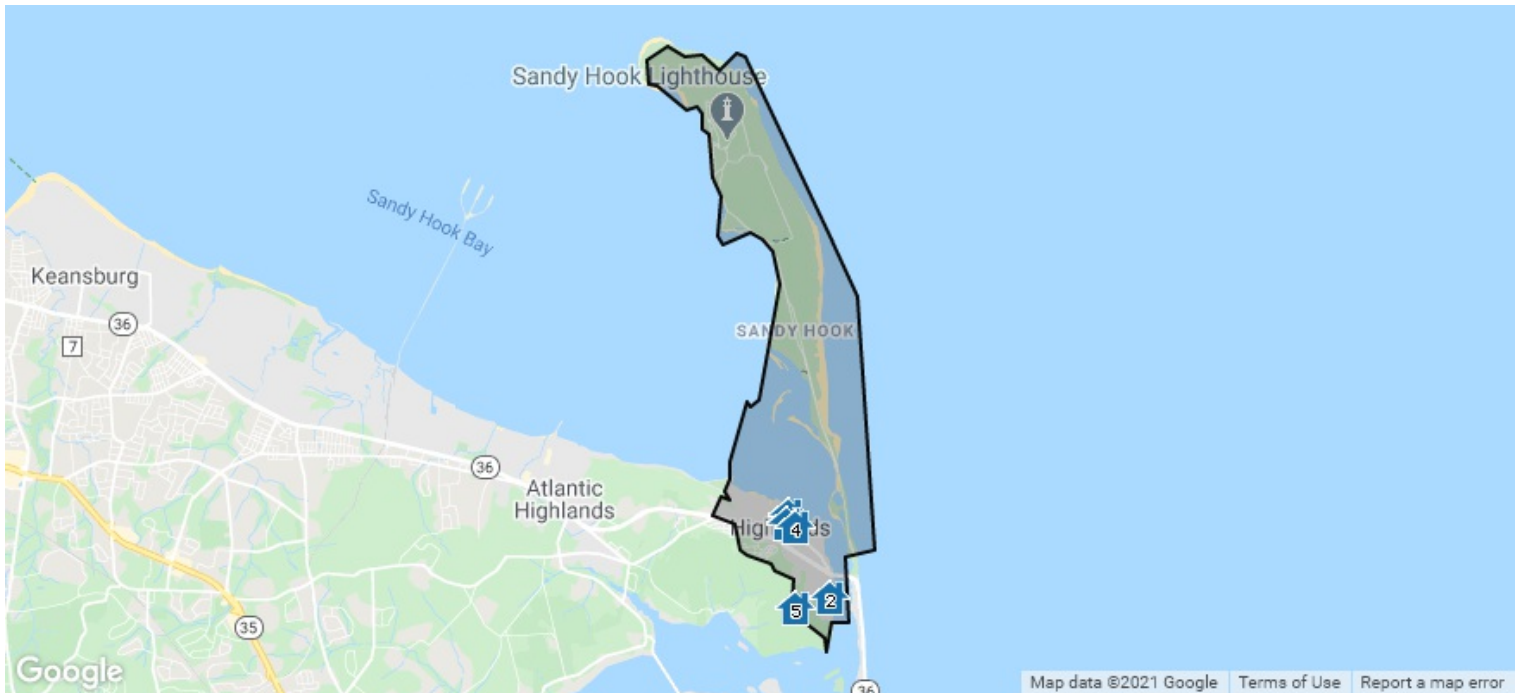
Market Activity Summary Stats






Search Criteria | **Location:** 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	 Recently Sold
Number of Properties	6	10
Low Price / Value	\$435,000	\$235,000
Median Price / Value	\$1,114,950	\$707,500
High Price / Value	\$1,980,000	\$2,084,000
Average Price / Sq. Ft.	\$344	\$350
Median Price / Sq. Ft.	\$329	\$383
Average Days in RPR	23	78
Median Days in RPR	24	84
Total Volume	\$6,998,900	\$8,181,500







Highlands, NJ 07732

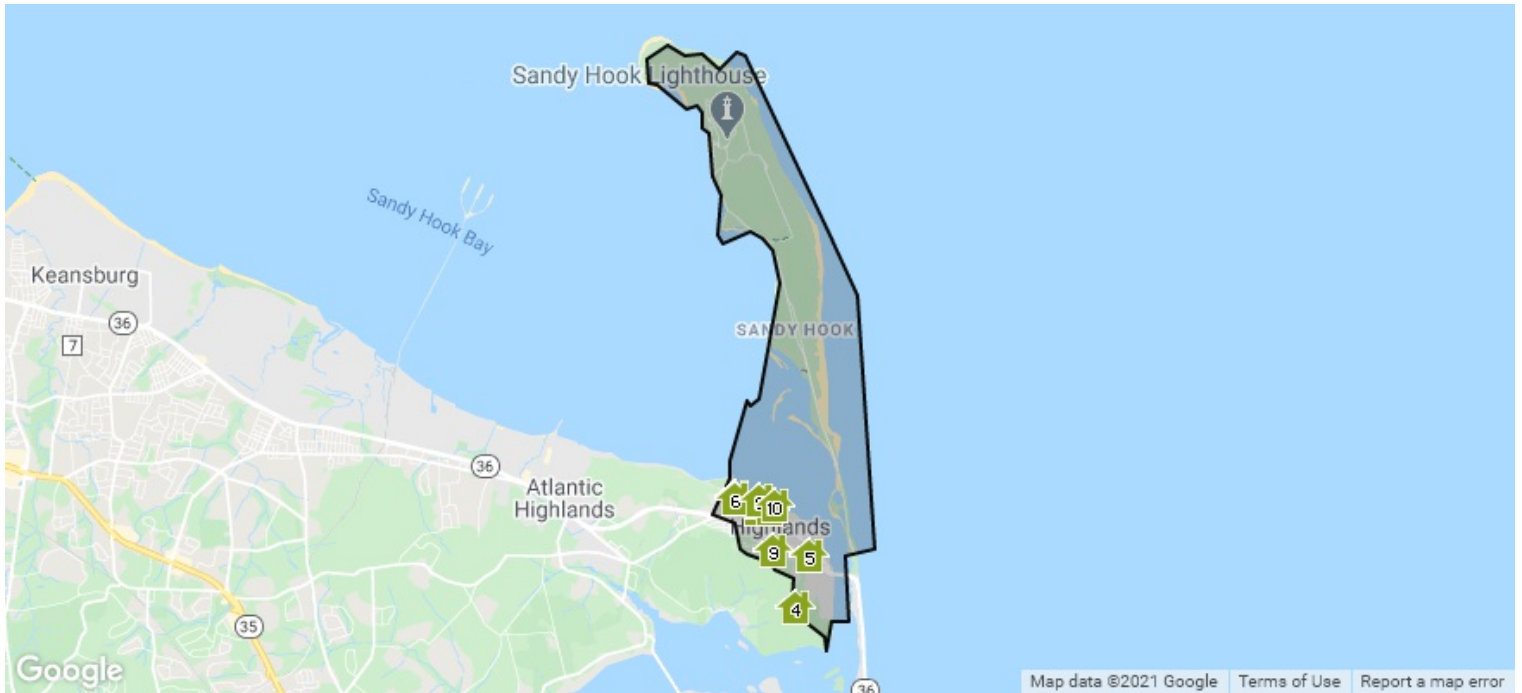


New Listings: 6

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p>102 Marina Bay Ct</p>	Condominium	3/3	2,092 sq ft	2,613	1992	1/15/2021	\$579,900	\$277
<p>Beautiful And Breathtaking Thats The Only Way To Describe This Condo. From The Moment You Walk Through The Front Door You Are Greeted With Gorgeous Hardwood Floors And Open Concept. This End Unit Home Offers 3 Spacious Bedrooms, 2.5 Bathrooms, Large Open Dining Room And Living Room With Gas Fireplace And Sliders That Lead You Outside Patio And Private Fenced Yard. This Beauty Also Offers Multiple Decks With Spectacular Views Of The Raritan Bay And Skyline Day And Night! There Are So Many Reason To Choose This Home, As You Are Steps From The Water, Downtown Highlands, Shopping, Dinning Out, And All New York Transportation. This Home Is Nothing But Luxurious.</p> <p><i>Listing Courtesy of Coldwell Banker Res. Brokerage</i></p>								
 <p>88 Portland Rd, Apt 5</p>	Single Family	5/5	4,000 sq ft	24,829	2019	1/2/2021	\$1,875,000	\$469
<p>Ready for immediate occupancy! New WATERFRONT and BEACHFRONT ESTATE is one of 6 custom homes in a PRIVATE ENCLAVE called DEAUVILLE BEACH PARK which sits atop the SHREWSBURY RIVER and overlooks the ATLANTIC OCEAN. TAX ABATED FOR 5 YEARS! Private deep-water dock makes this location prime for BOATERS, FISHERMEN and BEACH LOVERS. Finished basements, large windows and balconies, 2 car garage, paver drive, private and tranquil location add to the ambiance. Just imagine the SUNRISES and SUNSETS that you'll enjoy every day! Minutes to high speed Manhattan ferry</p> <p><i>Listing Courtesy of Berkshire Hathaway HomeServices Fox & Roach</i></p>								
 <p>129 Marina Bay Ct</p>	Condominium	4/3	1,944 sq ft	2,700	1995	12/26/2020	\$479,000	\$246
<p>2021 HERE WE COME ! Imagine biking or walking to the NYC Seastreak ferry just ONE MILE away from your move-in ready condo in Highlands, NJ. Spacious and soaring, three levels to suit your work-from-home spaces as you wish. NO HOA FEES is a super affordability perk! Your dog will admire your savvy purchase and thank you too – LOVE THE FENCED PATIO/YARD just off the deck! Take a break from your Zoom meetings and walk him down the street to the marina where you may want to keep a boat or jet-ski. THE POSSIBILITIES are SO EXCITING. This is your year to make the move, let's make it happen!</p> <p><i>Listing Courtesy of Berkshire Hathaway HomeServices Fox & Roach</i></p>								

New Listings: 6 (cont.)











	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 FOR SALE	Active: 11/27/2020 MLS ID: 22041671						
64 4th St	Single Family	3/2	1,806 sq ft	2,613	1904	11/27/2020	\$435,000	\$241
<p>Unique Property on quiet street in Highlands. 3 Bed/2 bath front house, with separate unit behind.. great rental income while living in the main house...or perfect Investment opportunity for a two unit rental. New kitchen, 2 baths. one updated, one renovated, great open floor plan , LR/DR combo, sitting area, 3 bedrooms on 2nd level, and full basement. Walk to the Seastreak ferry, great restaurants, waterfront, Sandy Hook, Henry Hudson Trail, and all that Highlands and the area have to offer.</p> <p><i>Listing Courtesy of Resources Real Estate</i></p>								
	 FOR SALE	Active: 12/19/2020 MLS ID: 22043462						
884 Portland Rd	Single Family	4/4	4,433 sq ft	11,325	2019	12/19/2020	\$1,980,000	\$447
<p>WATERFRONT NEW CONSTRUCTION with deepwater DOCK & BEACH. TAX ABATED for 5 years! This Deauville Beach Park home is designed with a modern aesthetic & 270 degrees of water views. From the moment you walk in all you see is water and blue skies. First floor plan is an open concept with kitchen, dining area & great room all overlooking the river and ocean. An expansive covered porch and patio wrap around these rooms to maximize outdoor entertaining. Enjoy watching ocean liners and boats pass by while the sun rises and sets. Second floor features 4 large bedrms and 3 full baths. Master bedroom and bath and two other bedrooms have amazing views. Full finished, walk-out basement. Other notable features: paver driveway & walkways, 2 Water/Electric at dock, car garage, 2nd floor laundry & office.</p> <p><i>Listing Courtesy of Resources Real Estate</i></p>								
	 FOR SALE	Active: 12/19/2020 MLS ID: 22043463						
881 Portland Rd	Single Family	5/3	4,328 sq ft	7,405	2019	12/19/2020	\$1,650,000	\$381
<p>NEW WATER VIEW CONSTRUCTION with BEACH ACCESS. TAX ABATED for 5 years! This Deauville Beach Park home is designed with a modern aesthetic and 270 degrees of water views. From the moment you walk in all you see is water and blue skies, ad of course sunrises and sunsets. Overlooking the Shrewsbury, Sea Bright and the Atlantic Ocean, the main living areas are all facing the water and have balconies for entertaining. Walk into the first floor foyer and take the elevator up to the 2nd and 3rd floors. Main level features a large kitchen, living and dining areas, guest suite, laundry and office. Beautiful master suite and 4 add'l bedrooms. Both the master bedroom and bathroom have wonderful views. More: 4 car garage, paver driveway and walkways, and plenty of storage. Private beach access.</p> <p><i>Listing Courtesy of Resources Real Estate</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.
 <p>1 RECENTLY SOLD • Sold Date: 1/6/2021, MLS Listing 22039716: 11/6/2020 <i>MLS ID: 22039716</i></p> <p>8 Lighthouse Point Rd</p> <p>Condominium 3/4 2,090 sq ft – 2017 1/6/2021 \$1,125,000 \$538</p> <p>The ultimate waterfront residence is found here at 8 Lighthouse Pt Rd! This 3 bedroom, 3.5 bath Harborside townhome is the one you have been waiting for. Unobstructed water views front to back, ocean to bay pick your spot- first floor patio or porch, second floor balconies, master balcony or the bonus roof top deck where vistas from the Atlantic Ocean to Sandy Hook are always changing. Be it an ocean liner, a tanker or a kite surfer, every day is exhilarating. Enjoy both sunrises and sunsets, private direct access to a beach for residents or become a member at the marina pool. Custom upgrades are present throughout-extensive crown mouldings, hardwood flooring, kitchen cabinet design with undermount lighting, frameless shower doors, automatic shades in LR and Master, plantation shutters,</p> <p><i>Courtesy of Heritage House Sotheby's International Realty</i></p>								
 <p>2 RECENTLY SOLD • Sold Date: 1/4/2021, MLS Listing 22030118: 8/26/2020 <i>MLS ID: 22030118</i></p> <p>38 Ocean Ave</p> <p>Single Family 4/2 1,602 sq ft 2,375 1943 1/4/2021 \$235,000 \$147</p> <p>Don't Miss this opportunity to live near the beach. This 4 Bedroom, 2 Bathroom home was renovated in 2013 includes: HARDWOOD FLOORS, an eat-in Kitchen with Granite countertops and stainless steel appliances, 2 Full Bathrooms, and 3 to 4 Bedrooms. The home is just mins to local beaches, marinas, and the NYC Ferry. Possible investment opportunity with a solid rental history. Per owner home doe not require raising but does require flood insurance.</p> <p><i>Courtesy of KeyTide Realty Group</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.	
	 RECENTLY SOLD • Sold Date: 1/4/2021, MLS Listing 22035085: 9/28/2020 MLS ID: 22035085	Single Family	3/2	1,632 sq ft	871	2017	1/4/2021	\$657,000	\$403
<p>41 Gravelly Point Rd</p> <p>Nestled on a private road that boasts a private beach & pier, this custom built, sunlight filled 3-story home is modern & sleek in design & a stones throw from the ferry to NYC! This stunning, modern beach home offers an open floor plan with 3 bdms, 2 full baths, 3rd-story family room w/ a balcony & water views of Sandy Hook, a 2.5 car garage. Custom upgrades include Anderson windows, Hamon wood pellet stove & a unique patio w/ high-end California stacking-glass doors opening the patio into the living room + electronic remote screens that enclose the patio! Custom kitchen includes Stainless Steel appliance pkg, Center Island & Granite counters! Minutes to beaches & restaurants & the Henry Hudson Trail & so much more! Hurry this won't last!!!</p> <p><i>Courtesy of Heritage House Sotheby's International Realty</i></p>									
	 RECENTLY SOLD • Sold Date: 1/2/2021, MLS Listing 22100077: 1/2/2021 MLS ID: 22100077	Single Family	4/4	5,111 sq ft	17,859	–	1/2/2021	\$2,084,000	\$408
<p>883 Portland Rd</p> <p>WATERFRONT NEW CONSTRUCTION with deepwater DOCK and BEACH. This Deauville Beach Park home sits literally right at the waters edge and just beyond its private dock and beach. Designed with a modern aesthetic and 270 degrees of water views, its cool gray and white color tones bring the blue of the river, ocean and sky directly into the home. This floor plan offers a first floor bedroom /office option with an ensuite bath, perfect for an in-law suite. The stunning kitchen, spacious great room, loft area, master bedroom suite and two additional bedrooms look over Sea Bright & the ocean. The master and one additional bedroom open to balconies, as does the 2nd floor loft area. The kitchen and great room each have their own blue stone covered patio. Full finished basement, pavers and 2 car garage</p> <p><i>Courtesy of Resources Real Estate</i></p>									
	 RECENTLY SOLD • Sold Date: 12/18/2020, MLS Listing 22032150: 9/8/2020 MLS ID: 22032150	Single Family	4/4	1,664 sq ft	11,325	1923	12/18/2020	\$715,000	\$430
<p>88 Navesink Ave</p> <p>MODERN FARMHOUSE with scandinavian-inspired interior. Designed & built by Peak Construction & Design. Bespoke WATERVIEW property w/ ever-present glimpses of River, Bay, and Ocean. White oak & wide plank reclaimed flooring. Front porch with beaded ceiling and douglas fir flooring. Open floor plan on first level. Stylish kitchen with quartz island & pantry cabinets opens to adjoining family room. Rear deck to soak in BREATHTAKING SUNRISES & cool evening breezes. Study/living room leads to enclosed porch w/ handmade windows. 2nd level master suite w/ spa shower, two additional bedrooms & full bath w/ soaking tub. Spacious 3rd level loft w/ 18' of windows overlooking waterways. Walkout basement w/ half bath, laundry, and hand-built workbench/craft sink **tenant occupied until April 30 2021**</p> <p><i>Courtesy of Berkshire Hathaway HomeServices Fox & Roach</i></p>									
	 RECENTLY SOLD • Sold Date: 12/1/2020, MLS Listing 22037211: 10/15/2020 MLS ID: 22037211	Single Family	3/3	2,420 sq ft	7,405	2007	12/1/2020	\$541,000	\$224
<p>347 Shore Dr</p> <p>Beautiful Shore Colonial features an open concept floor plan, perfect for entertaining! Enter the bright and airy two story foyer. Home features hardwood floors and decorative moldings throughout. Kitchen offers granite countertops, breakfast bar, stainless steel appliances and an eat-in area with sliders onto the freshly painted deck, overlooking the private fenced backyard. Gas Fireplace in the family room keeps it cozy on those chilly winter nights. Spacious master suite includes a luxurious bathroom with dual sinks, whirlpool tub, separate shower and walk-in California closet. 2 additional bedrooms with plenty of closet space, full bath and a laundry room finish off the second floor. Partial water views from the front bedroom and 2nd floor landing.</p> <p><i>Courtesy of Berkshire Hathaway HomeServices Fox & Roach</i></p>									
	 RECENTLY SOLD • Sold Date: 11/24/2020, MLS Listing 22030238: 8/27/2020 MLS ID: 22030238	Single Family	5/4	2,480 sq ft	4,000	2015	11/24/2020	\$700,000	\$282
<p>47 Snug Harbor Ave</p> <p>The home you have been waiting for! Completed in 2015, this light and bright seashore colonial offering 5 bedrooms & 4 baths. Main level offers flowing open floor plan with large kitchen with eating bar, DR and family room with sliders to large outdoor deck. Bedroom on first floor serves as great guest space. Upstairs offers Master suite with sliders to water view large deck plus 3 other bedrooms. Outdoor area offers paver patio and outdoor shower and storage shed. Plenty of space for outdoor entertaining. The home is being offered fully furnished! Highlands has amazing restaurants, beaches, great walking and bike paths at nearby Bayside Trail and Hartshome Woods and ferry to NYC.</p> <p><i>Courtesy of Berkshire Hathaway HomeServices Fox & Roach</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.	
	 RECENTLY SOLD • Sold Date: 11/13/2020, MLS Listing 22031247: 9/3/2020 MLS ID: 22031247	Single Family	3/2	1,493 sq ft	871	2017	11/13/2020	\$450,000	\$301
<p>Looking for a year round "Beach Home" or a summer home away from home?...this is it! This three bedroom, two bath home features an eat in kitchen with stainless steel appliances and cabinets fit for a gourmet chef with granite counter tops. First Floor also includes Master Bedroom with walk in closet, full bath complete with linen closet, storage closet, laundry room and hardwood floors throughout leading to staircase and continuing to second floor where you'll find two inviting bedrooms, full bath and convenient walk in attic room with natural lighting and plenty of storage. Upstairs hallway also includes a linen closet. All this the epitome of shore living with it's private beach within 1500 feet and within minutes of Sandy Hook beaches, boating, fishing, dining and the NYC ferry</p> <p><i>Courtesy of VRI Homes</i></p>									
	 RECENTLY SOLD • Sold Date: 11/13/2020, MLS Listing 22030326: 8/27/2020 MLS ID: 22030326	Single Family	4/3	2,169 sq ft	10,890	1908	11/13/2020	\$825,000	\$380
<p>Discover "Sea Vista" Cottage tucked away on a hillside overlooking the bay and ocean. This circa 1898 Arts and Crafts home located in the historical community of Monmouth Hills offers a private location perfect for hiking, biking, and relaxing. Designed by Lyman Ford of the Carrere and Hastings architectural firm, "Sea Vista" is a rare offering is not to be missed. As the name implies, amazing water views can be seen from most windows. Offering 4 BR, 3 full BA, 3 working FP and a well-equipped kitchen, the home beckons friends and family alike to enjoy its updated amenities and Craftsman charm and character. Fall in love with this unique property while being near beaches, waterways, parks, NY Ferry and all forms of transportation. Perfect for weekend escapes or year-round living. (mor</p> <p><i>Courtesy of Keller Williams Realty East Monmouth</i></p>									
	 RECENTLY SOLD • Sold Date: 11/12/2020, MLS Listing 22026673: 8/2/2020 MLS ID: 22026673	Single Family	4/3	2,200 sq ft	3,049	1933	11/12/2020	\$849,500	\$386
<p>Offering an amazing lifestyle with views of the Bay, & NYC skyline from every floor in this custom, modular four bedroom home with wrap around decks for entertaining & relaxing. All on the best corner lot in Highlands less than a block from the beach & two blocks from secure marina! The generous rooftop room includes plumbing, and sliders to the fiberglass deck for panoramic views. Eat in kitchen offers white cabinetry, granite counters, recessed LED lighting & stainless steel appliances. Master bedroom with, en suite bathroom and sliders to deck. Over-sized garage with two 9 foot doors in front and an 8 foot door for storage from the backyard. You can easily stroll to local, marinas, parks, shops, great restaurants, & entertainment. NYC fast ferry commute.</p> <p><i>Courtesy of Heritage House Sotheby's International Realty</i></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>

