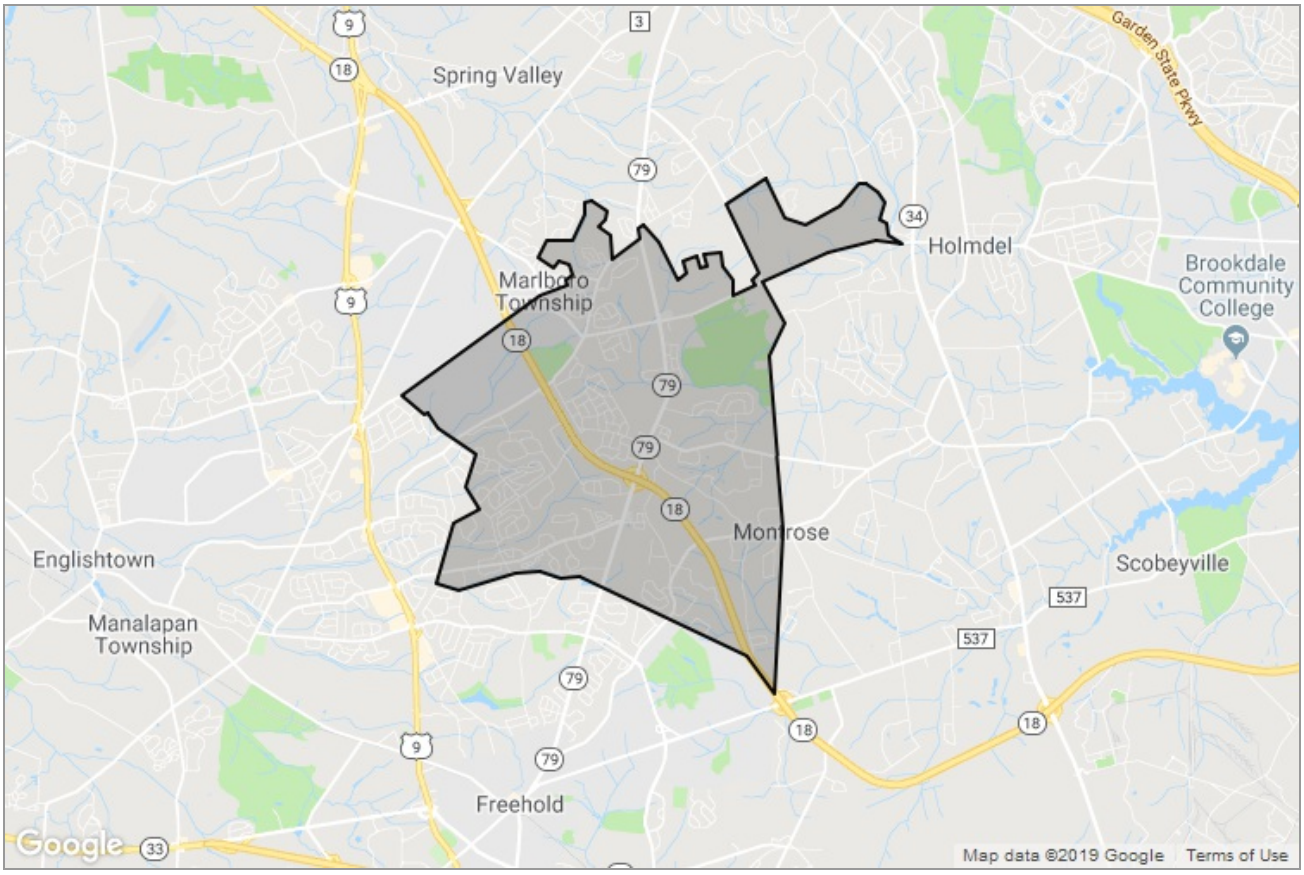
MONMOUTH OCEAN
REGIONAL REALTORS®

MARKET ACTIVITY REPORT

Marlboro, NJ 07746



Presented by

Renee Russell | **REALTOR®**

Work: (732) 332-9100 | Mobile: (917) 754-7345 | Fax: (732) 332-9400

Engel & Völkers - Monmouth County
960 Holmdel Road, Building 1
Holmdel, NJ 07733

RPR®

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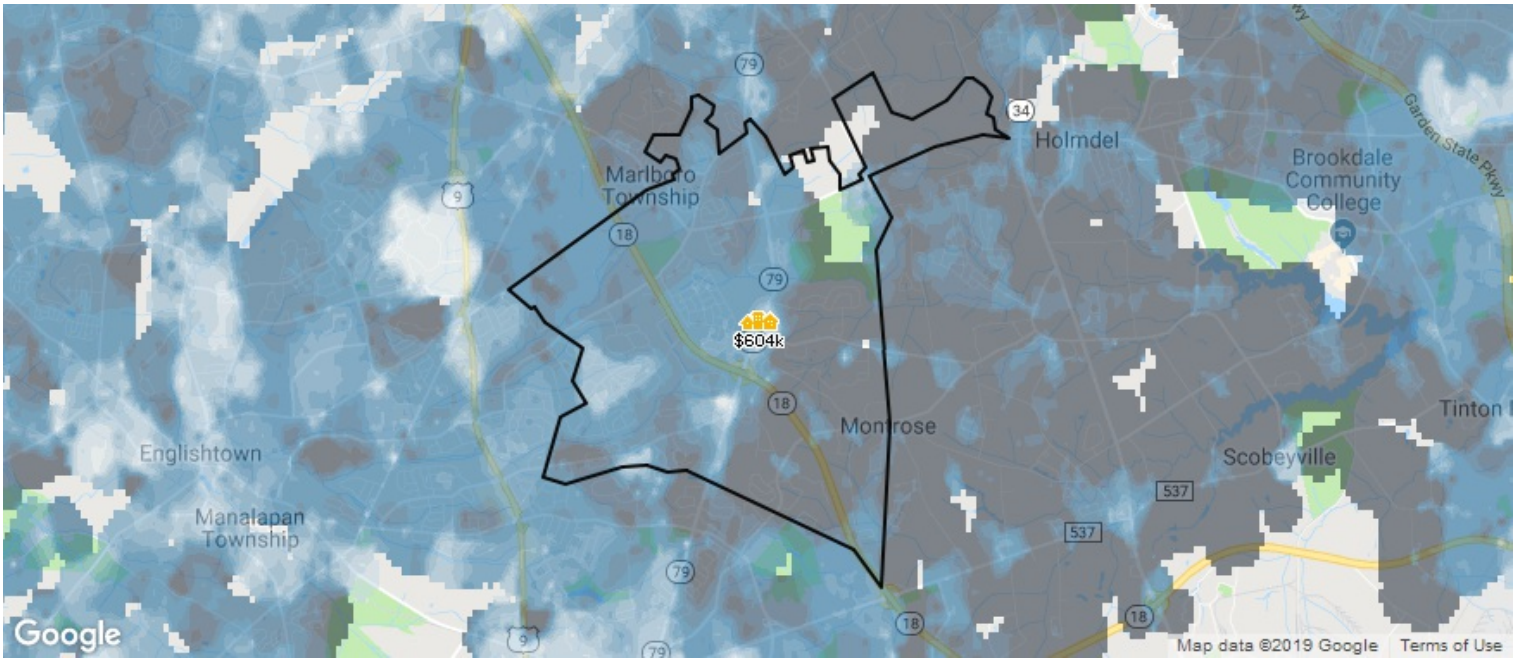
Marlboro, NJ 07746

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
$604K	↓ **0.64%**	↓ **0.64%**	↑ **9.58%**	↑ **8.37%**
Updated: 1/31/2019				

*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 **SFR** data.*

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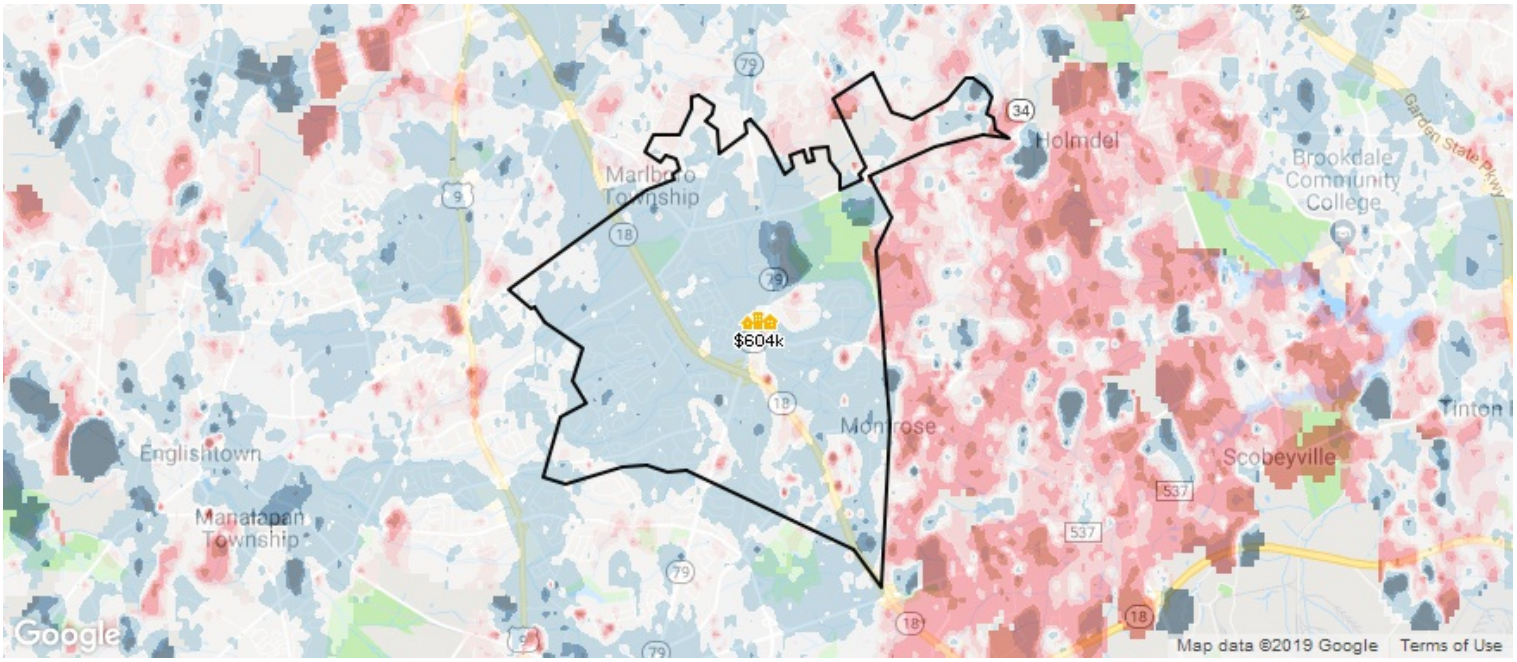
Marlboro, NJ 07746

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	Change Over Last 12 Months	Change Over Last 24 Months	Change Over Last 36 Months
$604K	**9.58%**	**8.37%**	**11.01%**
Updated: 1/31/2019			

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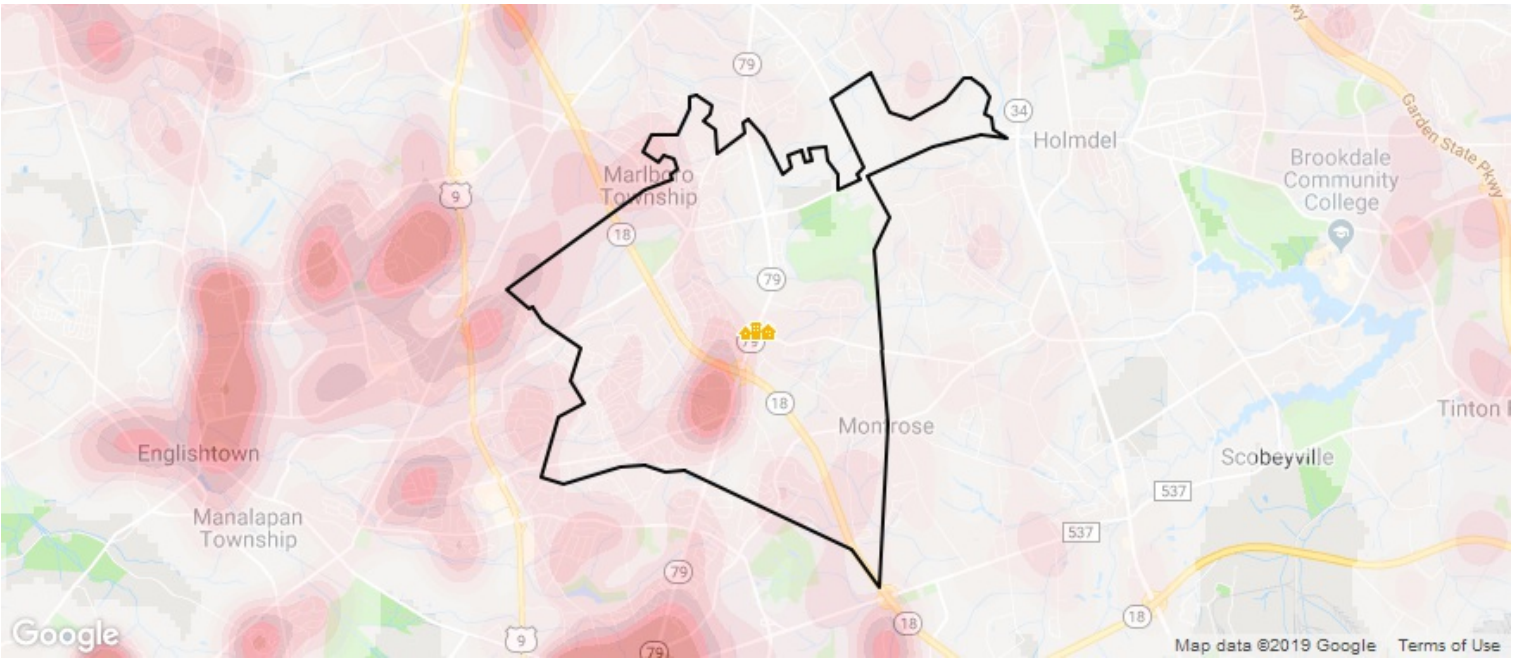
Marlboro, NJ 07746

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
61	**54**	**7**	**0**
Updated: 2/6/2019			

*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **SFR** as of 2/6/2019.*

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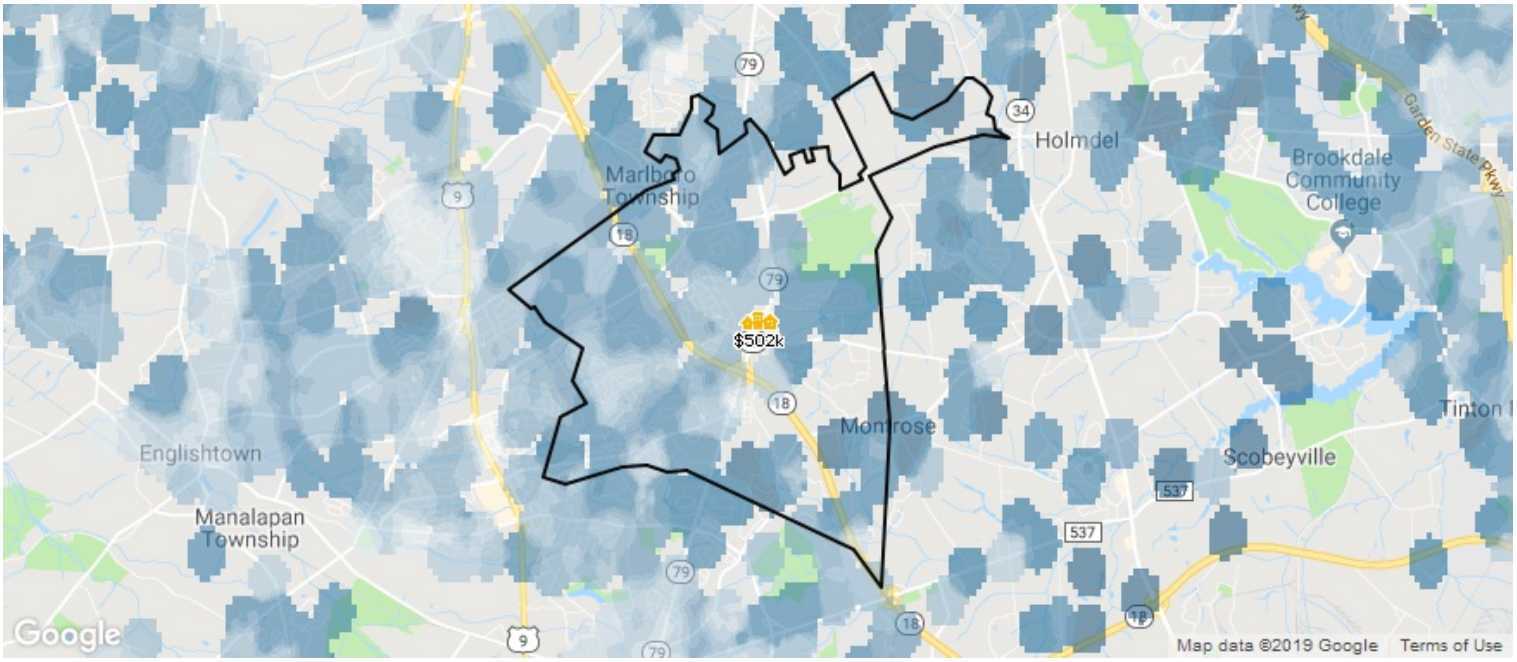
Marlboro, NJ 07746

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
$503K	↓ **17.62%**	↓ **11.65%**	↓ **6.07%**	↑ **14.75%**
Updated: 12/31/2018				

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

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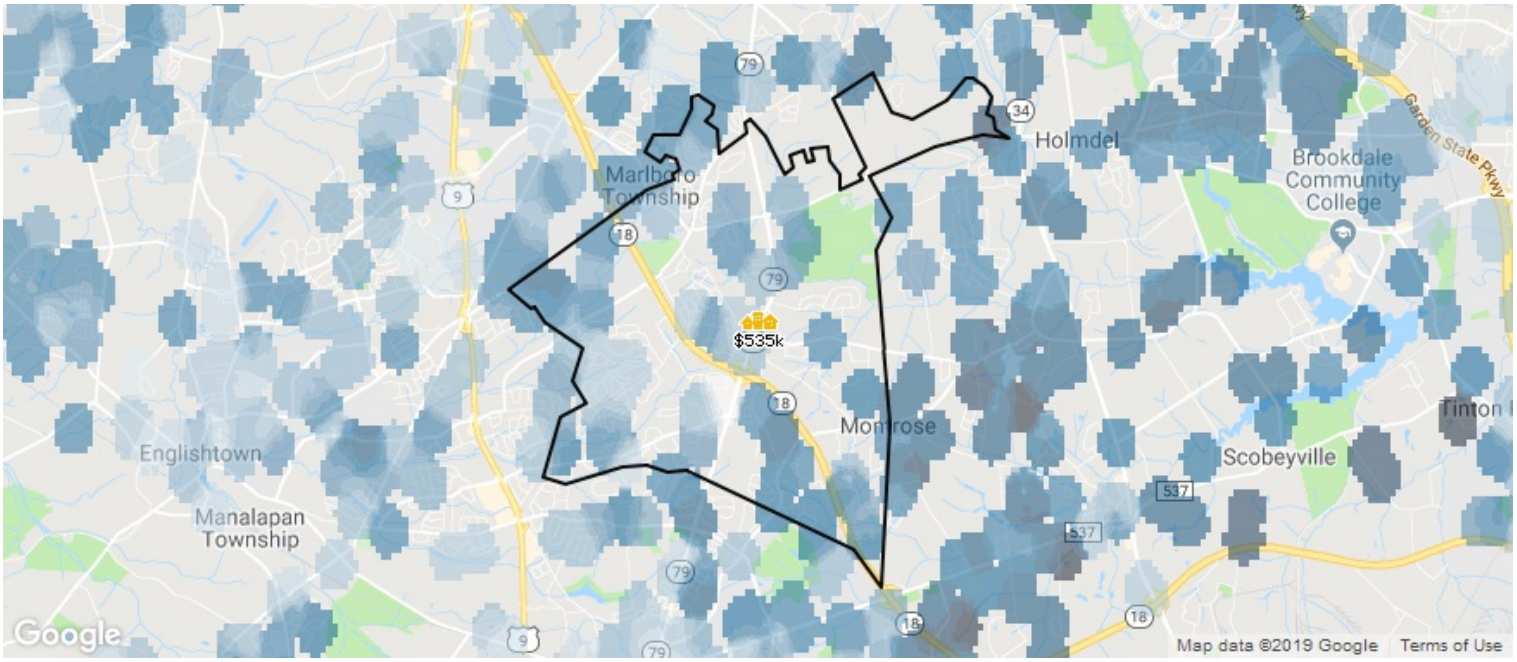
Marlboro, NJ 07746

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
$535K	↓ **0.93%**	↓ **4.82%**	↓ **8.55%**	↑ **7.63%**
Updated: 12/31/2018				

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

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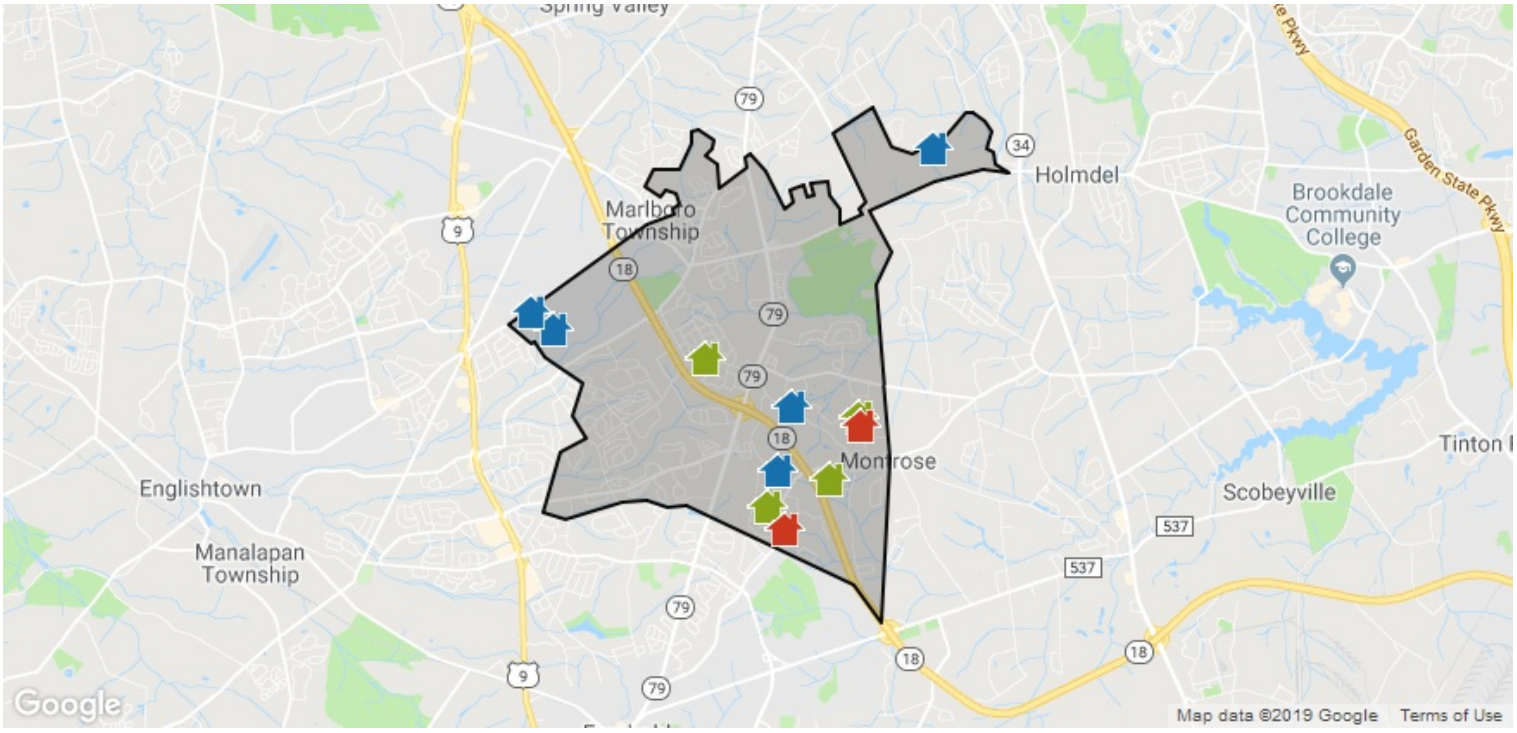
Market Activity Summary Stats



Search Criteria

Location: Marlboro, NJ 07746; **Date:** Changes in the Last 3 Months; **Change Types:** New Listings, Pending, Price Change, New Distressed, Recently Sold; **Property Types:** Single Family Residence; **Value Range:** $1,000,000 – No Max; **Beds:** 4 – No Max; **Baths:** 3 – No Max; **Maximum Properties per Status:** 10; **Sort Order:** Recently updated

	New Listings	Distressed Activity	Recently Sold
Number of Properties	6	2	5
Low Price / Value	$1,098,000	$1,021,230	$1,072,495
Median Price / Value	$1,465,000	$1,112,485	$1,259,360
High Price / Value	$5,000,000	$1,203,740	$1,375,000
Average Price / Sq. Ft.	$323	$219	$261
Median Price / Sq. Ft.	$246	$219	$262
Average Days in RPR	62	–	217
Median Days in RPR	68	–	212
Total Volume	$12,823,000	$2,224,970	$6,161,855

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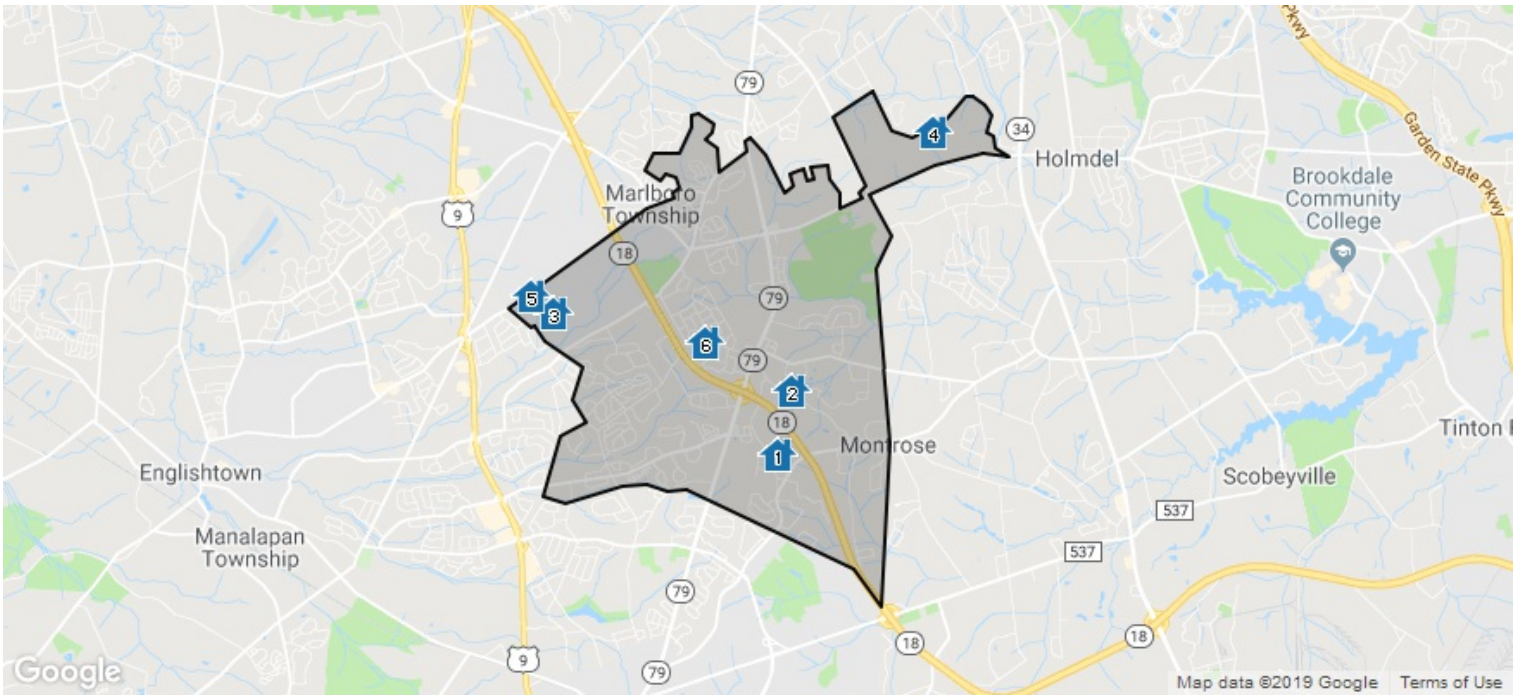

New Listings: 6

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
8 Netter Ct	Single Family	5/5	10,205 sq ft	118,047	2004	11/13/2018	$1,780,000	$174

1 FOR SALE · *Active: 11/13/2018* *MLS ID: 21844057*

No Expense Spared On Builder's Own Cstm Full Brk Estate Home on Prvt Cul-de-sac! Feat Incl: Circ Drive w/Cascading Fountn; Grand Foyer Feat 2.5 Stry Vltd Clng w/Dbl Cove Dome Lghtng; Cstm Crvd Strcs w/Wrght Iron Rlng; True Grmt KIT w/Twin Sub Zero Frdg & Frzr, Prof Grade 6 Brnr Wolf Stv, Designer Cabinetry & Tmbld Mrbl Flrng; GR w/2 Stry Beamed Clng, Msnry FP w/Gas Logs & Full Wall of Whdws; MBR Ste w/Prvt Balc, Gas FP, Spa-Like Mstr Bth w/Ovrszd Stm Shwr & WP Tub; Game Rm w/Sprl Strcs Ldng to Frmd Out Indr Racqt/B'ball Crt; Prvt Resrt Bkyrd w/Gunite Htd Pool, Limestn Patio, Cabana w/Pwdr Rm, Outdr Shwr & Gas Fire Pit. 10' Clng on 1st Lvl, 9' on 2nd; 21 Zne Radnt Heat; 7 Zne AC; Crestron Home Sys for Lghts, Music, Intrcm; 50 Yr Grand Mnr Roof; "Energy Star Certified". Too Much To List!

Listing Courtesy of Coldwell Banker Res. Brokerage

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
1 Braxton Pl	Single Family	4/5	5,148 sq ft	27,878	2005	1/25/2019	$1,145,000	$222

2 FOR SALE · *New, Active: 1/25/2019* *MLS ID: 21903264*

Live the country club life at Prestigious Lexington Estates in Marlboro. Features include 4 BRs, 4.5 BAs, 2 fireplaces, cathedral ceilings, and paver patio.

Listing Courtesy of Keller Williams Realty West Monmouth

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
3 Capo Dr	Single Family	6/6	4,854 sq ft	21,780	2002	11/18/2018	$1,098,000	$226

3 FOR SALE · *Active: 11/18/2018* *MLS ID: 21844649*

Builder's Own Spectacular Custom Contemp.w/ Exquisite details & upgrades thruout! 15 zone Radiant & HWBB Heat! 2x6 Ext.walls, R-22 wall & R-30 ceiling insulation. 2 story Entry w/ Etched glass double doors & Circular Transom! Great Rm w/ 20 Ft Stone 2 sided F/P, Wet Bar & Custm.Wall unit open to Sitting Rm. w/ 20 ft. Glass Wall. Frnt & Bck Stairs, Chefs Kit. w/Sub Zero, 2 Fisher & Paykel DWs, Viking cook top,Dacor oven, warming drawer & micro. Breakfast rm w/ 3 Skylights & Vaulted ceil..Silestone Counters,Bcksplsh & Silestone Kit.Table . Guest BR on 1st flr w/ Full Bath w/ Steam Shower/Body Sprays (used as Gym) All baths w/ Frameless Shower Drs. Maple Floors laid on the Diagonal, Formal DR w/ Cove Ceiling. MBR w/ Cust.Closet Granite top Cabs., Lux.MBath w/priv.commode w/Bidet,oversize sho

Listing Courtesy of RE/MAX Central

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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.

4 FOR SALE · *Active: 12/11/2018* *MLS ID: 21846717*

21 Embry Farm Rd	Single Family	6/7	9,042 sq ft	152,460	2008	12/11/2018	$2,650,000	$293

This stunning estate in the most sought-after neighborhoods in Marlboro, Cannon Hill Farms is thoughtfully designed inside and out. This two-story custom Colonial-style home was built in 2008 with unique details, beautiful wood floors through-out, wrought iron railings, 10 ft high ceilings, decorative moldings and much more. Situated on a private cul-de-sac and surrounded by 3.53 acres of spacious, landscaped lawns and outdoor entertaining, this stately home is an idyllic retreat. The spacious chef's kitchen features Viking appliances, custom cabinetry, and a large center island. From the banquet size dining room to the bonus game and media room with wet bar this house offers ample living space. Although large in size it has a very homey and warm feeling. The master suite is the ultimate

Listing Courtesy of RE/MAX The Real Estate Leaders

5 FOR SALE · *Active: 12/4/2018* *MLS ID: 21846004*

16 Bennet Ct	Single Family	5/5	4,325 sq ft	–	–	12/4/2018	$1,150,000	$266

READY to Build Your DREAM HOME??? Rare OPPORTUNITY to own a custom home w/ a Cul-De-Sac location on 2.2 acres. The last lot in an already developed DESIRABLE community. Builder's plans are for a 5 bedroom, 4.5 bath, 4,325 square ft home w/ a conservatory & 3-car garage. Interior features include an open floor plan designed for family living, custom designed GOURMET kitchen, STAINLESS appliances, 42" MAPLE soft close cabinets & GRANITE counter tops. HARDWOOD floors throughout & 9 foot ceilings on the 1st floor w/ a TWO STORY family room and foyer. A first floor guest suite is included. Master SUITE includes tray ceiling, his and hers walk in closets and LUXURIOUS bath. Optional PRINCESS suite available. Full BASEMENT, with finished and walkout options available. See Features List!

Listing Courtesy of C21/ Mack Morris Iris Lurie

6 FOR SALE · *Active: 11/27/2018* *MLS ID: 21845341*

101 School Rd	Single Family	6/8	6,594 sq ft	81,457	2005	11/27/2018	$5,000,000	$758

Magnificent 2 acres Gated Estate. One of a kind home nestled on top of a hill with full privacy. Professionally landscaped property, w/5 concrete retaining walls, & ballistre's. This 9000 sq ft Baroque style, all brick Mansion is fully equipped w/Smart Home System. It also offers Custom Stairs With Ironwork, Custom Moldings , Custom Paintings, & Custom Stonework. There is Onyx Granite and Marble Flooring made from Artists from Metropolitan Museum of Arts! 6 Bedrooms, 7.5 Custom Baths W/Marble Floors & Walls. Maids Quarters, Wine Room, Office, & Home Theater Compliment This Charming Home. Custom Bronze Onyx and Schonbek Chandeliers. Full Finished Basement w/office, kitchen, sauna & playroom. Private yard designed by the specialists of

Listing Courtesy of Weichert Realtors-Marlboro

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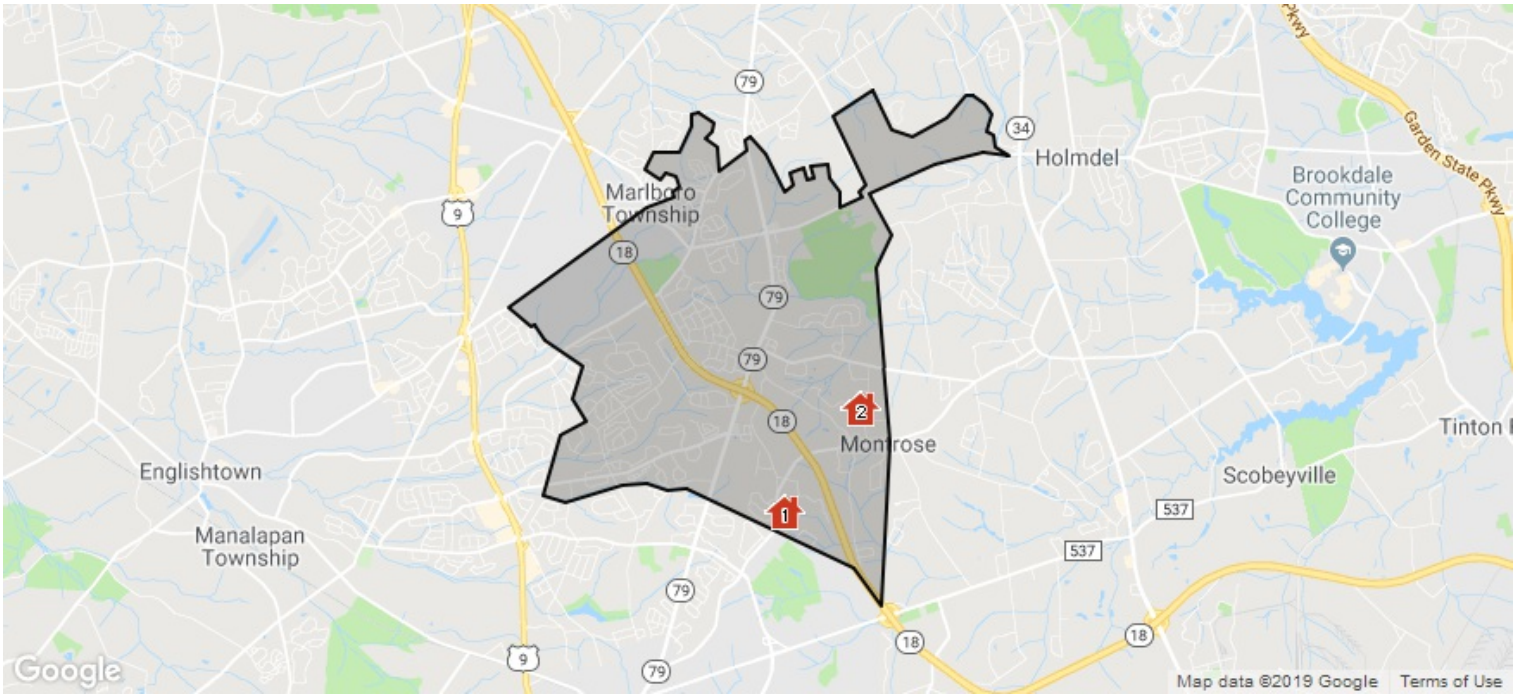
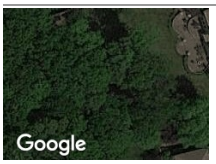


Distressed Activity: 2

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
1 OFF MARKET · *Preforeclosure, Notice of Lis Pendens* *MLS ID: –*								
8 Dutch Lane Rd –	Single Family	4/5	4,958 sq ft	84,071	–	–	1/20/2019	Preforeclosure
 2 OFF MARKET · *Preforeclosure, Notice of Foreclosure Sale* *MLS ID: –*								
10 Livingston Ct –	Single Family	4/5	5,188 sq ft	48,642	–	–	11/28/2018	Preforeclosure

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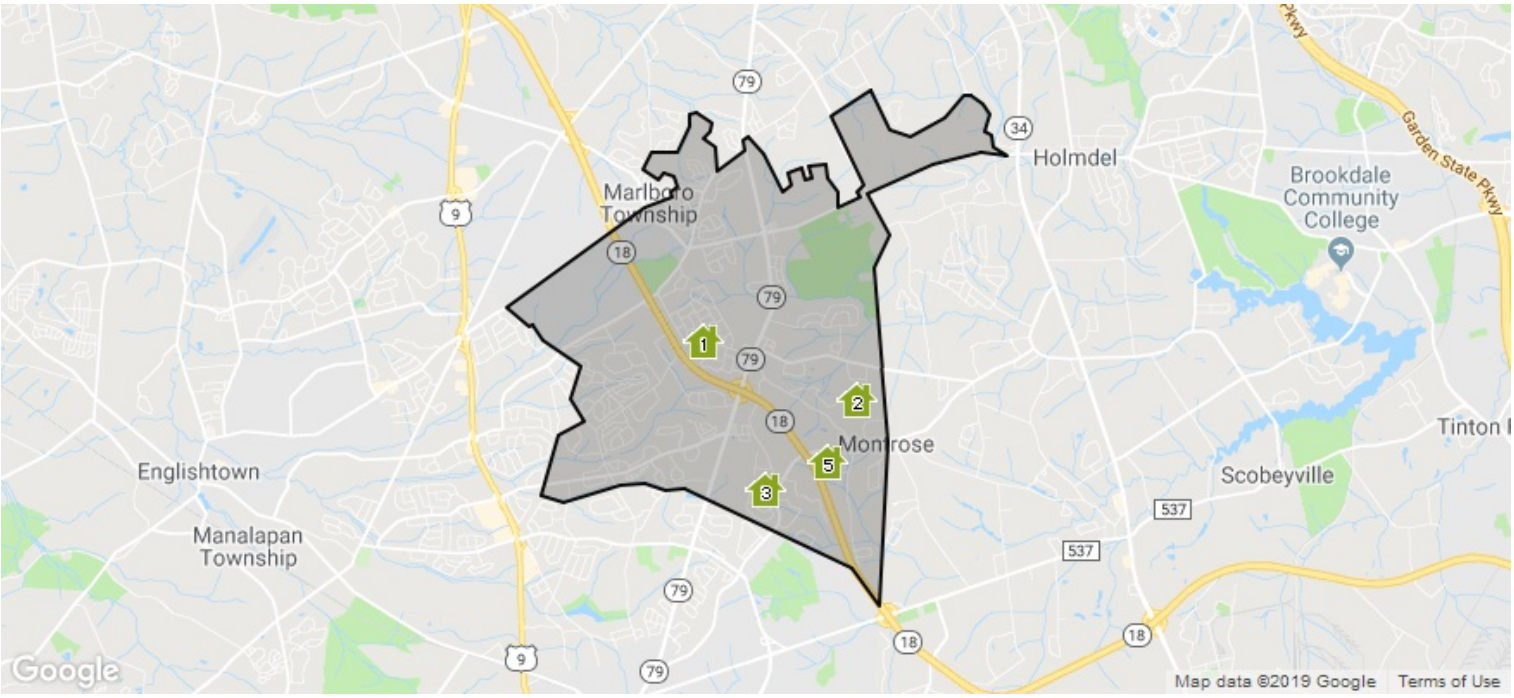

Recently Sold: 5

	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: 1/11/2019, MLS Listing 21800136: 1/3/2018* *MLS ID: 21800136*

6 Captiva Ln	Single Family	5/5	3,900 sq ft	–	2017	1/11/2019	$1,072,495	$275

Roger Mumford homes presents The Tatum Model. Five bedroom, 4 baths, hardwood floors throughout and first floor bedroom suite. Exquisite kitchen with custom cabinets,36 inch commercial range, stainless dishwasher and microwave. Dining room with custom moldings and family room with gas fireplace. Master suite with his/her closets and sumptuous bath. Large bedrooms with tons of closet space. Upstairs laundry and full basement.

Courtesy of Brenda McIntyre Realty

2 RECENTLY SOLD · *Sold Date: 1/18/2019, MLS Listing 21837683: 9/24/2018* *MLS ID: 21837683*

2 Livingston Ct	Single Family	4/5	4,575 sq ft	32,670	2005	1/18/2019	$1,130,000	$247

Welcome to Lexington Estates! Walk up to the beautifully kept mature landscaping with pavers, outdoor lighting, and oversized driveway outlined by Belgium block. Hardwood floors throughout! The two story foyer has custom moldings, with a large rod iron stair case. The open floor plan flows from the kitchen that has granite counters, double oven, two sinks, two dishwashers, 6 burner stove with hood, and microwave with warming draw into the two story great room with gas burning fireplace, and access to a wet bar with ice maker, wine fridge, and sink. Open the glass slider to your private backyard oasis! The big rap around covered azek deck has ceiling fans, recessed lighting, and a built in grill. Walk down to the huge paver patio leading to the large heated gunite pool with spa.

Courtesy of Orrico Realty

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Recently Sold: 5 (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: 12/12/2018, MLS Listing 21818896: 5/14/2018* *MLS ID: 21818896*

2 Milton Ct	Single Family	5/6	4,589 sq ft	43,200	2002	12/12/2018	$1,325,000	$289

PRICED TO SELL !! A LABOR OF LOVE !! This Amazing Property Located on a Cul-De-Sacwas Featured in Marlboro Living because the Homeowners Redesigned this Gorgeous Property From Top to Bottom. The Redesign Team was John Kling and all the Top Designers using only the BEST- Phillip Jeffries,Zacksons,Dale Long Landscaping and Distinctive Pools.Seeing This Extraordinary Estate in person is a MUST to understand its Quality Throughout & Timeless Elegance.Unparalled Design Materials & QualityCraftmanship are found in this One Of Kind Estate.Enter Through Mahogany Double Doors to a Two Story Foyer that will take Your Breathe Away. CustomFloor plan with 5/6 Bedrooms & 5.5 Baths Great for Entertaining w/Hand Carved Mahogany Gold Leaf Bar,Formal Dining Room,Conservatory/Billiard Room

Courtesy of Weichert Realtors-Marlboro

4 RECENTLY SOLD · *Sold Date: 11/9/2018, MLS Listing 21740749: 10/23/2017* *MLS ID: 21740749*

8 Captiva Ln	Single Family	5/5	4,800 sq ft	–	2017	11/9/2018	$1,259,360	$262

Roger Mumford homes presents The Dorbrook Model. Five bedroom, 4 baths, hardwood floors throughout and first floor bedroom suite. Exquisite kitchen with custom cabinets,36 inch commercial range, stainless dishwasher and microwave. Three car garage and mudroom. Dining room with custom moldings ad family room with gas fireplace. Master suite with his/her closets and sumptuous bath. Large bedroom with tons of closet space. Upstairs laundry and full basement.

Courtesy of Brenda McIntyre Realty

5 RECENTLY SOLD · *Sold Date: 11/29/2018, Public Record* *MLS ID: –*

10 Black Walnut Way	Single Family	4/6	5,928 sq ft	101,930	1996	11/29/2018	$1,375,000	$232

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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.

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 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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