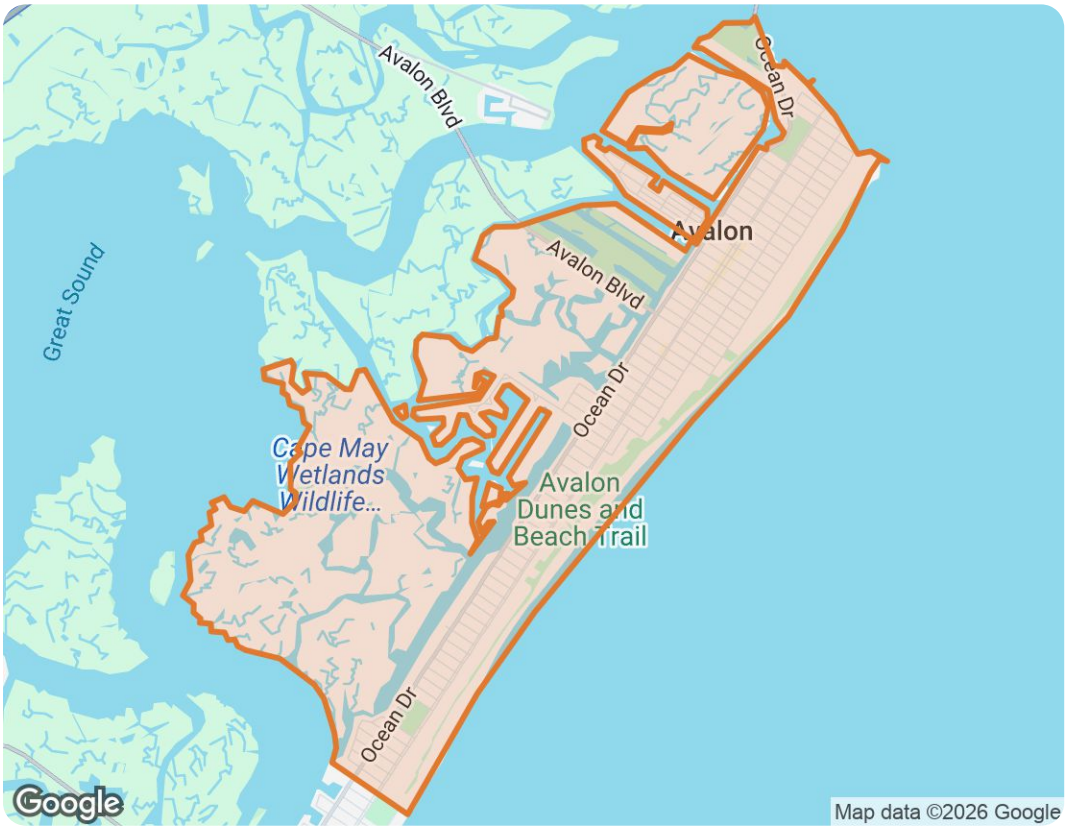
Avalon, New Jersey





Adam D'Annunzio

Broker Associate

New Jersey Real Estate License #1221988

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Adam@AdamHomeGroup.com

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Avalon, New Jersey

kw JERSEY SHORE
KELLERWILLIAMS. REALTY

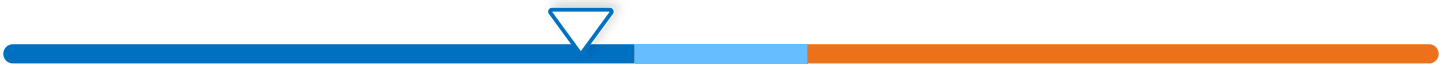
Market Trends

Market Trends for Avalon, New Jersey

Single Family + Condo/Townhouse/Apt.

October 2026

Market Type



Seller's Market | Balanced Market | Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
4.83	97.8%	27	$3,000,000
↓ 9.38% MoM	↓ 0.02% MoM		↓ 10.98% MoM

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Avalon, New Jersey

October 2026 New Listings

Avalon, New Jersey

Single Family + Condo/Townhouse/Apt.

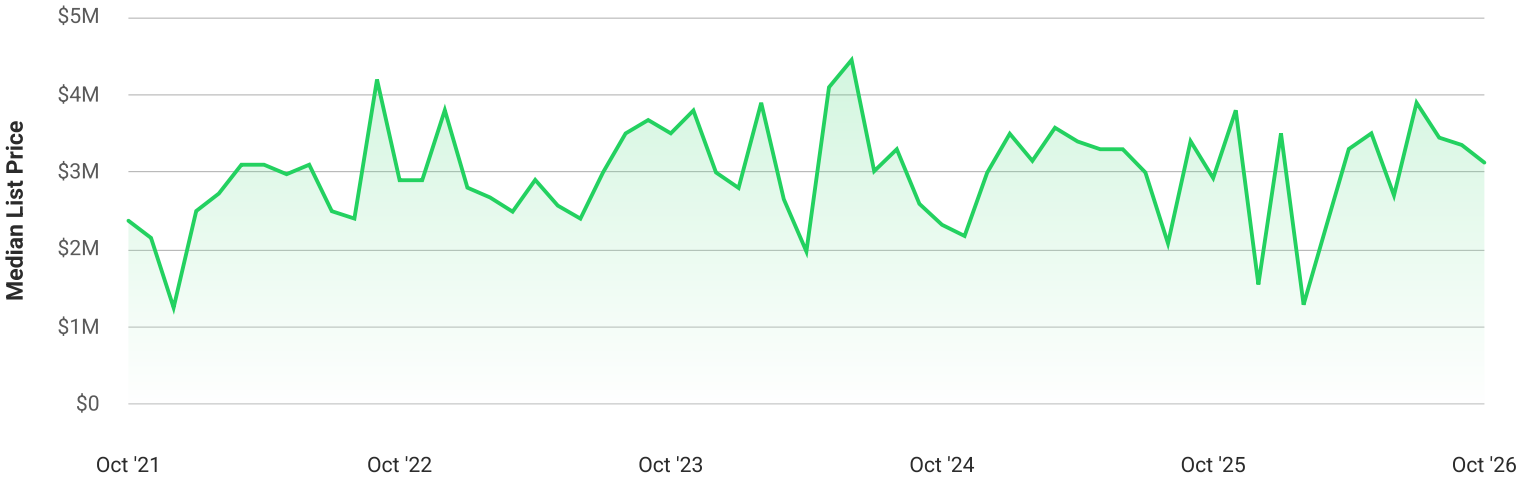
This graphic summarizes key statistics for properties that entered the market each month. RPR uses list date to determine when a listing entered the market. These statistics are important for understanding the rate at which listings are entering the market and their price points.

Source: Listing sources

Update Frequency: Monthly

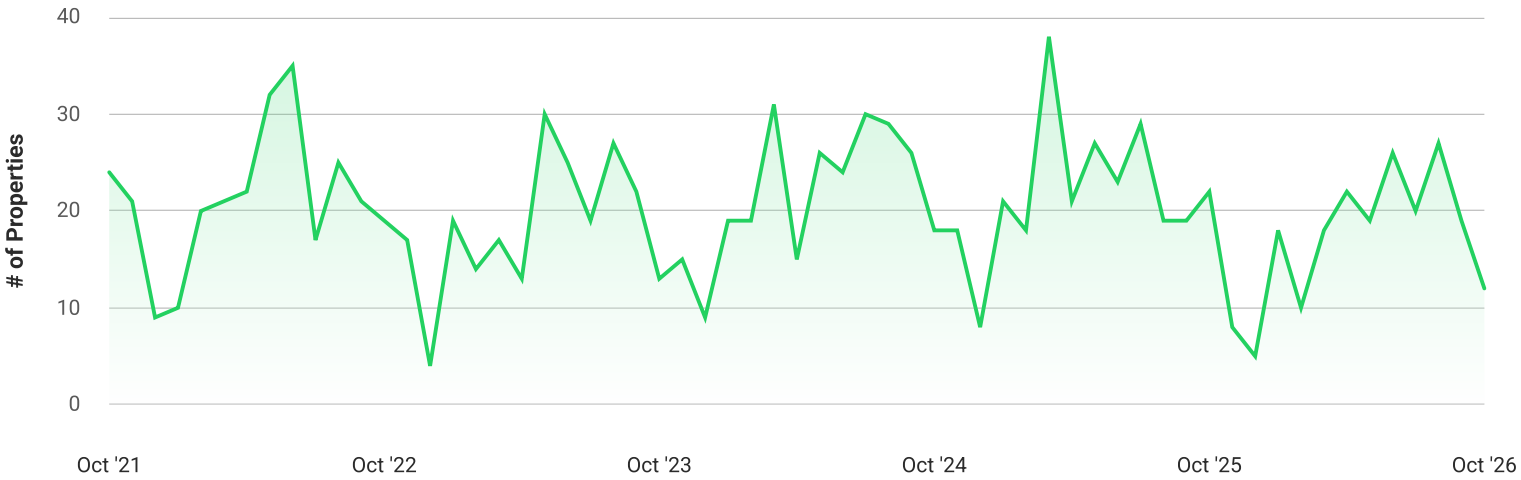
Median List Price - $3,122,500

6.8% Month over Month



# of Properties - 12

36.8% Month over Month



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Avalon, New Jersey

October 2026 Active Listings

Avalon, New Jersey

Single Family + Condo/Townhouse/Apt.

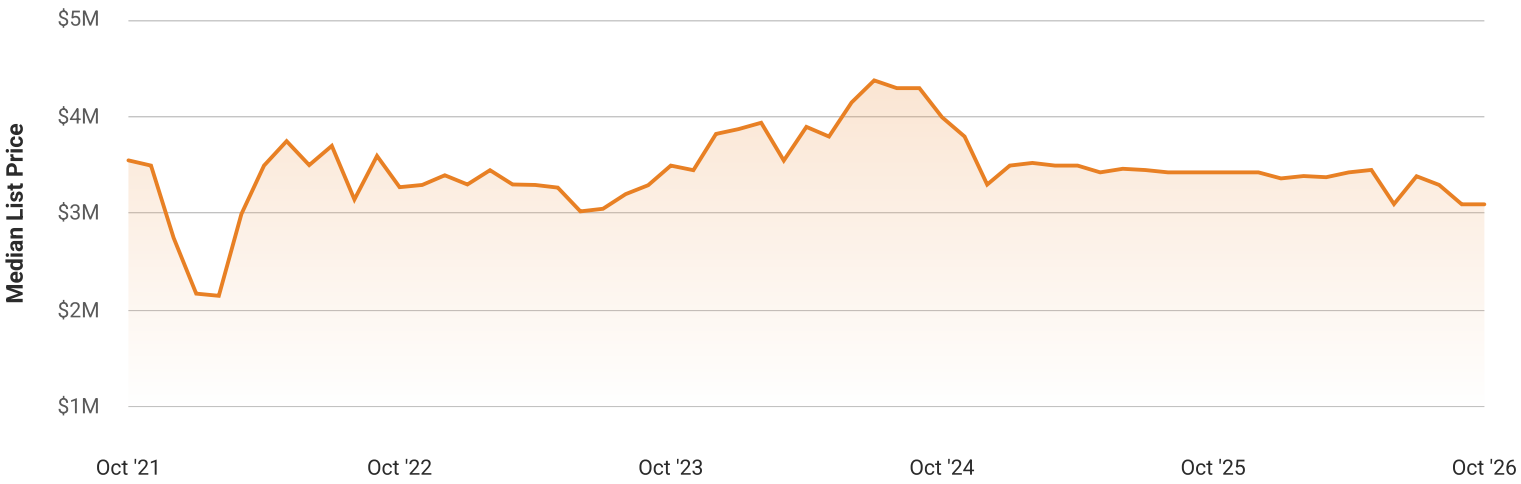
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

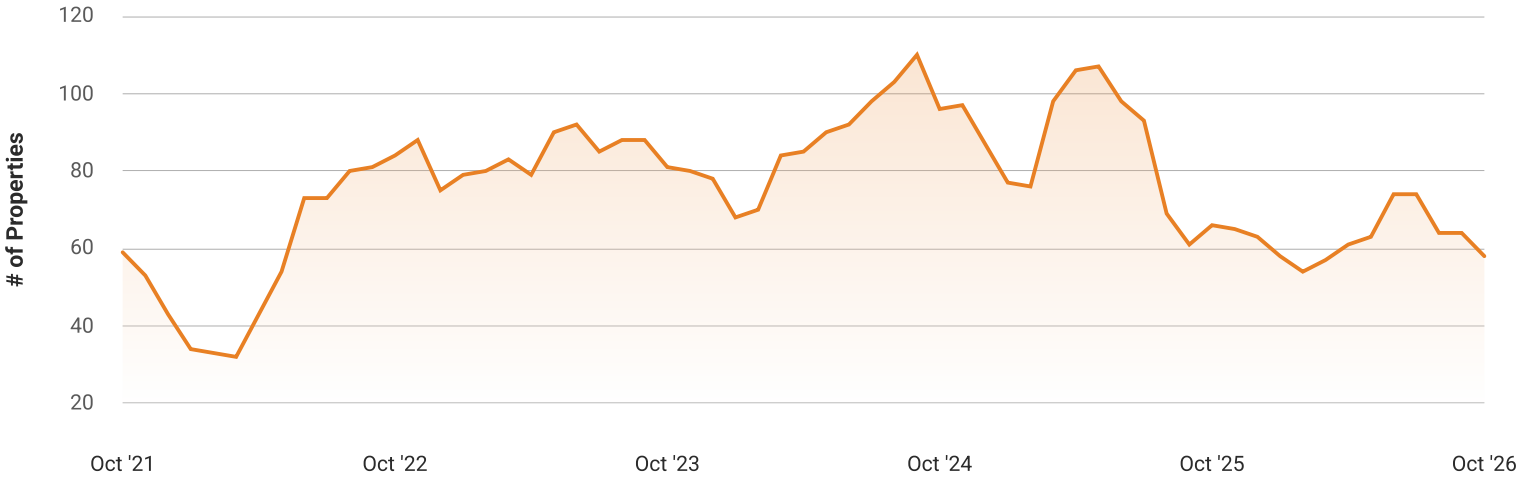
Median List Price - $3,095,000

0% Month over Month



# of Properties - 58

9.4% Month over Month



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Avalon, New Jersey

October 2026 New Pending Listings

Avalon, New Jersey

Single Family + Condo/Townhouse/Apt.

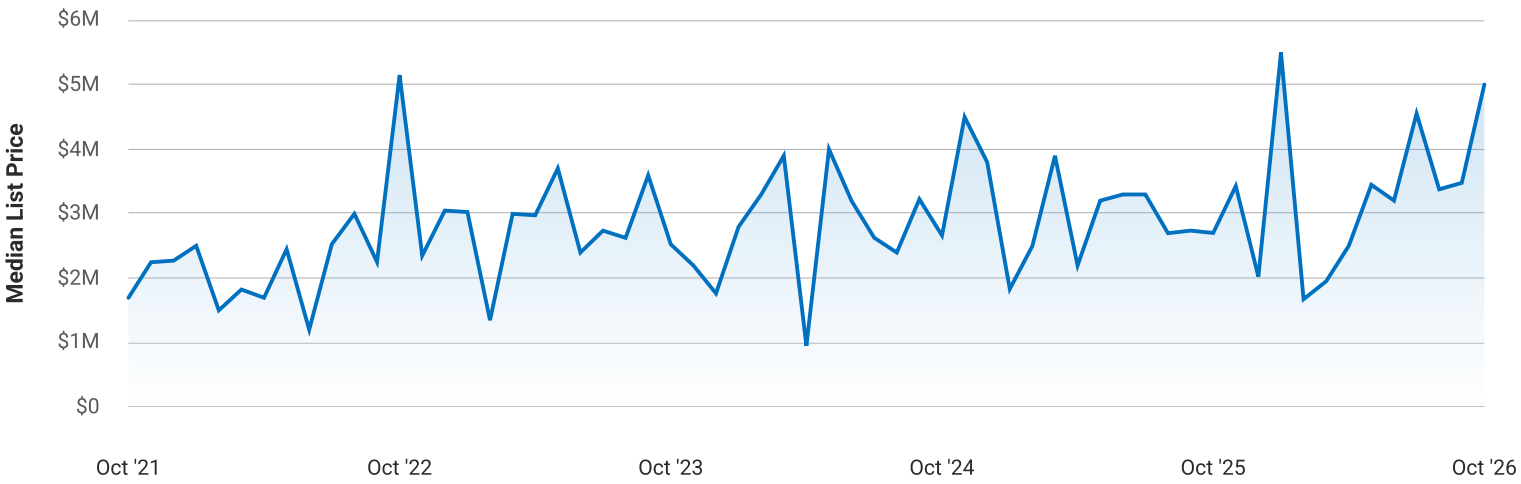
This graphic summarizes key statistics for properties that went into a pending status within each month. RPR uses a derived pending date to determine when a property moved into pending status in the given month. These statistics are important for understanding the market absorption rate and the price point of listings that are being consumed.

Source: Listing sources

Update Frequency: Monthly

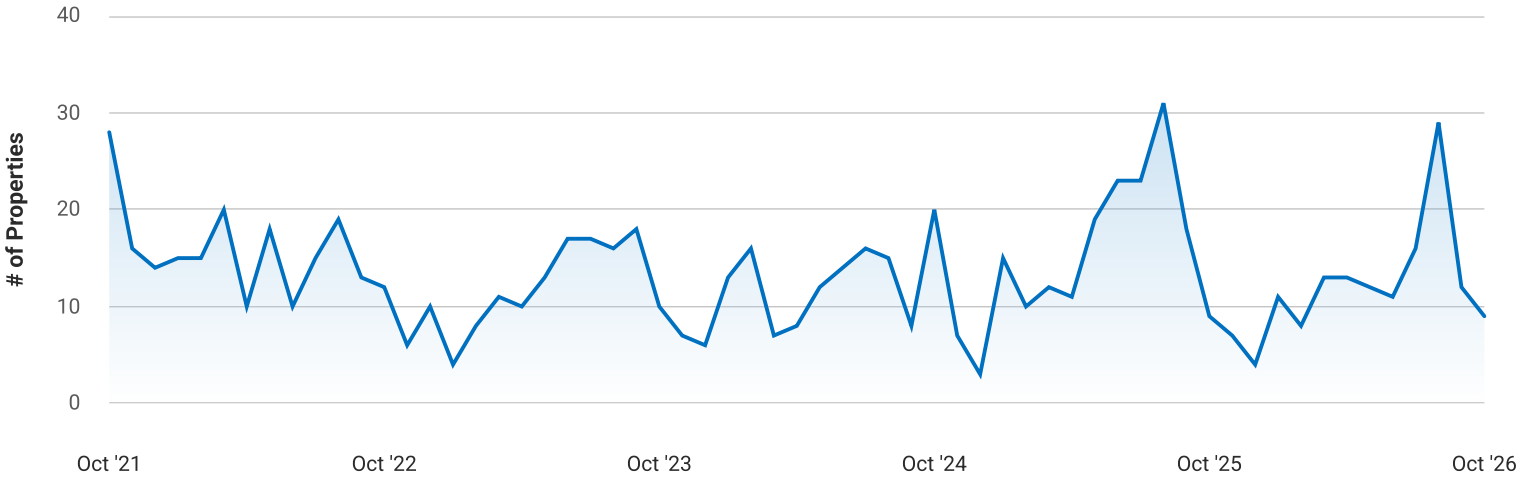
Median List Price - $4,999,000

↑ 43.9% Month over Month



of Properties - 9

↓ 25% Month over Month



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Avalon, New Jersey

October 2026 Pending Listings

Avalon, New Jersey

Single Family + Condo/Townhouse/Apt.

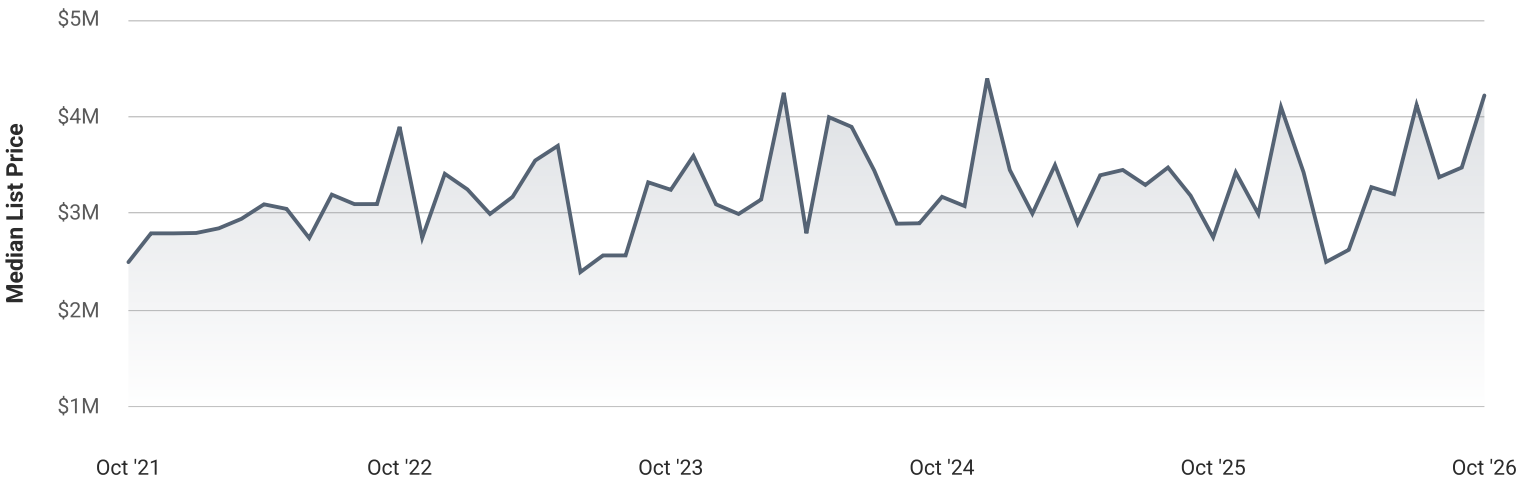
This graphic summarizes key statistics for properties that were in a pending status on the last day of the month. RPR uses the list date, a derived pending date and a derived off-market status date to determine if the listing was in a pending status on the last day of the month. An end-of-month snapshot of pending listings helps to understand inventory that is waiting to close, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $4,219,500

↑ 21.4% Month over Month



of Properties - 24

↓ 41.5% Month over Month



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Avalon, New Jersey

October 2026 Sold Listings

Avalon, New Jersey

Single Family + Condo/Townhouse/Apt.

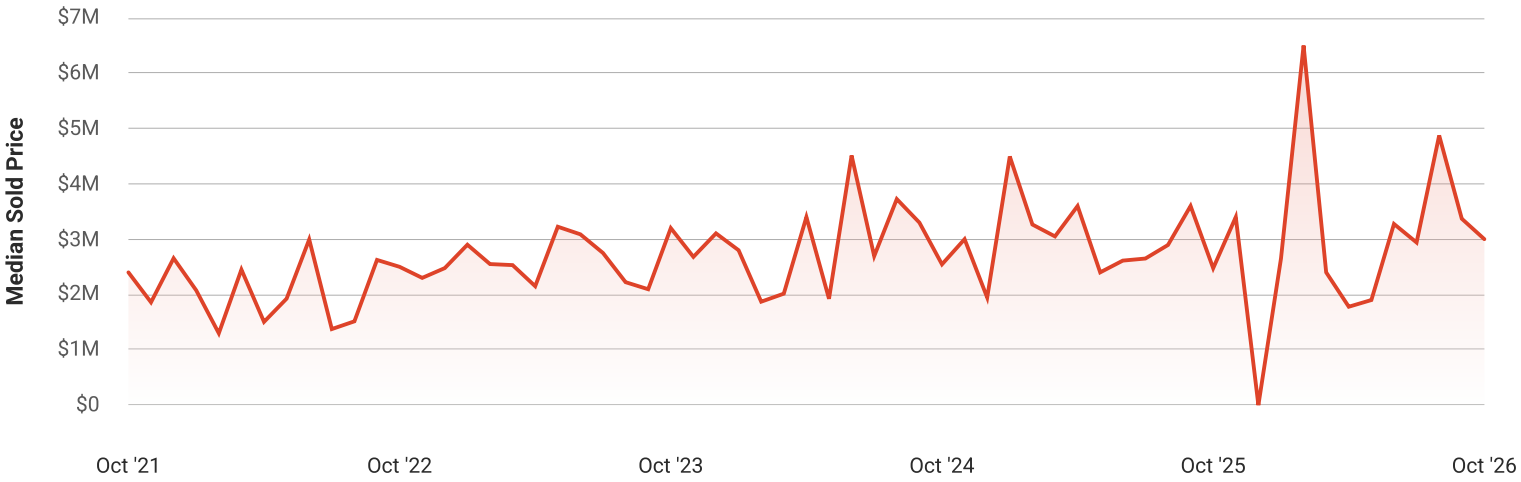
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

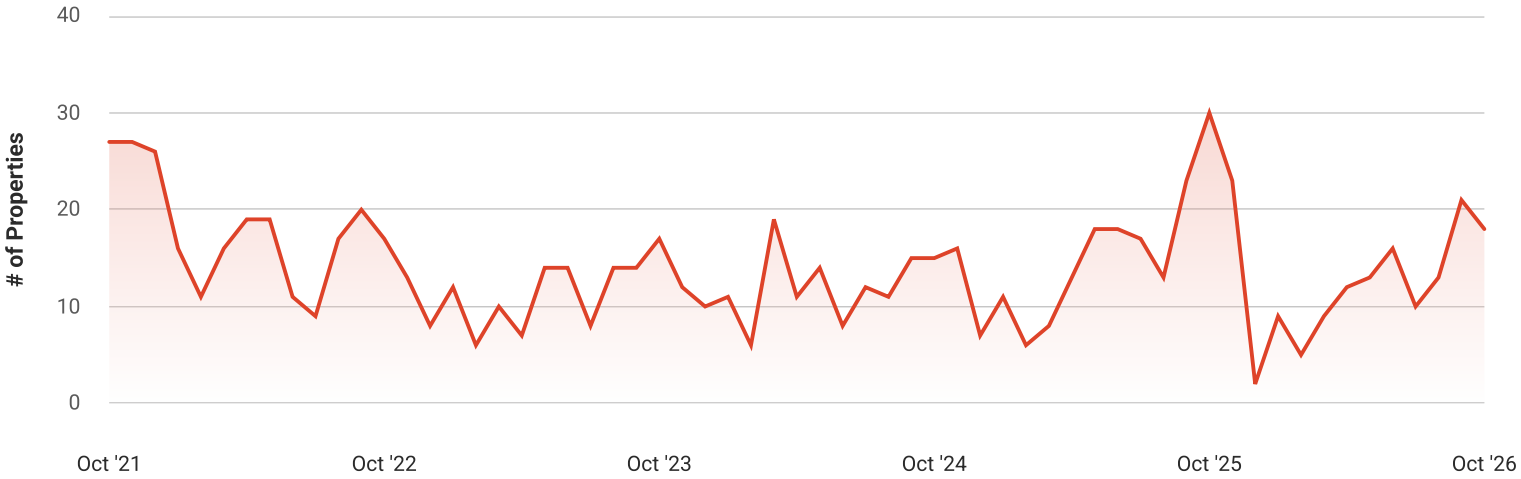
Median Sold Price - $3,000,000

11% Month over Month



of Properties - 18

14.3% Month over Month



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Avalon, New Jersey

October 2026 Months Supply of Inv.

Avalon, New Jersey

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics that describe the given month's inventory level and the percentage change in the last month and year. Months of inventory is the number of months it will take a market to absorb the inventory that's available at the end of the month, based on the number of properties that typically go into pending each month. RPR calculates months of inventory by dividing the count of listings that were active on the last day of the month by a rolling 12-month average of newly pending listings.

Source: Listing sources

Update Frequency: Monthly

Months Supply of Inv.	Last Month Change	12 Month Change
4.83	-9.4%	+9.8%



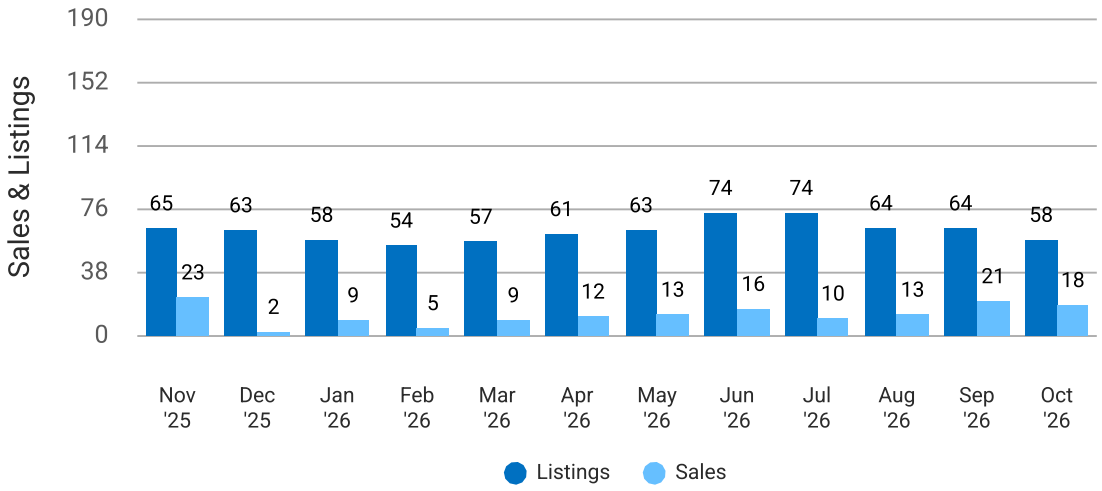
Total Sales and Active Listings in Avalon, New Jersey

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



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Avalon, New Jersey

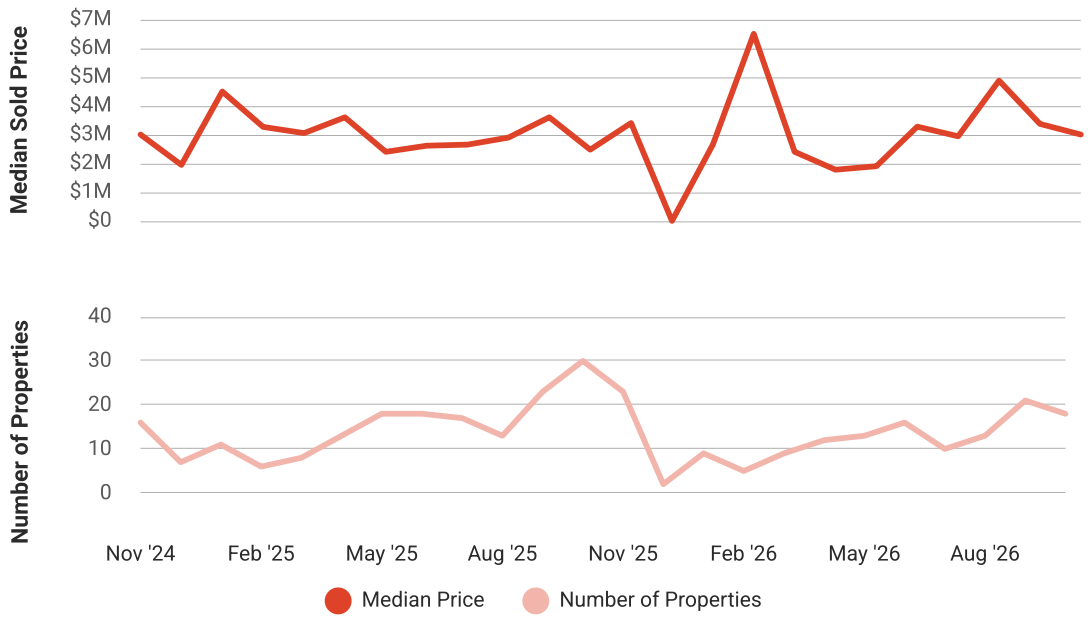
Median Sold Price vs Sold Listings in Avalon, New Jersey

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



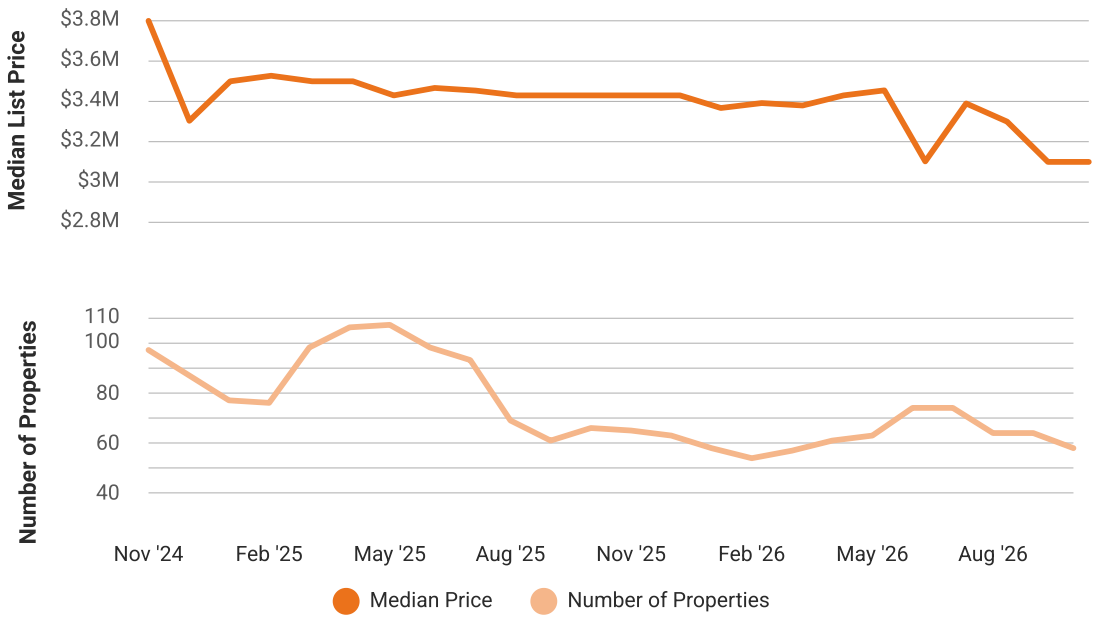
Median List Price vs Active Listings in Avalon, New Jersey

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



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Avalon, New Jersey

Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 10/31/2026	$2,782,000	$2,773,490 +0.31%	$2,906,000 -4.27%	$3,059,790 -9.08%	$2,836,150 -1.91%	$2,230,710 +24.71%
Median Sold Price Last Updated: 10/31/2026	$3,000,000	$3,370,000 -10.98%	$2,940,000 +2.04%	$2,475,000 +21.21%	$2,545,000 +17.88%	$3,200,000 -6.25%
Median List Price Last Updated: 10/31/2026	$3,095,000	$3,095,000 0%	$3,385,000 -8.57%	$3,425,000 -9.64%	$3,995,000 -22.53%	$3,495,000 -11.44%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property 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 displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

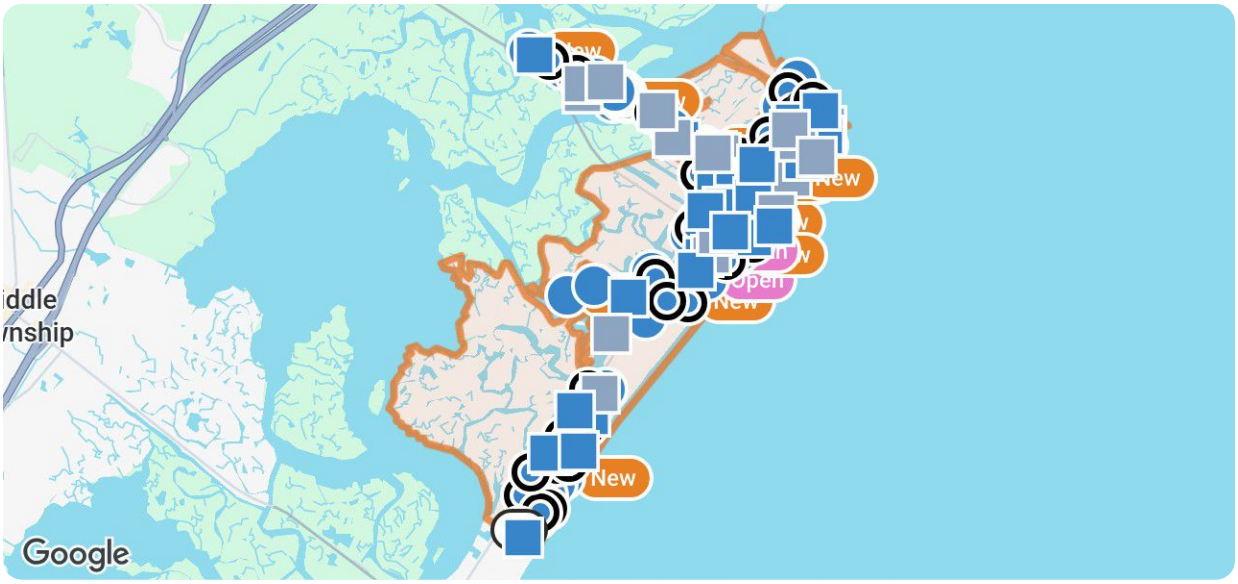
Sort Order: Recently updated
Maximum Properties Per Change Type: 50
Change Types: New Listings, Price Change, Pending, Closed
Property Types: Single Family, Multifamily/Multiplex, Condo/Townhouse/Apt, Lot/Land
Property Features: Sale Price: $50K+, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size: Any, Year Built: Any

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Avalon, New Jersey

Summary

For Sale Activity in the Last 12 Months



Legend

- For Sale
- For Sale Pending
- Recently Closed
- Closed, Hold, Withdrawn, Expired, or Canceled

	New	Pending	Closed
Number of Properties	50	25	50
Lowest Listing Price / Est.Value	$770,000	$624,775	$112,500
Median Listing Price / Est.Value	$3,247,500	$3,499,000	$3,465,500
Highest Listing Price / Est.Value	$16,995,000	$10,395,000	$10,735,000
Average Price / sqft	$1,595	$1,566	$1,401
Median Price / sqft	$1,488	$1,480	$1,428
Average Days in RPR	99	72	66
Median Days in RPR	74	37	41
Total Volume	$222,248,888	$105,091,275	$186,347,199
Source	Listings	Listings	Public Records & Listings

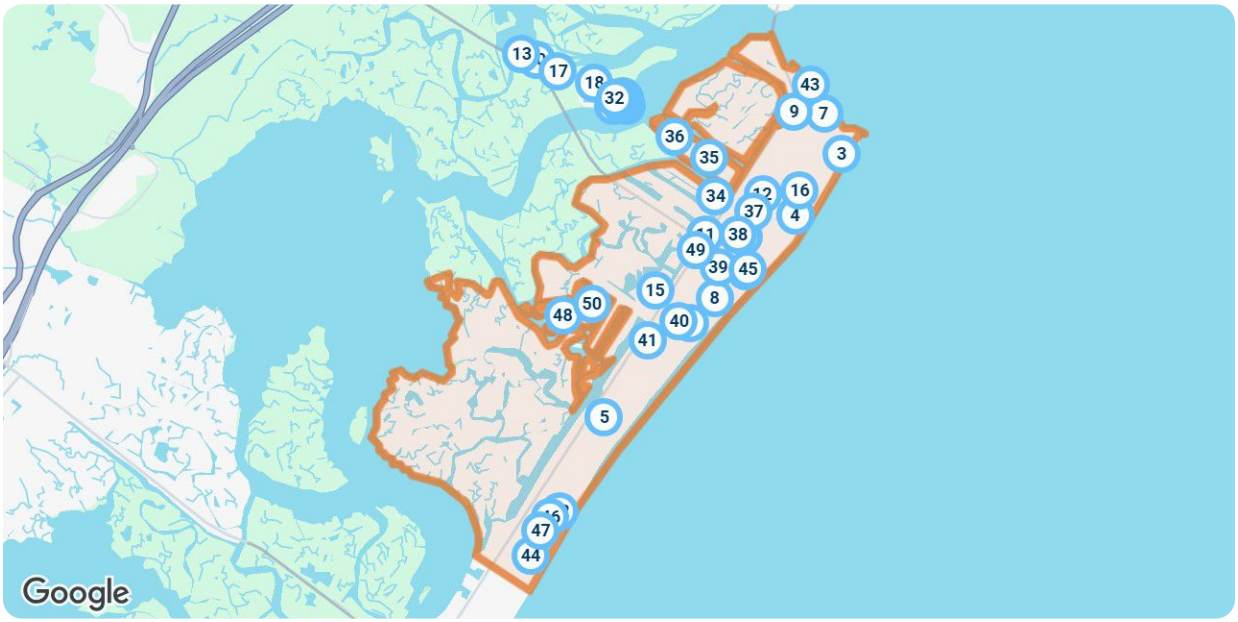
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Avalon, New Jersey

Market Activity Breakdown

New

Source: Listings



Legend

Active For Sale

New: 50 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **198 40th St** **Avalon, NJ 08202** MLS ID: 260443 Active / For Sale	Single Family	4/4	3,200	0.26 acres	1973	2/24/2026 259 days	$5,999,000 $1,875/sq ft

Listing Courtesy of JERSEY SHORE REAL ESTATE SERVICES, LLC

Description

Large 4 Bedroom Home on an oversized corner lot in the prestigious Bayberry Track of Avalon. Including 4 Bathrooms, Living Room with a Fireplace, Family Room, Spacious Kitchen, Formal Dining Room, Screened Porched, and Large Bedroom on the First Floor. Second Floor includes 3 Bedrooms all with private bathrooms, and Laundry Room. Two Stairways from the First to Second Floors. Large walk-in closets in every bedroom. A Two Car Attached Garage as well as a One Car Detached Garage. This property is located in a Prime Location of Town. Seller is very motivated to sell.

2		**6 Meadowview Ln** **Avalon, NJ 08202** MLS ID: 261679 Active / For Sale	Single Family	5/3	3,051	8,751 sqft	2026	6/17/2026 146 days	$2,749,000 $901/sq ft

Listing Courtesy of COMPASS RE - SIC

Description

Imagine waking to shimmering bay views, the salt air drifting in, and the beach just moments from your door. Welcome to Bayview at Avalon — an exclusive collection of luxury single-family homes set less than two miles from Avalon's vibrant downtown, celebrated restaurants, boutique shopping, and pristine sandy beaches. Bayview at Avalon is a rare chance to own brand-new construction and shape a home that's unmistakably yours. The Coronado blending timeless coastal architecture with sophisticated design and light-filled, open-concept living that feels effortless from the moment you walk in. You're also just minutes from nearby Sea Isle City, where phenomenal restaurants, charming boutiques, and lively shore-town energy await. For golf enthusiasts, world-class courses are right at your doorstep including Union League National, Stone Harbor Golf Club, Avalon Golf Club, and more offering championship play just a short drive from home. Beyond the front door awaits something even rarer: a thoughtfully planned community of just 21 homes, where spectacular bay views meet the warmth of neighbors who quickly become friends. This is coastal living as it was meant to be refined, welcoming, and wholly unforgettable. Bayview at Avalon isn't just a place to live. It's your invitation to claim a piece of the Jersey…

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Avalon, New Jersey

New: 50 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
3  **700 1st Ave** **Avalon, NJ 08202** MLS ID: 263197 Active / For Sale	Condo/Townhouse/Apt.	2/2	–	–	1988	11/6/2026 4 days	$1,895,000 –/sq ft
4  **2023 Dune Dr** **Avalon, NJ 08202** MLS ID: 262547 Active / For Sale	Condo/Townhouse/Apt.	3/3	1,664	–	2009	9/9/2026 62 days	$1,575,000 $947/sq ft
5  **141 8th St** **Avalon, NJ 08202** MLS ID: 263186 Active / For Sale	Single Family	6/6	3,900	5,502 sqft	2026	11/5/2026 5 days	$4,999,900 $1,282/sq ft

Listing Courtesy of A LEWIS PURDY REAL ESTATE INC

Description

THE PENTHOUSE AT 700 FIRST AVENUE! Offered for the first time in 33 years, Unit 411 presents a rare opportunity to own one of the highest residential vantage points on all of Seven Mile Island, excluding the homes atop the High Dunes. This exceptional two-bedroom, two-bath condominium has been completely renovated from top to bottom and offers breathtaking 180-degree panoramic views, spectacular sunrises and beautiful sunsets. From this extraordinary elevation, enjoy sweeping views of the island and the Atlantic, where summer days bring the added pleasure of watching boats cruise by and dolphins play in the water below. Just a short stroll from Avalon's beautiful beaches, this remarkable penthouse combines sophisticated coastal living, exceptional craftsmanship and an unparalleled setting. And when the Fourth of July arrives, the elevated perspective promises an unforgettable experience. No detail has been overlooked in this comprehensive renovation. Features include newly installed liquid concrete leveling and COREtec real wood laminate flooring throughout, soundproofing boards installed behind the drywall, custom-built kitchen cabinetry and closets by Conestoga Valley Custom Kitchens, Shaws of England farmhouse kitchen sink, Perrin & Rowe kitchen faucet and commodes, and Baldwin cabinet hardware...

Listing Courtesy of EXP REALTY

Description

This beautifully maintained 3-bedroom, 3-bathroom condo at Avalon Breezes offers a spacious two-story layout in the heart of Avalon, close to everything town has to offer. The main level features an open living and dining area with seating for nine, a well-appointed kitchen with granite countertops and high-end appliances, and access to a covered balcony overlooking Veterans Plaza and the 9/11 Memorial. Also on the first floor is a bedroom with a full-size bed and large double-door closet, conveniently located next to a full bathroom. Upstairs are two spacious en-suite bedrooms, including the primary suite with a king bed, private covered balcony overlooking downtown Avalon, a large walk-in shower, and oversized Jacuzzi tub. The second bedroom features a queen bed and its own private full bathroom, with the laundry room also located on this level. Lightly used and carefully maintained by the current owners, the condo is being offered fully furnished with quality furnishings, custom built-in entertainment cabinetry, and high-end appliances. Additional features include two assigned parking spaces, private storage, and convenient elevator access.

Listing Courtesy of BERKSHIRE HATHAWAY HS FOX & ROACH - AV

Description

Location, Location, Location! One block from the protected 8th Street jetty beach and one block to Avalon's famous Pickle ball courts and park with tennis, soccer and baseball fields as well as Avalon Yacht Club! This stunning three-story residence offers approximately 3,800+ square feet of thoughtfully designed space, featuring 6 bedrooms, 6 full baths, and 2 powder rooms—perfectly suited for both entertaining and relaxing in style. The heart of the home is a bright, open-concept living area on the main level, where a beautifully appointed chef's kitchen seamlessly flows into the dining and great room. Expansive windows and multiple decks invite natural light and ocean breezes, creating a warm and inviting atmosphere for gatherings large and small. Designed with comfort and privacy in mind, the home offers spacious bedroom suites across all levels, including a luxurious top-floor primary retreat complete with a spa-inspired bath and private outdoor space. A separate family room provides an additional area for guests to unwind. Step outside to your own private resort-style backyard, featuring an inground pool with a cabana—a rare and highly sought-after amenity that transforms outdoor living into a true vacation experience. Additional highlights include: Multiple covered and open decks for seamless...

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Avalon, New Jersey

New: 50 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6  **93 E 11th St** **Avalon, NJ 08202** MLS ID: 261803 Active / For Sale	Single Family	5/4	3,000	–	1993	7/2/2026 131 days	$5,699,000 $1,900/sq ft
7  **386 24th St** **Avalon, NJ 08202** MLS ID: 253480 Active / For Sale	Condo/Townhouse/Apt.	4/3	1,650	4,400 sqft	1975	12/4/2025 341 days	$1,549,000 $939/sq ft
8  **6762 Ocean Dr, #6762** **Avalon, NJ 08202** MLS ID: 611446 Active / For Sale	Condo/Townhouse/Apt.	4/3	–	–	2025	9/2/2026 69 days	$3,350,000 –/sq ft
9  **6762 Ocean Dr** **Avalon, NJ 08202** MLS ID: 262451 Active / For Sale	Condo/Townhouse/Apt.	4/2	1,750	–	2026	9/2/2026 69 days	$3,350,000 $1,914/sq ft

Listing Courtesy of TIM KERR SOTHEBY'S INTERNATIONAL REALTY

Description

Perfectly positioned second back from the beach, this extraordinary upside-down style home captures sweeping ocean views from nearly every angle. Meticulously renovated inside and out, the residence showcases exceptional craftsmanship, thoughtful design, and timeless coastal elegance. A welcoming entrance sets the tone for the beautifully furnished and professionally decorated interiors, where windows have been uniquely positioned to maximize breathtaking ocean vistas throughout the home. Offering 5 spacious bedrooms and 4.5 bathrooms, every space has been carefully curated for both comfort and style. The expansive front den serves as a stunning gathering space, seamlessly flowing to an exceptional outdoor living area complete with a TV, perfect for relaxing, entertaining, and enjoying the coastal breeze and sounds. The upside-down floor plan places the main living areas where the views are most spectacular, creating an elevated beachside experience. Outside, pristine manicured landscaping enhances the home's impressive curb appeal, while underground street wiring preserves the unobstructed beauty of the surrounding scenery. Combining sophisticated design, modern upgrades, and an unbeatable location just steps from the sand, this remarkable property offers the ultimate in refined coastal…

Listing Courtesy of LONG & FOSTER REAL ESTATE, INC AV

Description

Welcome to 386 24th Street in Avalon—an inviting 4-bedroom, 3-bath condominium that lives like a single-family home. Thoughtfully designed and beautifully maintained, this spacious retreat offers the ideal blend of comfort, style, and a highly sought-after location. Low Condo fees of $4,400 per year which includes flood and building insurances, water and sewer. Current property taxes $3,200 a year. The main living level features an open and airy layout with a bright living room, dining area, and well-appointed kitchen—perfect for gathering with family and friends. Just off the dining area, an expansive front deck provides a wonderful outdoor extension of your living space, ideal for entertaining, dining, or simply enjoying Avalon's coastal breeze. A hallway leads to a full bath and three bedrooms. One of these bedrooms includes its own private bath, creating a welcoming junior suite. From another bedroom, step out onto a large screened-in porch—a peaceful spot to relax on cool summer nights in total comfort and without the bugs. Upstairs, the private top-floor retreat is dedicated to the primary suite. This serene space includes a spacious bedroom, a beautifully finished bath with a porcelain-tiled shower, and a sunlit sitting area with wide windows framing lovely bay views. A private upper deck offers the perfect place to…

Listing Courtesy of AVALON STONE HARBOR REAL ESTATE

Description

The South End of Avalon is referred to as the "GOLD COAST OF AVALON". Multi-Million Dollar "Single Family" Residences span the South-End of Avalon. However, from 64th to 69th Street and on OCEAN DRIVE ONLY…Townhomes can be developed! 6762 Ocean Drive is a 4 Bedroom/2.5 Bath Contemporary Furnished Townhome with multiple levels and Private POOL! The 3 Expansive Rear Decks showcase: BREATH-TAKING BAY VIEWS and STUNNING SUNSETS! Only 1.5 blocks away is a Wide, Stable Beach! One of the Best Beaches on 7-Mile Island & Forever Sunsets. Life doesn't get much better than this! Custom Built by Tom Welsh Builders.

Listing Courtesy of AVALON/STONE HARBOR REAL ESTATE

Description

The South End of Avalon is referred to as the "GOLD COAST OF AVALON". Multi-Million Dollar "Single Family" Residences span the South-End of Avalon. However, from 64th to 69th Street and on OCEAN DRIVE ONLY…Townhomes can be developed! 6762 Ocean Drive is a 4 Bedroom/2.5 Bath Contemporary Furnished Townhome with multiple levels and Private POOL! The 3 Expansive Rear Decks showcase: BREATH-TAKING BAY VIEWS and STUNNING SUNSETS! Only 1.5 blocks away is a Wide, Stable Beach! One of the Best Beaches on 7-Mile Island & Forever Sunsets. The ONLY New Construction Townhome with a 10 year Home Warranty! Custom Built by Tom Welsh Builders.

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Avalon, New Jersey

kw JERSEY SHORE
KELLERWILLIAMS. REALTY

New: 50 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
10  **2118 1st Ave** **Avalon, NJ 08202** MLS ID: 263050 Active / For Sale	Single Family	6/5	3,378	5,040 sqft	2005	10/18/2026 23 days	$4,195,000 $1,242/sq ft

Listing Courtesy of FERGUSON-DECHERT, INC

Description

EXCEPTIONAL LOCATION, BEAUTIFULLY RENOVATED & READY TO ENJOY! Just two blocks from the beach and one block from town, this spacious 6-bedroom, 5½-bath home sits on an attractive corner lot and offers an outstanding combination of comfort, convenience and value! Meticulously renovated and professionally appointed, with major systems recently replaced, this turn-key property is equally appealing as a personal retreat or an established rental investment with repeat tenants and rental income in the $200,000 range! The inviting exterior features Hardiplank siding, accent lighting, low-maintenance composite decking and two separate off-street parking areas. The private outdoor entertaining space includes a heated pool with the ability to reach hot-tub-like temperatures, a poolside outdoor kitchen with a built-in grill, sink and seating, and a cabana with seating, a TV and a mini fridge. Storage for beach gear and exterior stairs connecting the first and second levels add everyday convenience. Inside, durable luxury vinyl plank flooring flows throughout the home, while a distinctive staircase crafted from reclaimed wood from a Naval ship pairs rich character with modern stainless steel cable railings. Four of the six bedrooms feature private bathrooms, and a separate living area on each of the three levels provides...

11  **432 Avalon Blvd** **Avalon, NJ 08202** MLS ID: 262657 Active / For Sale	Single Family	5/3	3,500	0.53 acres	2026	9/17/2026 54 days	$3,495,000 $999/sq ft

Listing Courtesy of FERGUSON-DECHERT, INC

Description

432 Old Avalon Boulevard presents a rare opportunity for exceptional bayfront living. Situated on an oversized 60' x 385' lot, this newly constructed residence offers approximately 3,500 square feet of custom living space thoughtfully designed by Rockwell Coastal to capture sweeping, unobstructed bay views. Step inside to a sophisticated coastal interior featuring custom tile, board-and-batten millwork, warm oak accents, and soaring ceilings. An architectural archway opens to the light-filled living area, where oversized windows frame picturesque water views. The space flows seamlessly into a chef's kitchen featuring custom Century cabinetry, Thermador appliances, quartz countertops, an expansive center island, and a statement La Cornue five-burner range imported from France. The adjoining dining area overlooks the bay and provides direct access to the outdoor deck. Outside, the expansive waterfront yard offers incredible potential for a pool and outdoor entertaining area, subject to applicable approvals. A brand-new walkway and dock are scheduled to be installed, providing direct access to the bay and creating the perfect setting for boating, fishing, paddleboarding, kayaking, and enjoying life on the water. The second floor features a sitting area with custom built-ins, a queen guest bedroom, custom bunk room, Jac...

12  **733 21st St** **Avalon, NJ 08202** MLS ID: 261247 Active / For Sale	Single Family	3/1	977	3,720 sqft	1944	5/8/2026 186 days	$2,195,000 $2,247/sq ft

Listing Courtesy of KW EMPOWER

Description

Outstanding Bay Views! Classic Avalon opportunity just blocks from the bay and beach. This charming 3-bedroom, 1-bath cottage offers the perfect blend of immediate enjoyment and long-term investment on an impressive lot in the heart of Avalon. The property offers comfortable living spaces, an inviting kitchen with updated appliances, and a covered front porch ideal for enjoying coastal breezes and relaxing evenings. The backyard provides plenty of room for entertaining, or future expansion, while the lot itself presents outstanding potential for redevelopment into a custom luxury residence with phenomenal bay views. The current structure provides an approximated building footprint of 977 square feet (24'4"x40'2"), offering buyers a helpful reference point when evaluating future expansion or redevelopment potential. Whether you are looking for a shore getaway, investment opportunity, or future homesite, 733 21st Street is a one of a kind offering in a prime Avalon location.

13  **179 32nd St** **Avalon, NJ 08202** MLS ID: 253412 Active / For Sale	Single Family	6/5	3,750	5,502 sqft	2026	11/22/2025 353 days	$4,945,000 $1,319/sq ft

Listing Courtesy of LONG & FOSTER REAL ESTATE, INC AV

Description

New Construction Coastal Luxury | Ready for Summer 2026 | Close to the Beach and Downtown Avalon | Introducing 179 32nd Street, an extraordinary new construction residence offering the perfect blend of sophisticated coastal design, modern luxury and exceptional craftsmanship. Ideally situated just a short stroll to the beach and Avalon's vibrant shopping and eclectic dining, this stunning home features 6 bedrooms, 5 full baths, 2 powder rooms and thoughtfully designed living spaces curated for effortless shore living. Developed by Park Hill Property Group, delivering an exceptional customer experience and building homes that people truly love to live in, and beautifully designed in collaboration with Amanda Chando of Details & Design, this residence showcases timeless architecture paired with elevated interior finishes throughout. The home is beautifully illuminated with designer-selected lighting and features 9¼ inch oak hardwood flooring throughout, complemented by marble, porcelain, and ceramic tile selections in the baths and ensuites. Custom closet systems provide exceptional organization and maximize storage throughout the home. The first floor is designed for entertaining and relaxed coastal living, offering two ensuite bedrooms including a custom built bunk room, spacious family room with wet...

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Avalon, New Jersey

New: 50 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
14  **2060 5th Ave** **Avalon, NJ 08202** MLS ID: 262554 Active / For Sale	Condo/Townhouse/Apt.	5/3	–	–	2022	9/9/2026 62 days	$3,200,000 –/sq ft
15  **235 34th St** **Avalon, NJ 08202** MLS ID: 262973 Active / For Sale	Condo/Townhouse/Apt.	5/3	1,954	–	2018	10/14/2026 27 days	$3,295,000 $1,686/sq ft
16  **264 41st St** **Avalon, NJ 08202** MLS ID: 262859 Active / For Sale	Single Family	4/3	2,655	–	2011	10/6/2026 35 days	$3,945,000 $1,486/sq ft
17  **531 Avalon Blvd** **Avalon, NJ 08202** MLS ID: 262925 Active / For Sale	Single Family	2/2	1,404	6,752 sqft	1992	10/5/2026 36 days	$949,000 $676/sq ft

Listing Courtesy of FERGUSON-DECHERT, INC

Description

Beautifully crafted 2022 Welsh built townhouse featuring a private pool and bay views. This townhome offers modern coastal living with premium finishes. The residence blends comfort, style and proximity to Avalon's bay and town center. The unit features 5 bedrooms each with a TV and ceiling fan. The 3.5 baths offer quality tile and fixtures. A gourmet kitchen features quartz countertops, stainless steel appliances and high-end cabinetry. The fenced backyard features a private pool and poolside garage area equipped with a TV and custom built bar. Bay access is just steps away at the end of Fifth Avenue. What more could you want! And if you want to rent out your property, this townhome offers excellent history. The Seller is NJ Licensed Realtor

Listing Courtesy of FERGUSON-DECHERT, INC

Description

Bay views. Beach days. Your own private poolside paradise. Welcome to an exceptional Avalon getaway where distinctive architecture, upscale coastal living, and an unbeatable location come together. Perfectly situated on 34th Street, this beautifully maintained and tastefully furnished three-story Tom Welsh townhome, built in 2018, offers 5 bedrooms, 3.5 baths, and approximately 1,954 square feet of thoughtfully designed living space—all just 2.5 blocks from Avalon's renowned beaches, steps from the bay and a short stroll from the heart of town. The striking façade makes an unforgettable first impression, blending modern Victorian charm, crisp white accents, brick-clad foundation, and dramatic double-pitched rooflines. Elevated above street level, this distinctive coastal retreat pairs architectural character with inviting outdoor spaces designed for effortless entertaining. The showstopper is a spectacular private in-ground pool framed by a dramatic brick feature wall and cascading waterfall. Surrounded by lush privacy evergreens and generous lounging areas, this backyard oasis is made for sun-soaked afternoons and unforgettable summer evenings. The stylish poolside cabana features epoxy flooring, a roll-down shutter, and a convenient bar window overlooking the water—perfect for serving cocktails, catching the gam...

Listing Courtesy of BERKSHIRE HATHAWAY HS FOX & ROACH - AV

Description

NEWLY RENOVATED!! - This Custom built four bedroom, three and one half bath home includes spectacular amenities, space to spread out, storage, and a maintenance free, casual living lifestyle. Careful thought was put into making this home maintenance free including all utility wires located underground and a low-maintenance stone landscaped yard. Enjoy spending sunny afternoons lounging by the beautiful in-ground heated pool and spa! The first-floor family room features a gas fireplace, radiant heated floors, a full-service wet bar including a full-size refrigerator, microwave, disposal, granite counters and access to the pool area. Also located on the first floor are three bedrooms, one ensuite, and two other large bedrooms with a shared hallway bathroom. Bathrooms include ceramic tile flooring, granite countertops, chrome fixtures, and plenty of closet space for your linens. The laundry room is also conveniently located on the first floor and features a utility sink and abundance of cabinet space. The main living area is housed on the second floor, it is light filled with soaring cathedral ceilings. The kitchen is a cooks delight complete with granite countertops, high end appliances, custom cabinetry, and a center island perfect for entertaining! Enjoy dining, while overlooking the pool in the summer, or warming by...

Listing Courtesy of FERGUSON-DECHERT, INC

Description

Welcome to Avalon Manor, a quaint, rapidly developing community where 20+ new homes are scheduled to be built in the coming year, and there's a very active Home Owner's Association that fosters camaraderie and continual improvement and appeal of this local community! With pricing of the new homes ranging from $2,400,000 to $4,000,000, this property is not only attractively priced, it's an incredible opportunity to own a truly RARE blend of distinctive attractive features, including: having 90 feet of street & wetland frontage (most sites are between 30 feet wide and 60 feet wide), a higher elevation than many nearby properties (neither the home nor the garage was flooded during recent strong storms), an invigorating sunrise to begin your day, a panoramic 360-degree view of the bay, wetlands & all sorts of wildlife, refreshing breezes throughout the day...and to top it off, a mesmerizing SUNSET to end each day! The Lou Hart Marina (across the street) is preserved open space for views as far as you can see up the coastline! An impressive, vaulted ceiling greets you upon entering the home, and you'll surely appreciate the convenience of first floor living with one bedroom and bathroom on the First Floor, along with the Living, Kitchen and Dining Area, a southern exposed Florida Room showcasing the captivating view and...

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Avalon, New Jersey

kw JERSEY SHORE
KELLERWILLIAMS. REALTY

New: 50 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
18  **542 Avalon Blvd** **Avalon, NJ 08202** MLS ID: 262944 Active / For Sale	Lot/Land	–/–	–	6,390 sqft	–	10/11/2026 30 days	$1,725,000 –/sq ft

Listing Courtesy of LONG & FOSTER REAL ESTATE, INC AV

Description Ready for a beautiful new home. 4 Slip Dock, Building plans for a 5-6 Bedroom Home with tremendous views of the South Channel, and quick access to the Intracoastal and Townsend's Inlet. Permits in place. Pick a builder and start immediately.

19  **20 Meadowview Ln** **Avalon, NJ 08202** MLS ID: 262776 Active / For Sale	Single Family	5/3	2,817	–	2026	9/30/2026 41 days	$2,699,990 $958/sq ft

Listing Courtesy of A LEWIS PURDY REAL ESTATE INC

Description Introducing the Sarasota at Bayview at Avalon, a new coastal home with the space to host everyone and a floor plan that makes it easy. With five bedrooms, three and a half baths, and 2,817 square feet, the home brings its kitchen, dining room, great room, and guest suite together on the main living level. Open the great room to the 20-by-12-foot deck, or gather around the kitchen island while dinner is underway. The kitchen pairs quartz countertops and a custom wood hood with a KitchenAid appliance package that includes a five-burner gas range, French-door refrigerator, built-in dishwasher, and microwave drawer in the island. Nine-foot ceilings on the main level, luxury vinyl plank flooring throughout, oak stair treads, and Craftsman-style trim add to the home's finished feel. Upstairs, the spacious owner's suite has a walk-in closet and a private bath with tile and a quartz vanity. Three more bedrooms, a hall bath, and a dedicated laundry room complete the level. Downstairs, covered parking for two cars and generous storage make arriving with beach gear, bikes, and guests that much easier. Outside, Hardie siding with architectural accents, Andersen 400 Series windows, and a professional landscape package complete the home. A third-party warranty, including a 10-year structural warranty, provides additional peace of mind. …

20  **3547 1st Ave** **Avalon, NJ 08202** MLS ID: 262661 Active / For Sale	Single Family	6/4	3,176	–	1995	8/23/2026 79 days	$4,475,000 $1,409/sq ft

Listing Courtesy of LONG & FOSTER REAL ESTATE, INC AV

Description An exceptional beach block location, captivating ocean views and timeless coastal charm define this spacious Avalon retreat. Just steps from Avalon's pristine beaches, this six bedroom, four bath single family home offers three levels of comfortable living designed for gathering, entertaining and enjoying life by the sea. The sun-filled second floor is the heart of the home, featuring an expansive open concept living and dining area and a chef's kitchen with a generous center island. Sliding doors open to a large deck, creating effortless indoor and outdoor living with beautiful ocean views and refreshing salt air. This level also includes a bedroom and another bedroom currently utilized as an office, a full hall bath and a private secondary bedroom suite with an ensuite and private deck. The first floor offers a welcoming family room with a wet bar and custom built in bookshelves, three bedrooms, a full hall bath and a spacious laundry room with a convenient exterior entrance. A one car garage provides plenty of storage for beach gear, bicycles and all the essentials of coastal living. Privately positioned on the third floor, the primary suite features a king sized bedroom, spacious bath, walk-in closet, oversized owner's closet and a private deck overlooking Avalon. It is the perfect place to begin the day or unwind beneath the evening sky.…

21  **109 40th St** **Avalon, NJ 08202** MLS ID: 262642 Active / For Sale	Single Family	6/5	3,769	5,502 sqft	2024	8/29/2026 73 days	$8,895,000 $2,360/sq ft

Listing Courtesy of FERGUSON-DECHERT, INC

Description 109 40th Street has quickly become one of Avalon's most admired residences. Lush landscaping and stone pathways envelop this special property, offering a high level of coastal sophistication. Expertly designed by arQitecture and meticulously executed by Winfield Developers, this residence stops you in your tracks on the sidewalk. The first floor holds three bedrooms, each finished with custom-built cabinetry and desk areas. The first bedroom, filled with natural light from windows spanning two walls, includes an en suite bath and walk-in shower. Just as bright, the second bedroom offers access to a bathroom with double vanity sinks and a shower/tub combination. A custom bunk room sleeps a crowd with ease and shares access to this bathroom. The rear family room doubles as a private bar, outfitted with a wine refrigerator, beverage refrigerator, ice maker, and full sink. Navy trim blends with custom wallpaper and designer furnishings to create an effortlessly elegant place to settle in. A private powder room is positioned for easy access from the pool area and family room. A wall of sliding glass doors open wide to a covered porch built for multi-seasonal enjoyment, equipped with a brick fireplace, Lynx grill, custom cabinetry, television, and outstanding dining and lounge spaces just steps from the…

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Avalon, New Jersey

kw JERSEY SHORE KELLERWILLIAMS. REALTY

New: 50 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
22  **261 43rd St** **Avalon, NJ 08202** MLS ID: 262951 Active / For Sale	Single Family	4/2	1,512	5,502 sqft	1968	10/10/2026 31 days	$2,950,000 $1,951/sq ft

Listing Courtesy of TIM KERR SOTHEBY'S INTERNATIONAL REALTY

Description A Unique A-Frame (4) Bedroom, (2)Bath Beach House which blends Retro-Alpine Geometry with relaxed Coastal Living, creating a distinctive Nostalgic Hideaway by The Ocean. The Dramatic Interior of Soaring Ceilings creates an Airy, Open-Concept Living Space with A Cozy Upper-Level Loft. 1st Floor Layout is the Open an Airy Cathedral Ceilings, Living Room, Gas Fireplace, Dining Area and Kitchen. (3) Bedrooms, (1) Bath, Pantry/Closet Spaces and Hallway - Washer/Dryer. 2nd Floor is the Loft living area with Family Room Sofa area and Card Table w/chairs. (1) Master Bedroom Area w/private rear yard deck and Loft Area Bathroom-Stall Shower. Exterior - 1st Floor "L" Shaped Deck, Outside Shower, Stone/Cement Off-Street Parking and Rear - Yard Detached Storage Shed.

23  **261 45th St** **Avalon, NJ 08202** MLS ID: 261810 Active / For Sale	Single Family	5/4	2,703	–	2008	7/3/2026 130 days	$4,395,000 $1,626/sq ft

Listing Courtesy of FERGUSON-DECHERT, INC

Description Nestled just outside of town on a quiet street, this almost completely renovated home with timeless architecture is ready for the next family to enjoy. Featuring 5 bedrooms (convertible to 6), 3 with ensuite baths, and a total of 4.5 bathrooms, plus an oversized upstairs den / bonus room with an extensive list of upgrades just completed by DRB Developers. The entire interior, including trim, has been painted, red oak hardwood floors have been added and refinished throughout, and two new upstairs bedrooms have been converted into ensuite suites, along with a long list of additional improvements. The exterior is clad in timeless cedar shake. Inside, the first floor offers a traditional layout with sweeping views of the pool and hot tub with fountain from the family room, kitchen, and dining area. The large kitchen is outfitted with brand-new quartz countertops, freshly custom-painted cabinetry, a Wolf range, Sub-Zero refrigerator, sub-zero wine fridge, new lighting and plumbing fixtures, brand new pendants, and other upgrades that allow for seamless entertaining. Just off the kitchen, a large dining area with a banquette is steps from the enclosed, sun-filled porch. The porch, finished with bluestone pavers, has been completely renovated and offers open views of the pool, offering an incredible place to…

24  **158 69th St** **Avalon, NJ 08202** MLS ID: 262490 Active / For Sale	Single Family	6/5	5,281	8,250 sqft	1991	9/4/2026 67 days	$13,995,000 $2,650/sq ft

Listing Courtesy of FERGUSON-DECHERT, INC

Description Rarely does an oversized oceanfront property become available in one of Seven Mile Island's most coveted neighborhoods. Ideally positioned on the south side of 69th Street, this extraordinary 8,250-square-foot site offers 110 feet of ocean frontage and a remarkable 75 feet of street frontage. The sparsely developed beach block provides an exceptionally private and serene setting, surrounded by beautiful homes, underground utilities, lush dune vegetation, and expansive ocean views. Held by the same family for more than 60 years, this legacy oceanfront property features a meticulously maintained residence built in 1991 by Joe Popper, while offering an increasingly rare opportunity for future redevelopment. The sprawling 5,281 square foot home spans three stories and features six bedrooms, five full bathrooms, one powder room, an elevator, and expansive living and entertaining spaces designed to comfortably accommodate multiple generations. The second floor serves as the heart of the home, with wide-ranging ocean vistas providing a dramatic backdrop throughout the main living areas. A massive great room is anchored by a two-sided gas fireplace, creating two distinct gathering spaces: a more formal living area on one side and an additional oversized lounge on the other. An adjacent bar is exceptionally…

25  **283 6th St** **Avalon, NJ 08202** MLS ID: 261781 Active / For Sale	Single Family	6/6	3,019	–	2027	6/30/2026 133 days	$8,495,000 $2,814/sq ft

Listing Courtesy of FERGUSON-DECHERT, INC

Description Welcome to one of the most extraordinary locations on Seven Mile Island. JCM Development Proudly Presents - 283 6th Street, Avalon, NJ—an exceptional 6 bedroom 8 bath new construction residence that perfectly blends timeless coastal architecture with uncompromising luxury. Positioned in a truly irreplaceable setting, this spectacular home will offer unobstructed ocean views stretching as far as the eye can see that delivers breathtaking sunrises that will become part of your everyday lifestyle. Designed with both elegance and functionality in mind, this custom-built home will feature a private elevator servicing all levels, exquisite high-end kitchen cabinetry, high end subzero/wolf appliance package, numerous custom built-ins, custom millwork, premium finishes throughout, stunning Maibec cedar siding and MORE. Enter through a dramatic custom entryway that will create an unforgettable first impression, while a thoughtfully designed floor plan provides generous gathering spaces for family and guests. The first floor will offer an additional family room with seamless access to the private rear oasis, complete with a custom swimming pool and hot tub—perfect for entertaining or relaxing after a day at the beach. Buyers will also enjoy the unique opportunity to personalize interior finishes, creating a home…

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Avalon, New Jersey

kw JERSEY SHORE
KELLERWILLIAMS. REALTY

New: 50 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
26  **162 76th St** **Avalon, NJ 08202** MLS ID: 261268 Active / For Sale	Single Family	5/5	4,319	–	2022	5/9/2026 185 days	$9,999,999 $2,315/sq ft

Listing Courtesy of COMPASS RE - AVALON DUNE

Description

An extraordinary beach block retreat with breathtaking ocean views, this custom build and designed luxury home offers the perfect blend of sophistication, comfort, and effortless coastal living. Ideally positioned just fourth from the beach on the desirable south side of the street and NO utility lines/poles, this stunning three-story upside-down home was thoughtfully designed by highly sought-after architect Mark Asher and expertly built by DL Miner Construction, showcasing exceptional craftsmanship and timeless design throughout. The decor and furnishings were all done by Outside Interiors (see list of items attached). This home was masterfully crafter and thoughtfully curated from start to finish. From the moment you arrive, the bluestone front porch, rich mahogany entry door, and striking architectural presence set the tone for what awaits inside. Natural light pours into the spacious foyer, immediately highlighting the extensive custom millwork, wide plank oak flooring, and impeccable attention to detail found throughout the residence. Designed for both entertaining and everyday enjoyment, the first floor features two beautifully appointed bedroom suites with private baths, a stylish powder room, an elegant laundry room with custom cabinetry, and a spectacular southern-facing family room overlooking the rear yar...

27  **2988 Avalon Ave** **Avalon, NJ 08202** MLS ID: 261087 Active / For Sale	Single Family	5/2	2,296	–	1977	4/23/2026 201 days	$3,995,000 $1,740/sq ft

Listing Courtesy of DILLER FISHER REALTORS

Description

Perfectly positioned on a premier beach-block corner just steps from the beach, 2988 Avalon Avenue offers an exceptional setting. The boardwalk and Surfside Park are all that separate you from the beach—opening up panoramic views and a rare sense of space that cannot be recreated. Corner exposure creates natural view corridors, flooding the home with natural light while enhancing both ocean views and overall presence—an advantage consistently reserved for the most coveted positions. This home sits on one of the highest points on the island. Inside, the home blends the timeless charm of a classic upside-down Avalon beach house with a light, airy, and thoughtfully modern flare. Sunlit living spaces, hardwood flooring, and a refined coastal aesthetic define the interior, while a third-floor retreat offers a true lighthouse lookout—elevated, private, and quietly exceptional. The open layout is both inviting and functional. The main living area flows effortlessly into the kitchen and dining spaces and is enhanced by the home's natural light. Well-proportioned bedrooms and a first-floor laundry room with side entry allows for an easy return from the beach, designed with the rhythm of coastal living in mind, transitioning from beachside to relaxed indoor comfort. Step outside to expansive decks that are oriented to capture...

28  **3028 Avalon Ave** **Avalon, NJ 08202** MLS ID: 262434 Active / For Sale	Single Family	6/6	4,600	6,599 sqft	2019	8/31/2026 71 days	$7,900,000 $1,717/sq ft

Listing Courtesy of COMPASS RE - AVALON DUNE

Description

Welcome to 3028 Avalon Avenue, a stunning coastal retreat offering ocean views and luxurious amenities. This exquisite 6-bedroom, 6 full and 2 half bath property is perfectly positioned just across the street from the beach, providing breathtaking water vistas from its second and third floors. Designed over three levels, this custom home includes an in-ground heated pool and spa with a captivating waterfall feature, as well as a 4-stop elevator accessible from the ground floor. The first floor is an entertainer's paradise, featuring a cozy den with pool views, ample seating, a large flat-screen TV, and a wet bar equipped with a dishwasher and full fridge. A conveniently located powder room offers direct access from the pool area. This level also includes a full-size laundry area with a front-loading washer/dryer and a commercial ice maker, perfect for crafting your favorite frozen beverages. Two bedrooms on this floor include a bunk suite with twin and full beds, and a queen suite, both with access to the front covered deck. Ascend to the second floor to find an expansive great room showcasing a sectional sofa, flat-screen TV, and Sonos sound system. The adjoining chef's kitchen is a culinary masterpiece, complete with a large center island and counter seating for five. A dining table for eight and additional...

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Avalon, New Jersey

New: 50 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
29  **4303 Dune Dr** **Avalon, NJ 08202** MLS ID: 262792 Active / For Sale	Single Family	5/5	4,822	0.25 acres	1990	9/30/2026 41 days	$8,250,000 $1,711/sq ft

Listing Courtesy of LONG & FOSTER REAL ESTATE, INC AV

Description

Enjoy Spectacular Seashore Living At Its Finest! This Beautiful, 4,822 Square Foot 3-Story Home is located 2nd from the Beach on a large (85' x 130') Corner Lot in the Prestigious Bayberry Drive Area. The home features 5 Bedrooms (each with their Private Bathrooms), 2 Powder Rooms, Large Swimming Pool with Spa, Large Sitting Area and Decks on 3 Levels. Beautiful Bright Front Foyer Entrance has a tile floor and a Stunning Circular Stairway to Upper Levels, Elevator, Security System, Sprinkler System, Cedar Wood Exterior Siding, Trex and Fiberglass Decking, and Rubber Roof Coated with Silicone, Chimney re-coated and re-cemented, and Soros Sound System throughout the entire home. FIRST FLOOR: First Floor Family Room with Pool Table, Television, Fireplace, and Access to Pool Area, two Bedrooms each having a Private Bathroom with glass enclosed shower, Powder Room, Utility Room, and Two-Car Garage. SECOND FLOOR: Large Living Room with Wood Floor, Television and Fireplace, Dining Area, Kitchen with Quartz Countertop, Beautiful Cabinets and Center Island, Private Dining Room with skylight, Two Bedrooms (one with glass enclosed shower and the other with Jacuzzi Tub and glass enclosed shower). THIRD FLOOR: The Entire Third Floor is the Beautiful Master Bedroom Suite having an Open Living Area. On…

30  **7099 Dune Dr** **Avalon, NJ 08202** MLS ID: 261944 Active / For Sale	Lot/Land	–/–	2,212	–	–	7/18/2026 115 days	$7,495,000 $3,388/sq ft

Listing Courtesy of COMPASS RE - AVALON DUNE

Description

This is a truly rare opportunity to create your dream home on a massive corner site on one of the island's premier beach-blocks! The 9,350 square foot lot is 70% larger than the norm on seven mile island and will accommodate new construction of over 6,500 square feet on three levels with views of ocean, dunes and bird sanctuary. This is one of the island's most tranquil / low density settings (all but one of the neighboring properties is oversized) while simultaneously being within close proximity to recreation, shops, dining and nightlife. This has been owned by the same family and not available for purchase in over 50 years. Start your multi generational journey today!

31  **7279 Dune Dr** **Avalon, NJ 08202** MLS ID: 262055 Active / For Sale	Lot/Land	–/–	3,835	–	–	7/22/2026 111 days	$8,900,000 $2,321/sq ft

Listing Courtesy of C. A. MCCANN & SONS

Description

Exceptional beach-block opportunity on an oversized 110' x 105' (11,550 SF) corner lot—larger than more than 93% of Avalon's residential parcels. Just five homes from the beach, this extraordinary homesite offers ocean views and the opportunity to create a custom luxury estate with a resort-style pool, cabana, and expansive outdoor living. Over a quarter-acre of land is ample space for an expansive residence. Positioned across from Avalon's protected bird sanctuary, the property enjoys forever-preserved natural views, exceptional privacy, and one of the quietest beach-block settings on Seven Mile Island. Because the sanctuary interrupts 73rd Street, there is no roadway connecting Ocean Drive to Dune Drive at this location, resulting in significantly less through traffic than on most Avalon beach blocks. The beach at 73rd Street is known for its peaceful atmosphere and uncrowded shoreline. Existing driveways and curb cutouts on both Dune Drive and 73rd Street provide the rare advantage of dual street access. Seller will demolish the existing duplex prior to settlement, delivering a cleared, build-ready homesite. A truly rare offering—one of Avalon's largest beach-block parcels in a premier location, offering the opportunity to create a legacy estate to be enjoyed for generations.

32  **1100 Ocean Dr** **Avalon, NJ 08202** MLS ID: 261907 Active / For Sale	Condo/Townhouse/Apt.	3/2	1,608	8,747 sqft	1988	7/15/2026 118 days	$2,395,000 $1,489/sq ft

Listing Courtesy of COMPASS RE - AVALON DUNE

Description

Commanding spectacular panoramic views of Cedar Island and the surrounding back bays, this exceptional Mariner residence at the exclusive Commodore Bay Club offers the perfect blend of luxury, comfort, and waterfront living. With only four privately owned residences in the building, this is a rare opportunity to enjoy one of Avalon's most sought-after bayfront settings. The thoughtfully designed floor plan features three spacious bedrooms, two full baths, and an expansive great room where the living, dining, and kitchen areas come together to create an inviting space for everyday living and effortless entertaining. Walls of glass frame the ever-changing waterfront views while opening to a generous, covered deck—the perfect place to enjoy morning coffee, afternoon boat traffic, or Avalon's unforgettable sunsets. The well-appointed kitchen offers abundant cabinetry, generous workspace, bar seating, updated appliances, and newer flooring. The private primary suite provides a relaxing retreat with a walk-in closet and a spacious bath featuring a dual vanity, soaking tub, and separate glass-enclosed shower. Two additional guest bedrooms offer comfortable accommodations for family and friends. Numerous recent improvements, including new HVAC equipment, a hot water heater, hardwood flooring througho…

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Avalon, New Jersey

New: 50 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
33  **2928 Ocean Dr** **Avalon, NJ 08202** MLS ID: 262050 Active / For Sale	Condo/Townhouse/Apt.	5/4	2,002	–	1988	7/29/2026 104 days	$2,895,000 $1,446/sq ft

Listing Courtesy of FERGUSON-DECHERT, INC

Description

Welcome to BAYFRONT living at 2928 Ocean Drive in Avalon! This one-of-a-kind property offers BREATHTAKING sunsets, incredible wildlife, and expansive back-bay views—all while being within walking distance to the beach and town. Adding to the unique setting is Borough-owned land directly to the north, providing an additional 50+ feet of open space. The extra open space combines with the highly preferred exposure facing the sunsets, bay & wetlands to provide a tranquil, inviting setting - This BAYFRONT townhome has just undergone a renovation inside and out. Exterior improvements include brand-new maintenance-free Hardie plank siding, new exterior window trim, a new roof, maintenance free composite decking, red brick around foundation walls, and more. Inside, you'll find all-new white oak engineered hardwood flooring, custom trim work, a stunning chef's kitchen, completely renovated bathrooms, and thoughtfully updated living spaces throughout. The first floor features three bedrooms, two full bathrooms, and access to the garage. One of the bedrooms is currently set up as a bayside family room complete with a wet bar and access to a covered bayside deck—creating an ideal space to relax just steps from the water. The second floor is almost entirely dedicated to entertaining. A split-level design…

34  **3142 Ocean Dr** **Avalon, NJ 08202** MLS ID: 260900 Active / For Sale	Condo/Townhouse/Apt.	3/2	2,065	–	2004	4/7/2026 217 days	$2,795,000 $1,354/sq ft

Listing Courtesy of TIM KERR SOTHEBY'S INTERNATIONAL REALTY

Description

Welcome to your dream Shore home at 3142 Ocean Drive in the picturesque city of Avalon! This stunning Bayfront property is the perfect retreat for families. With 3 bedrooms, 2 full bathrooms, and 1 half bathroom, this spacious home offers ample space for everyone to relax and unwind. The sleeping arrangements include a luxurious California King bed, a comfortable Queen bed, 2 cozy Single beds, and a convenient Queen sofa bed. The property is equipped with modern amenities to make your stay as comfortable as possible. Enjoy the convenience of a fully stocked kitchen with a dishwasher, microwave, toaster, stove, and Keurig coffee maker. Stay cool with central AC during the warmer months and cozy up by the gas log fireplace in the living room during the cooler evenings. Step outside to enjoy the breathtaking waterfront views from one of the three decks, complete with deck furniture for lounging and dining al fresco. Take advantage of the boat slip and dock, perfect for water enthusiasts looking to explore the bay. The location makes it an easy walk to downtown shops and restaurants. Don't miss out on the opportunity to experience waterfront living at its finest in Avalon.

35  **5765 Ocean Dr** **Avalon, NJ 08202** MLS ID: 262858 Active / For Sale	Single Family	4/3	2,700	–	2022	10/6/2026 35 days	$4,600,000 $1,704/sq ft

Listing Courtesy of BERKSHIRE HATHAWAY HS FOX & ROACH - AV

Description

Bay and sunset views!! One of Avalon best opportunities next to the bay and Brand new public dock. Recently built by Thomas J. Welsh jr. Enjoy fantastic bay & wetlands plus a breath of fresh ocean and bay air from the quaint front porch and deck areas. 5765 is Custom designed home with amazing bay, wetland and sunset views. This AV beach cottage design that will deceive the eye as it boasts plenty of room for a large family and ample space for all your guests. Featuring 4 bedrooms, 3 full baths (2 are en-suite bedrooms), a powder room, an open and welcoming living room, spacious dining and modern chefs kitchen. The huge second floor bayside family room features doors leading to another deck affords even more spectacular wetland and bay views. The beautiful custom kitchen has all high-end stainless appliances with gorgeous custom quartz counters and an oversized center island. As you go downstairs you will be amazed to find the bottom level completely finished with a spacious bar area and an expansive entertainment bonus room that opens up to share the pool and patio . Perfectly designed for outdoor entertainment the backyard has an oversized pool with sun shelf and spacious decking along with space to BBQ. The outdoor spaces are lavishly landscaped and beautifully furnished all within a short…

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Avalon, New Jersey

kw JERSEY SHORE KELLERWILLIAMS. REALTY

New: 50 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
36  **24 E 19th St** **Avalon, NJ 08202** MLS ID: 262936 Active / For Sale	Single Family	6/7	3,637	–	2021	10/10/2026 31 days	$7,999,000 $2,199/sq ft

Listing Courtesy of COMPASS RE - AVALON DUNE

Description

Experience exceptional beach-block living in this beautifully appointed Avalon home, ideally located just steps from the beach and a short walk or bike ride to downtown. Offering ocean views, generous indoor and outdoor living spaces, and a thoughtfully designed floor plan, this 6-bedroom, 7-full and 2-half-bath home has everything you need to enjoy the best of the shore. Each of the six bedrooms is a private en-suite, with three offering their own private decks. The first floor features an unusually spacious family room complete with a wet bar and wine/beverage refrigerator, creating the perfect space for relaxing or entertaining. A conveniently located powder room offers direct access from the pool area, making the transition from indoor to outdoor living effortless. The open-concept second floor is the heart of the home, featuring a gourmet kitchen with custom cabinetry, quartz countertops, and top-of-the-line appliances. The kitchen flows seamlessly into the dining and great room areas, where cathedral ceilings, shiplap detailing, hardwood floors, and abundant natural light create an inviting coastal atmosphere. The spacious king primary suite offers a private deck along with separate his-and-hers bathrooms for an added level of comfort and privacy. High ceilings and beautiful hardwood floors continue...

37  **66 E 20th St** **Avalon, NJ 08202** MLS ID: 262634 Active / For Sale	Condo/Townhouse/Apt.	2/2	1,031	–	1972	9/8/2026 63 days	$1,995,000 $1,935/sq ft

Listing Courtesy of FERGUSON-DECHERT, INC

Description

One of the island's most unique offerings, this oceanfront condominium at the Whitebrier sits just steps from the beach path and offers exceptional ocean views. Located on the second floor, the unit enjoys some of the building's best sightlines, with both sunrise and sunset views. Its northeast facing position provides white-water ocean views from both the interior and the deck. The unit has benefited from an extensive list of upgrades, including a new 200-amp electrical panel, a tankless hot water heater that creates additional storage space, and a completely repainted interior. A full list of improvements is available in the associated documents. Inside, the unit offers two spacious bedrooms, including a primary suite with a private bath. The guest bedroom is served by an updated hall bathroom featuring a beautifully tiled shower, quartz countertop, and upgraded vanity. Conveniently positioned off the main living area, this bathroom also serves guests when entertaining. The bedroom also opens to a private deck furnished with high-quality Polywood furniture. Every inch of the unit has been designed to maximize the space for both function and storage. The kitchen features stainless steel appliances, granite countertops, and custom-milled cabinetry designed to make efficient use of the available space. A large...

38  **66 E 20th St, Unit 203** **Avalon, NJ 08202** MLS ID: 611414 Active / For Sale	Condo/Townhouse/Apt.	2/2	973	–	1972	9/1/2026 70 days	$1,850,000 $1,901/sq ft

Listing Courtesy of COLLINI REAL ESTATE, LLC

Description

Repriced! Rare Beachfront Condo Sale at Whiterbrier Beach Club – Avalon Uniquely situated in the building and now offered for sale, this 2-bedroom, 2-bath, second-floor condominium at Whitebrier Beach Club presents a special opportunity to own a piece of beachfront Avalon. Ideally positioned at the beach end of the building, this condo enjoys beautiful Atlantic Ocean views along with a clear view of the pool. Rebuilt in 1972, this condominium building was a hotel conversion and has been lovingly enjoyed as a family vacation home since their parents purchased it during the condo conversion in1981. Over the years, the home has received numerous updates and improvements, including an updated kitchen with granite countertops and stainless-steel appliances, new icemaker in 2026, an updated hall bath, two newer in-wall HVAC units, and a newer hot water heater, as well as all new carpet being laid throughout the condo in 2025. One of the standout features is the spacious double outdoor deck, offering plenty of room for outdoor dining, entertaining, or simply relaxing and enjoying the sights and sounds of the shore. With direct beach access and the boardwalk just steps from the building, you can leave the condo and be on the sand or walking on the boardwalk in moments, enjoying all that makes Avalon such a...

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Avalon, New Jersey

kw JERSEY SHORE
KELLERWILLIAMS. REALTY

New: 50 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
39  **2928 Ocean Dr, #C-N** **Avalon, NJ 08202** MLS ID: 613004 Active / For Sale	Condo/Townhouse/Apt.	5/4	2,002	–	–	10/18/2026 23 days	$2,895,000 $1,446/sq ft

Listing Courtesy of FERGUSON DECHERT REAL ESTATE INC

Description

Welcome to BAYFRONT living at 2928 Ocean Drive in Avalon! This one-of-a-kind property offers BREATHTAKING sunsets, incredible wildlife, and expansive back-bay views—all while being within walking distance to the beach and town. Adding to the unique setting is Borough-owned land directly to the north, providing an additional 50+ feet of open space. The extra open space combines with the highly preferred exposure facing the sunsets, bay & wetlands to provide a tranquil, inviting setting - This BAYFRONT townhome has just undergone a renovation inside and out. Exterior improvements include brand-new maintenance-free Hardie plank siding, new exterior window trim, a new roof, maintenance free composite decking, red brick around foundation walls, and more. Inside, you'll find all-new white oak engineered hardwood flooring, custom trim work, a stunning chef's kitchen, completely renovated bathrooms, and thoughtfully updated living spaces throughout. The first floor features three bedrooms, two full bathrooms, and access to the garage. One of the bedrooms is currently set up as a bayside family room complete with a wet bar and access to a covered bayside deck—creating an ideal space to relax just steps from the water. The second floor is almost entirely dedicated to entertaining. A split-level design…

40  **2379 Dune Dr** **Avalon, NJ 08202** MLS ID: 263016 Active / For Sale	Condo/Townhouse/Apt.	4/3	2,900	–	1981	10/19/2026 22 days	$1,999,999 $690/sq ft

Listing Courtesy of LONG & FOSTER REAL ESTATE, INC AV

Description

Beach days, dinner parties, and room to live your way in Avalon. Welcome to 2379 Dune Drive in Avalon , NJ. This is the one you have been looking for. Steps to the beach, The Rocking Chair, The Princeton, and local shops, this distinctive three-bedroom, three-full-bath custom home puts the best of Avalon shore living close at hand. Cook, gather, and linger around the custom kitchen island. After a day by the water, settle into the media room or spread out across the home's flexible bonus spaces. First floor office is currently being us as a bedroom, the loft is also being used as an additional bedroom, offering added versatility for guests, work, or relaxation. The beautiful primary bath provides a peaceful place to unwind and recharge after a day at the shore. When it's time to entertain, step outside to the deck, where sunset dinners, outdoor cooking, and relaxed evenings with friends come naturally. Create your own outdoor dining area and enjoy the laid-back coastal lifestyle that makes Avalon so desirable. Make it your year-round home, a weekend escape, or a rental opportunity with strong appeal for beach-loving guests seeking an Avalon vacation home near the beach, restaurants, shops, and entertainment. Call today to make your appointment for 2379 Dune Drive and be ready to make memories this Spring .

41  **29 E 28th St** **Avalon, NJ 08202** MLS ID: 262112 Active / For Sale	Condo/Townhouse/Apt.	2/1	576	–	1959	7/31/2026 102 days	$770,000 $1,337/sq ft

Listing Courtesy of LONG & FOSTER REAL ESTATE, INC AV

Description

Welcome to effortless accessible island living. This beautifully appointed two-bedroom, one-bath first-floor residence offers the rare combination of Beach-Block proximity and true turn-key ease. It's being sold fully furnished and ready to enjoy from day one. Classic wainscoting lends timeless seashore character throughout, while the updated kitchen with newly installed dishwasher and refreshed bath complete with a glass-bowl vanity sink and walk-in glass enclosed shower bring a refined, contemporary touch. There are building-wide renovations, including a fully updated exterior and beautifully landscaped courtyard, which elevate the entire Capri Condominiums community. Designed for year-round enjoyment, the building features a hot-and-cold drip winterization system for effortless off-season care, along with private storage and shared laundry for added convenience. The quarterly condo fee which covers insurance, sewer and water offers exceptional value for the lifestyle this home provides. Just moments from Avalon Surfside Park, the vibrant shops and restaurants of downtown Avalon, and the beach itself, this is coastal living at its most convenient and most charming.

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Avalon, New Jersey

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New: 50 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
42  **40 W 15th St** **Avalon, NJ 08202** MLS ID: 262183 Active / For Sale	Single Family	7/6	3,751	–	2026	8/6/2026 96 days	$6,250,000 $1,666/sq ft

Listing Courtesy of FERGUSON-DECHERT, INC

Description

Coming Soon — Your Avalon Dream Home. Buyers can pick their finishes now! This fully custom, brand-new construction residence offers the ultimate in luxury coastal living, just a short stroll to the beach and within easy walking distance to downtown Avalon. Located on one of Avalon's most desirable streets, this exceptional home is thoughtfully designed for the most discerning buyers, showcasing high-end craftsmanship and premium finishes throughout. The home features 7 bedrooms, 6 full bathrooms, and 2 half baths, with a smart, functional layout across three expansive levels with a 4-stop elevator. Positioned on the south side of the street with underground utilities, the property enjoys abundant natural sunlight, perfectly enhancing the rear-yard pool and outdoor entertaining area. The first floor offers three bedrooms, two full baths, a powder room, laundry, and a spacious family room that opens directly to the rear deck—ideal for seamless indoor-outdoor living. The second floor is designed for entertaining, featuring the main living room, dining area, gourmet kitchen with pantry, a half bath, and two ensuite bedrooms. The third floor includes a junior primary suite with walk-in closet, a true primary suite with walk-in closet, and a convenient third-floor laundry. An exceptional opportunity to own a thoughtfully...

43  **606 22nd St** **Avalon, NJ 08202** MLS ID: 262385 Active / For Sale	Condo/Townhouse/Apt.	4/4	2,470	–	1999	8/27/2026 75 days	$3,195,000 $1,294/sq ft

Listing Courtesy of FERGUSON-DECHERT, INC

Description

Set towards the western end of Princeton Harbor and against an expansive backdrop of open bay and protected wetlands, this massive bayfront townhome offers southwest exposure that delivers exceptional views and dramatic sunsets throughout the year. The location is ideal for boaters, with convenient access to the Intracoastal Waterway and a quick route into the ocean through Townsend's Inlet. The nearly 2,500-square-foot, multi-level interior offers generous living spaces and 4 bedrooms. Built at a time when the lot coverage ratio was 30%, this home is almost 10% larger than what would be permitted today on the same lot. A waterfront family room takes full advantage of the views, offers access to a covered, bayside deck, and can easily function as a fourth bedroom when needed. The second floor great room is massive and ideal for entertaining, with an updated kitchen, beautifully maintained hardwood floors, and a bayside living room centered on a gas fireplace. Slider access to the brand new second floor deck will lead you to breathtaking eastern, southern and western water views. The top story is entirely dedicated to the primary suite and is one of the larger bedrooms that you will ever see in a bayfront townhome. The home has been exceptionally well maintained and improved, including the...

44  **19 Heron Dr** **Avalon, NJ 08202** MLS ID: 262393 Active / For Sale	Single Family	6/5	5,738	10,075 sqft	2026	8/25/2026 77 days	$16,995,000 $2,962/sq ft

Listing Courtesy of KELLER WILLIAMS MAIN STREET

Description

Another Winfield Developers Bayfront Masterpiece! Nestled along prestigious Heron Drive, one of Avalon's most exclusive waterfront streets, 19 Heron Drive is a hidden jewel offering breathtaking views of the lagoon and the bay. With architectural design by Asher Slaunwhite + Partners and interior decorator Ford Design Studio, this extraordinary custom residence showcases bespoke millwork, tailored finishes, custom lighting, vaulted ceilings, magnificent architectural shapes and curves, and carefully proportioned spaces designed for both elegant entertaining and relaxed coastal living. Perhaps most impressive is the property's rare 75 +/- feet of waterfront frontage. A brand-new bulkhead, two deep-water boat slips, dock access lighting, and excellent boating and docking water, including at low tide, create an exceptional waterfront package. The protected lagoon setting provides desirable shelter while offering convenient access to Avalon's surrounding waterways. Enter through the covered porch and immediately experience gorgeous bay views framed by expansive walls of glass. The waterfront family room features floor-to-ceiling sliding glass doors opening directly to the outdoor living areas. The second-floor porch is equipped with automated screens, power hurricane shutters, and heaters, extending the...

45  **440 21st St** **Avalon, NJ 08202** MLS ID: 262841 Active / For Sale	Condo/Townhouse/Apt.	3/2	1,200	–	1981	10/3/2026 38 days	$1,395,000 $1,163/sq ft

Listing Courtesy of COLDWELL BANKER JAMES C OTTON REAL ESTATE

Description

Welcome to this charming centrally located townhome, where coastal living meets modern comfort. Just a short stroll to the town beach and bay, this beautifully updated three-bedroom, two-bathroom residence offers the perfect blend of convenience and tranquility in a quiet neighborhood setting. Inside, an open floor plan invites effortless entertaining, with gleaming hardwood floors flowing throughout the thoughtfully designed interior. The contemporary kitchen serves as the heart of the home, featuring a large center island that comfortably seats five - ideal for casual gatherings and shared meals. Modern finishes enhance every space, creating a warm and sophisticated atmosphere throughout. Step outside to the large covered deck, perfect for relaxing mornings or evening gatherings, while an outdoor shower adds a practical touch after days spent at the beach. Access to this unit is from Barry Road. Don't miss this rare opportunity to own a move-in-ready coastal retreat - schedule your showing today.

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Avalon, New Jersey

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New: 50 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
46  **675 Avalon Blvd** **Avalon, NJ 08202** MLS ID: 261663 Active / For Sale	Single Family	3/2	2,464	4,948 sqft	2027	6/19/2026 144 days	$2,299,000 $933/sq ft

Listing Courtesy of COMPASS RE - SIC

Description

Welcome to Bayview at Avalon - an exclusive enclave of thoughtfully designed luxury single-family homes, ideally located less than two mile from Avalon's vibrant downtown, renowned dining, boutique shopping, and pristine beaches. Bayview at Avalon presents a rare opportunity to own a new construction home while creating a residence tailored to your lifestyle. Choose from two award-winning floor plans - the Asbury and the Sarasota - each offering timeless coastal architecture, sophisticated design, and spacious open-concept living. Personalize your home with thoughtfully curated design selections and flexible living spaces that reflect your lifestyle. Whether you envision a private home office, reading nook, fitness area, or enhanced entertaining space, the Asbury and Sarasota floor plans offer opportunities to tailor key areas of your home while maintaining their elegant, open-concept design. Every detail has been carefully considered to provide both luxury and functionality for modern coastal living. Enjoy spectacular bay views and the charm of a thoughtfully planned 21 homes neighborhood that will foster a welcoming sense of community for years to come. Bayview at Avalon is more than a collection of homes - it is an opportunity to experience exceptional coastal living in one of the Jersey Shore's most desirable...

47  **679 Avalon BLVD** **Avalon, NJ 08202** MLS ID: 261664 Active / For Sale	Single Family	5/3	2,817	4,948 sqft	2027	6/19/2026 144 days	$2,499,000 $887/sq ft

Listing Courtesy of COMPASS RE - SIC

Description

Welcome to Bayview at Avalon - an exclusive enclave of thoughtfully designed luxury single-family homes, ideally located less than two mile from Avalon's vibrant downtown, renowned dining, boutique shopping, and pristine beaches. Bayview at Avalon presents a rare opportunity to own a new construction home while creating a residence tailored to your lifestyle. Choose from two award-winning floor plans - the Asbury and the Sarasota - each offering timeless coastal architecture, sophisticated design, and spacious open-concept living. Personalize your home with thoughtfully curated design selections and flexible living spaces that reflect your lifestyle. Whether you envision a private home office, reading nook, fitness area, or enhanced entertaining space, the Asbury and Sarasota floor plans offer opportunities to tailor key areas of your home while maintaining their elegant, open-concept design. Every detail has been carefully considered to provide both luxury and functionality for modern coastal living. Enjoy spectacular bay views and the charm of a thoughtfully planned 21 homes neighborhood that will foster a welcoming sense of community for years to come. Bayview at Avalon is more than a collection of homes - it is an opportunity to experience exceptional coastal living in one of the Jersey Shore's most desirable...

48  **685 Avalon BLVD** **Avalon, NJ 08202** MLS ID: 261668 Active / For Sale	Single Family	5/3	2,817	4,948 sqft	2027	6/16/2026 147 days	$2,499,000 $887/sq ft

Listing Courtesy of COMPASS RE - SIC

Description

Welcome to Bayview at Avalon - an exclusive enclave of thoughtfully designed luxury single-family homes, ideally located less than two mile from Avalon's vibrant downtown, renowned dining, boutique shopping, and pristine beaches. Bayview at Avalon presents a rare opportunity to own a new construction home while creating a residence tailored to your lifestyle. Choose from two award-winning floor plans - the Asbury and the Sarasota - each offering timeless coastal architecture, sophisticated design, and spacious open-concept living. Personalize your home with thoughtfully curated design selections and flexible living spaces that reflect your lifestyle. Whether you envision a private home office, reading nook, fitness area, or enhanced entertaining space, the Asbury and Sarasota floor plans offer opportunities to tailor key areas of your home while maintaining their elegant, open-concept design. Every detail has been carefully considered to provide both luxury and functionality for modern coastal living. Enjoy spectacular bay views and the charm of a thoughtfully planned 21 homes neighborhood that will foster a welcoming sense of community for years to come. Bayview at Avalon is more than a collection of homes - it is an opportunity to experience exceptional coastal living in one of the Jersey Shore's most desirable...

49  **8 Meadowview Ln** **Avalon, NJ 08202** MLS ID: 261628 Active / For Sale	Single Family	4/3	3,171	8,751 sqft	2026	6/16/2026 147 days	$2,699,000 $851/sq ft

Listing Courtesy of LONG & FOSTER REAL ESTATE, INC AV

Description

Imagine enjoying life at the shore in your brand new home, taking in water views from the deck while being cooled by a sea breeze! Bayview at Avalon offers the very best of the shore, without an island price tag! Well known build quality, featuring 4 bedrooms, 3.5 baths; 3,171 +/- square feet; 9' ceilings; an elevator; high end appliances, finishes, and fixtures; two-car garage plus storage; and water views from multiple decks! Located in quiet Avalon Manor, just steps away are the marina and fishing pier. Just over the bridge is downtown Avalon, the beaches, shopping, restaurants, and all that the island offers! Make Bayview at Avalon your next move!

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Avalon, New Jersey

New: 50 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
50  **9 Meadowview Ln** **Avalon, NJ 08202** MLS ID: 261643 Active / For Sale	Single Family	4/3	3,155	–	2026	6/18/2026 145 days	$2,669,000 $846/sq ft

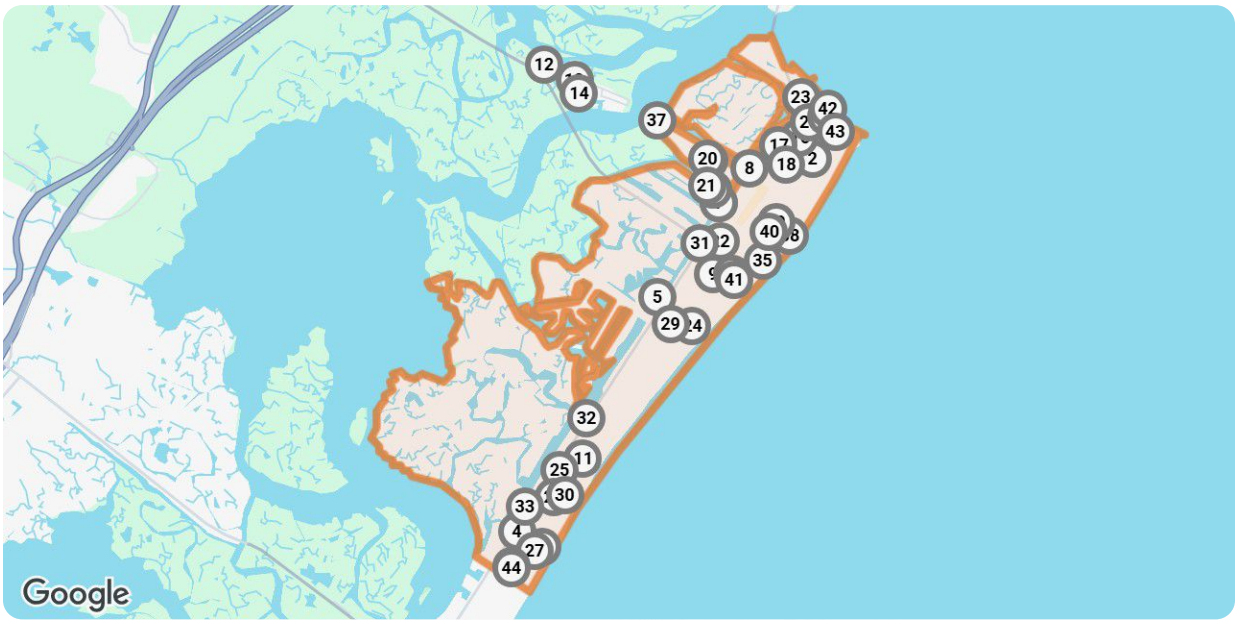
Listing Courtesy of TIM KERR SOTHEBY'S INTERNATIONAL REALTY

Description

This is your opportunity to secure one of the premier homes in the newest community. Bayview at Avalon is a 21 lot community positioned in the east end of Avalon Manor. Lot 21.01 is currently under construction with the Hatteras model being built. The Hatteras has 4 bedrooms, 3.5 bathrooms, and features 3,155 square feet of living space, with 638 square feet of unfinished space on the ground floor, a 602 square foot garage, and nearly 400 square feet of exterior deck space. The home will be finished with LVP flooring, custom cabinetry, quartz countertops, a premium appliance package, and multi-stop elevator. Act now to secure this premier lot. Buyers who are involved early will have the exclusive opportunity to work with the design team to select custom finishes, colors, and personal upgrades. Contact us today for full floor plans, site details, and delivery timelines.

Pending

Source: Listings



Legend

Pending

Pending: 25 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
1  **174 23rd St** **Avalon, NJ 08202** MLS ID: 262200 Pending / For Sale	Single Family	6/6	3,800	8,250 sqft 2026	8/8/2026	$4,999,000 $1,316/sq ft	10/3/2026 56 days

Listing Courtesy of BERKSHIRE HATHAWAY HS FOX & ROACH - AV

Description

Welcome to this stunning new-construction single-family home, thoughtfully designed to offer the perfect blend of luxury, comfort, and effortless coastal living. The home will be ready Fall 2026! Boasting six bedrooms, six full bathrooms, a powder room, and a beautiful heated in-ground pool, this exceptional three-level single family home provides plenty of space and privacy for family and guests. The main living level is filled with natural light and features soaring cathedral ceilings, creating an impressive atmosphere. A cozy fireplace adds warmth and charm, while the gourmet kitchen is designed for both everyday living and entertaining, with high-end appliances and a generous center island that serves as the heart of the home. The luxurious primary suite offers a private retreat, complete with a spa-like en-suite bathroom and its own private balcony. Multiple decks throughout the home provide abundant outdoor living space perfect for enjoying morning coffee, relaxing in the sun, or taking in the refreshing breezes. The heated in-ground pool creates a private oasis for summer enjoyment and relaxation, making outdoor living truly effortless. Ideally situated within walking distance of downtown, local shops, and restaurants, this exceptional home combines the best of new construction, resort-style amenitie...

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Avalon, New Jersey

kw JERSEY SHORE
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Pending: 25 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
2  **228 56th St** **Avalon, NJ 08202** MLS ID: 262284 Pending / For Sale	Lot/Land	–/–	–	– –	8/18/2026	$3,499,000 –/sq ft	11/1/2026 75 days

Listing Courtesy of LONG & FOSTER REAL ESTATE, INC AV

Description

Exceptional 60' x 110' Homesite with architectural plans included for a 4100 sf, 7 bedroom plus office home or 8 bedroom home. A rare opportunity to create a custom coastal retreat in one of Avalon's most distinctive natural settings. This newly subdivided 60' x 110' vacant lot is ideally positioned just a half block from the beach and a half block from the bay, offering the perfect balance of ocean, bay and nature. What truly distinguishes this location is the extraordinary setting just west of Avalon's distinctive high dunes. Here, a remarkable stretch of oceanfront has been preserved as one of Avalon's few remaining maritime forests. A natural landscape of cedar, holly and wild cherry trees, bayberry and sumac gives way to rolling dunes and an exceptionally beautiful beachfront. From the beach, the maritime forest creates an unexpected sense of privacy and tranquility, a rare coastal experience on a vibrant barrier island. Homes seem wonderfully removed from the shoreline, creating a peaceful, uncrowded atmosphere where the natural beauty of Avalon takes center stage. To the west, enjoy views toward Avalon's crown jewel, the newly transformed Avalon Bay Park Marina, with boating, kayaking, paddleboarding and waterfront recreation just steps away. Designed with resiliency and environmental sustainability in…

3  **2306 Dune Dr** **Avalon, NJ 08202** MLS ID: 263093 Pending / For Sale	Condo/Townhouse/Apt.	3/3	2,280	– 2007	10/21/2026	$1,999,500 $877/sq ft	10/31/2026 10 days

Listing Courtesy of FERGUSON-DECHERT, INC

Description

Rarely available, this 3-bedroom residence plus den is considered best in class and includes convenient elevator access. Offering 3 bedrooms, 3 full bathrooms, plus a spacious den, this is the largest unit at The Breakers, measuring 2,280 square feet of living space. The first floor offers a large den with a full bathroom, providing flexible space for guests. The expansive kitchen is centered around a large island with seating for 5 and features stone countertops, extensive cabinetry, and stainless-steel appliances. A dedicated dining area is positioned just off the kitchen. The large family room is centered around a gas-fed fireplace and opens through a set of sliding glass doors to the first-floor deck, creating a seamless transition between the indoor and outdoor living spaces. Upstairs, the second floor offers 3 expansive bedrooms, with the primary suite positioned toward the front of the residence. The oversized primary bathroom features a large standup shower, massive tub, and dual sink vanity, offering a level of space that is uncommon in this market segment. A private deck, accessed through a second set of sliding glass doors, completes the primary suite. Hardwood flooring extends throughout the unit, and a dedicated laundry room is conveniently located down the hall. Two additional spacious bedrooms are positioned…

4  **178 19th St** **Avalon, NJ 08202** MLS ID: 262275 Pending / For Sale	Single Family	6/5	–	5,502 sqft 2026	8/17/2026	$5,299,000 –/sq ft	10/28/2026 72 days

Listing Courtesy of COMPASS RE - AVALON DUNE

Description

Exceptional new construction by Madison Homes, showcasing incredible design, craftsmanship, and elevated finishes throughout. This stunning three-story residence offers 6 bedrooms, 5 full bathrooms, and 1 powder room, along with multiple living spaces, an elevator, generous storage, and two laundry areas. The open-concept main living level features a beautifully designed kitchen with marble countertops, a large center island, spacious dining area, and expansive living room, all enhanced by unbelievable custom trim and architectural detail throughout. The private third-floor primary suite offers a luxurious bath, two walk-in closets, private balcony, and its own laundry, while the first floor provides three bedrooms and a separate family room ideal for guests or additional entertaining. Outdoor living is equally impressive with multiple decks and balconies, an exterior shower, private pool, cabana, and storage. A beautifully executed home offering outstanding space, style, and the quality construction Madison Homes is known for. **COMPLETION DATE SEPTEMBER 2026. Additional finished photos will be added upon completion. **

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Avalon, New Jersey

kw JERSEY SHORE KELLERWILLIAMS. REALTY

Pending: 25 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
5  **912 Ocean Dr** **Avalon, NJ 08202** MLS ID: 262832 Pending / For Sale	Condo/Townhouse/Apt.	3/2	1,645	– 2009	9/2/2026	$2,395,000 $1,456/sq ft	10/9/2026 37 days

Listing Courtesy of COMPASS RE - AVALON DUNE

Description

Welcome to The View at Commodore Bay Marina, where waterfront living meets the best of the Avalon lifestyle. Perched on the third and top floor, this beautifully maintained bayfront condominium offers spectacular sunset views, a front-row seat to the activity of the marina, and an effortless coastal lifestyle. Featuring three spacious bedrooms and two full bathrooms, the open-concept living area is designed for both relaxing and entertaining. The kitchen is complete with stainless steel appliances, granite countertops, and a wine cooler, while fresh paint throughout gives the home a bright and inviting feel. The private primary suite features two walk-in closets and a spacious ensuite bath with a Jacuzzi tub and walk-in shower. Step outside and enjoy your morning coffee or an evening cocktail overlooking the marina as the boats come and go and the sun sets over the bay. Building amenities include elevator access, two reserved parking spaces, an outdoor shower, and a private storage unit. As an added benefit, the new owner will receive a complimentary boat slip at Commodore Bay Marina for the first year, with the first right to renew at the market rate each year thereafter. Ideally located near Avalon's pickleball courts and recreation fields and just a few blocks from the beach, restaurants, shopping, and everything…

6  **470 Avalon Blvd** **Avalon, NJ 08202** MLS ID: 262400 Pending / For Sale	Lot/Land	–/–	772	6,630 sqft 1945	8/24/2026	$1,095,000 $1,418/sq ft	10/23/2026 60 days

Listing Courtesy of FERGUSON-DECHERT, INC

Description

This PRIME BAYFRONT BUILDING SITE is ready for your custom new home, offering panoramic bay and wetland views as far as the eye can see! AND...Federal & State Permits are already in place for a new home, a new bulkhead, and a new pier leading to a new floating dock & boat lift! Once the buyer installs a new bulkhead, the site will offer an impressive 140 feet (+/-) of dry land between the street side property line and the bulkhead - that's significantly more upland than most bayfront sites! Begin each day with a beautiful sunrise over Townsends Inlet, then enjoy refreshing breezes and spectacular sunsets from this peaceful waterfront setting. And with only one home located across the street—and unobstructed views beyond it—the site also offers views from the streetside of the home, which is something that many bayfront locations do not offer. You'll enjoy the exceptional sense of openness and tranquility! Here, the stage is set for the ultimate bayfront lifestyle with the ability to dock your boats, wave runners, kayaks and paddle boards right behind your home! The surrounding waterways provide great fishing and crabbing, along with convenient boating access to the Intra Coastal Waterway, Townsends Inlet and the ocean. Nature is also an everyday part of the experience, with an abundance of wildlife ranging from…

7  **169 16th St** **Avalon, NJ 08202** MLS ID: 261572 Pending / For Sale	Single Family	6/6	3,682	– 2022	6/10/2026	$5,100,000 $1,385/sq ft	9/9/2026 91 days

Listing Courtesy of COMPASS RE - AVALON DUNE

Description

AVALON COASTAL LUXURY LIVING AT ITS FINEST — 6BD | 6BA | 2 Half BA | Heated Pool | 4-Stop Elevator. Just 2½ blocks from the sparkling shores of Avalon and steps from the charming north-end boutiques, acclaimed restaurants, and vibrant nightlife, this stunning Tom Welsh-built masterpiece redefines the shore house experience. Offered fully furnished and turn-key, this is not just a home — it's a lifestyle. Step through the front door and be welcomed by a gracious center hallway design, where thoughtful luxury unfolds at every turn. Two en-suite bedrooms flank the entry, including a custom Bunk Room outfitted with twin-over-queen bunk beds, each complete with individual charging stations and built-in lighting — a dream for guests of all ages. A full laundry room and a conveniently located powder room with direct pool access round out the ground level, along with a spectacular entertainment room featuring a wet bar, beverage refrigerator, oversized sectional, and flat-screen TV — the ultimate hangout space.The resort-style pool deck is an entertainer's paradise: a large TV, built-in natural gas grill, Heated pool with sun shelf, with in-water loungers and app-controlled lighting set the stage for unforgettable summer evenings. Ascend to the dramatic second floor, where soaring 2-story ceilings, a shiplap feature wall, and…

8  **3149 1st Ave** **Avalon, NJ 08202** MLS ID: 253331 Pending / For Sale	Multifamily/Multiplex	5/3	1,842	– 1950	11/11/2025	$2,895,000 $1,572/sq ft	3/20/2026 129 days

Listing Courtesy of LONG & FOSTER REAL ESTATE, INC AV

Description

Combining the charm of old school Avalon with the flexibility of multiple units! This three-unit property features a 3 bedroom, 1.5 bath unit on the first floor, a 1 bedroom, 1 bath unit upstairs, and a 1 bedroom, 1 bath detached rear cottage. Use one or more units for your own vacation time or rent them all to maximize your rental income. The location of this 50x110 lot is also exceptional: walk to the 32nd Street beach, OR, walk a "short block" south to the 33rd Street beach path and enjoy the beach there. Just a block to the west is the edge of the Avalon business district and all its shops and restaurants, making this a true "park and walk" location. Whether you're looking for a vacation home, rental property, or eyeing the location for future construction, this home is worth a look today!

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Avalon, New Jersey

Pending: 25 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
9  **464 20th St** **Avalon, NJ 08202** MLS ID: 262900 Pending / For Sale	Single Family	5/3	2,962	3,999 sqft 1999	9/11/2026	$2,895,000 $977/sq ft	10/11/2026 30 days
Listing Courtesy of FERGUSON-DECHERT, INC							

Description

Situated just outside of town, this 5 bedroom, 3.5 bath single-family home offers exceptional value at a price point that is increasingly difficult to find in Avalon. Constructed on a 40X100FT lot and located just steps from town, the home spans nearly 3,000 square feet over 3 stories, with bay views from multiple levels. Set on a quiet street, the property offers plenty of space for the entire family, along with a proven rental history and recent upgrades throughout. Just steps from the front door, the 5th Avenue dock provides convenient bay access for launching paddleboards and kayaks. The rear yard is designed for outdoor entertaining with an expansive pool and hot tub. Inside, the first floor offers a large bedroom with an ensuite bath, along with a spacious two car garage, providing ample storage for beach, pool, and recreational gear. The second floor is dedicated to the main living and entertaining spaces, featuring an upgraded kitchen with quartz countertops, stainless-steel appliances, and hickory flooring that continues throughout the level. A dedicated dining area separates the kitchen from the family room. The rear deck overlooks the pool and enjoys southern exposure, while the front deck off the family room offers bay views and additional outdoor living space. A conveniently located powder room...

10  **133 27th St** **Avalon, NJ 08202** MLS ID: 262444 Pending / For Sale	Single Family	4/3	2,450	– 1995	9/1/2026	$3,445,000 $1,406/sq ft	10/8/2026 37 days
Listing Courtesy of A LEWIS PURDY REAL ESTATE INC							

Description

Enjoy classic Avalon beach house living just steps from the sand, boardwalk, and downtown in this well-maintained immaculate 4-bedroom, 3-bath home. The first floor offers two bedrooms, a shared bath, laundry room, and office nook, while the second floor is designed for entertaining with an open living, dining, and kitchen layout plus a spacious master suite offering a quiet space to unwind at the end of the day, and an additional bedroom, both with full baths. The kitchen has been tastefully updated with granite countertops, tile backsplash, soft-close cabinetry, and upgraded appliances. Outside, enjoy a spacious second-floor deck, a private outdoor shower, and a generous rear yard with room for a future pool. An oversized two-car garage and driveway parking for up to four vehicles add everyday convenience. Additional highlights include low-maintenance siding, high-efficiency heating and cooling, a newer roof, and an automatic garage door system backed by a lifetime warranty. Sold furnished (excluding personal items), this home has a proven rental track record and represents a fantastic income-producing opportunity in one of Avalon's most desirable locations. Sale is subject to Sellers finding a suitable replacement property and the buyers cooperation with a 1031 Exchange. Don't miss your chance to own a piece of...

11  **214 68th St** **Avalon, NJ 08202** MLS ID: 262261 Pending / For Sale	Single Family	4/2	1,941	– 1966	8/15/2026	$3,499,000 $1,803/sq ft	8/19/2026 4 days
Listing Courtesy of TIM KERR SOTHEBY'S INTERNATIONAL REALTY							

Description

This is One of the better South-End Avalon Locations for your Future Custom Home. FULL DISCLSOURE: It is the Seller's intention to facilitate the demolition and removal of the subject property in a "Timely" manner before the End of the Year. Settlement is to take place in early January 2027. The Seller's want the approval from the Buyer's to use the monies necessary to facilitate the demolition and removal from the Buyer's deposit monies. All submitted Offers to Purchase will be reviewed by the Seller's Attorney.

12  **1758 Avalon Ave** **Avalon, NJ 08202** MLS ID: 262614 Pending / For Sale	Single Family	2/2	1,971	– 1912	9/4/2026	$3,495,000 $1,773/sq ft	9/30/2026 26 days
Listing Courtesy of FERGUSON-DECHERT, INC							

Description

Older home situated in a desirable Avalon neighborhood, just one block from the beach. This property offers an excellent opportunity to build your dream home in a prime location. The house has been completely cleared out, providing an ideal setting for creating a new coastal residence tailored to your vision.

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Avalon, New Jersey

kw JERSEY SHORE
KELLERWILLIAMS. REALTY

Pending: 25 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
13  **6188 Dune Dr** **Avalon, NJ 08202** MLS ID: 262436 Pending / For Sale	Single Family	6/6	4,050	– 2016	8/24/2026	$5,995,000 $1,480/sq ft	9/8/2026 15 days

Listing Courtesy of FERGUSON-DECHERT, INC

Description

This stunning custom home is ideally positioned just four homes and one cross street from one of the best beaches on Seven Mile Island. Offering more than 4,000 square feet of beautifully finished living space, six bedrooms, six full bathrooms, and two powder rooms, the home pairs exceptional beach proximity and ocean views with impressive scale and stunning design. The striking exterior blends classic coastal architecture with a modern edge, combining gray cedar siding and a cedar roof with contrasting black Andersen windows. Inside, a spacious entry foyer sets the tone with shiplap walls and tiled flooring, while an expansive rear family room steps down into a poured foundation, creating additional ceiling height and an impressive sense of volume. Coffered ceilings, surround sound, a custom wet bar with stone countertops, refrigerator, and ice maker, and sliding doors to the rear yard make this an exceptional entertaining space. With the garage incorporated into the footprint of the home, the entire 60-foot-wide rear yard is dedicated to outdoor living, where a spacious pool surrounded by Techo-Bloc pavers creates a private setting for relaxing and entertaining after a day at the beach. Two en-suite bedrooms, a large laundry room, and the attached garage complete the first floor. Wide-spanning ocean views…

14  **1878 Ocean Dr** **Avalon, NJ 08202** MLS ID: 261724 Pending / For Sale	Single Family	2/2	2,643	– 1997	6/25/2026	$4,940,000 $1,869/sq ft	7/12/2026 17 days

Listing Courtesy of COLDWELL BANKER JAMES C OTTON REAL ESTATE

Description

Come See This Beautiful Bay Front Home!

15  **1918 Ocean Dr** **Avalon, NJ 08202** MLS ID: 263043 Pending / For Sale	Single Family	6/6	4,767	0.28 acres 2004	10/14/2026	$10,395,000 $2,181/sq ft	10/25/2026 11 days

Listing Courtesy of FERGUSON-DECHERT, INC

Description

A RARE BAYFRONT OPPORTUNITY awaits you! This extraordinary 110’ x 110’ site offers a whopping 110 feet of bay frontage! The property offers a remarkable combination of space, panoramic views including sunsets, extensive docking, and exceptional indoor & outdoor living. Achieving comparable bay frontage would require assembling multiple properties—a seldom-available opportunity! Multiple deep-water boat slips accommodate a variety of watercraft, with ample room for wave runners, paddleboards, and even friends stopping-by in their boat to visit! For offshore fishing and yachting enthusiasts, the expansive waterfrontage offers the rare opportunity to keep a large vessel directly behind your home. There’s even a fixed pier and a 24,000 pound boat lift, and the ocean & Intracoastal Waterway are just minutes away. Positioned at the eastern end of Pennsylvania Harbor, the property captures mesmerizing sunsets and sweeping views down the harbor, across Cedar Island, and north toward the Avalon Yacht Club at 7th Street. By land, the convenient location invites you to park the car and enjoy a short stroll to town and the beach. The unusually wide lot provides the setting for a distinctive home offering nearly 4,800 square feet of living space, six spacious bedrooms—including five with private bathrooms—six full…

16  **5726 Ocean Dr** **Avalon, NJ 08202** MLS ID: 261823 Pending / For Sale	Single Family	5/2	2,420	– 1985	7/4/2026	$3,499,000 $1,446/sq ft	7/10/2026 6 days

Listing Courtesy of LONG & FOSTER REAL ESTATE, INC AV

Description

BEST & FINAL OFFERS DUE THURSDAY, JULY 9 AT 12:00 NOON | Discover an exceptional opportunity in one of Avalon's most desirable locations, where breathtaking bay views, beach access and endless waterfront recreation come together. Perfectly positioned on a generous 60 x 100 corner lot just one block from the ocean and only steps from the bay, this property offers the ideal setting to enjoy the very best of Avalon living. Overlooking Avalon's crown jewel, the newly transformed Avalon Bay Park Marina, this remarkable location provides direct access to boating, kayaking, paddleboarding, and a host of waterfront activities. Designed with resiliency and environmental sustainability in mind, the marina features a modern floating dock system, a living shoreline and enhanced public waterfront access. Just moments away, the 57th Street Pier invites you to spend your days crabbing, fishing or relaxing at the nearby guarded bay beach while taking in panoramic views of the Intracoastal Waterway. The existing upside-down home is thoughtfully designed to maximize the spectacular water views. Offering five bedrooms, two full baths, and one half bath, the upper-level great room combines the living, dining and kitchen areas into an inviting open-concept space framed by expansive bay vistas. Wake each morning to the…

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Avalon, New Jersey

kw JERSEY SHORE
KELLERWILLIAMS. REALTY

Pending: 25 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
17  **7888 Dune Dr** **Avalon, NJ 08202** MLS ID: 262074 Pending / For Sale	Condo/Townhouse/Apt.	1/2	–	1.77 acres 2018	7/31/2026	$624,775 –/sq ft	8/11/2026 11 days

Listing Courtesy of LONG & FOSTER REAL ESTATE, INC SH

Description

Affordable opportunities in Avalon are becoming increasingly rare, and Unit 226 at the Desert Sand is one you won't want to miss. This bright, impeccably maintained 1-bedroom, 2-bath condo is move-in ready and offers an unbeatable combination of value, location, and amenities. Located just one block from the beach, you'll love being able to leave the car behind and walk to the sand, the Stone Harbor Recreation Center, the Windrift, and much more. Desert Sand is a year-round condominium community with amenities designed to maximize your enjoyment, including indoor and outdoor swimming pools, a fitness center, off street parking, a shared laundry room, and professionally maintained common areas. Whether you're looking for weekend escapes, summer vacations, or year-round coastal living, this community has you covered. For buyers seeking an investment, this property checks all the boxes. The Desert Sand has a proven rental history and strong demand, making this unit an excellent opportunity to generate seasonal rental income while enjoying your own beach retreat whenever you choose. Offering one of the most affordable price points in both Avalon and Stone Harbor, this is your chance to own a low-maintenance beach home without sacrificing location or convenience. Whether you're searching for you…

18  **84 E 19th ST** **Avalon, NJ 08202** MLS ID: 262734 Pending / For Sale	Single Family	5/6	3,448	– 2005	9/24/2026	$6,750,000 $1,958/sq ft	10/20/2026 26 days

Listing Courtesy of COMPASS RE - AVALON DUNE

Description

This is a special opportunity to own a wonderful 5-bedroom 6 bath home in one of the island's most sought after locations, just one home back from Avalon's beautiful beaches. Nestled just 60' from the beach path and three short blocks to the heart of town, this spacious three-floor home has it all: 5 spacious bedrooms, two large living/family rooms, and, importantly, five decks, four of which overlook the ocean. The current owners have never rented the home, and it is immaculately maintained. They recently refurbished the pool, complete with resurfacing and retiling, and an entire new sun washed patio - and it is beautiful! This is a must-see and call for your appointment!

19  **890 21st St** **Avalon, NJ 08202** MLS ID: 250005 Pending / For Sale	Lot/Land	–/–	–	5,227 sqft –	1/1/2025	$2,399,000 –/sq ft	6/25/2026 540 days

Listing Courtesy of COMPASS RE - AVALON DUNE

Description

BAYFRONT APPROVED FOR A NEW HOME BY THE STATE OF NJ. INCLUDES A NEW BULKHEAD. VIEWS. SUNSETS, LARGE BOAT SLIP. BOAT LIFT. DEEP WATER. OCEAN ACCESS. This residential bayfront lot is located at the end of 21st St. with panoramic and unobstructed views of Graven's Thorofare/ICW has been approved by the State of NJ and the Borough of Avalon Planning Board (on July 11, 2023) to build a new 3 story home, retaining wall and waterward features (piers, ramps, floating docks, boat lift and Wave runner dock). Minutes to Townsend's Inlet. Finalize or modify the existing home drawings, apply for an Avalon building permitting and begin construction. The architectural plans allow for a 2,227 square ft. 905 sf on the 1st fl.,905 sf on the 2nd fl., and 417 sf on the 3rd fl. The ground level features parking with 8' ceilings, storage area, outside shower and trash area. The 1st floor features the kitchen, great room and dining area and powder room. The 2nd floor consists of 2 bedroom, 2 bathrooms, den and washer/dryer room-full-sized w/d. The 3rd floor consists of the primary suite, bedroom/ bathroom. There are 6-7' wide decks fronting the water. This is a special offering based on the location, views, size and price. Don't let this opportunity pass by. Call today to learn more. Realtors- see Associated Docs for State of…

20  **179 27th St** **Avalon, NJ 08202** MLS ID: 262318 Pending / For Sale	Single Family	6/6	–	5,502 sqft 2025	8/21/2026	$5,249,000 –/sq ft	10/12/2026 52 days

Listing Courtesy of FERGUSON-DECHERT, INC

Description

Now completed, 179 27th Street, developed by Zatos Investments and ZRM Builders, combining coastal modern with exceptional craftsmanship. A true park and walk location, located just over two blocks from the beach and steps to town, this custom build features 6 bedrooms all with ensuite baths and 2 powder rooms, along with an incredible entertaining area on the first floor overlooking the pool. The first floor features 2 bedrooms, both with ensuite baths. A thoughtfully placed powder room is accessible from both the pool area and the interior, servicing the spacious family room. The rear family room almost spans the full width of the home and includes a full bar with custom cabinetry by DeRita Woodworking, beverage center and ice maker, plus a wall of Anderson bi-fold sliders that open directly onto the rear patio and pool deck. Outside, the pool is outfit with a sun shelf and hot tub centered on an open cabana, along with a raised patio just off the family room. A 4-stop elevator provides access from grade level to each floor in the home. A fully equipped laundry and garage room completes the first floor. Interior selections include ¾" wide plank white oak flooring, with premium tile and Brizo plumbing fixtures throughout. The second floor offers an expansive kitchen with Sub-Zero and Wolf panel-ready appliances, a Cove…

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Avalon, New Jersey

Pending: 25 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
21  **89 W 35th St** **Avalon, NJ 08202** MLS ID: 262435 Pending / For Sale	Single Family	7/6	4,464	– 2023	8/31/2026	$8,900,000 $1,994/sq ft	9/26/2026 26 days

Listing Courtesy of COMPASS RE - AVALON DUNE

Description

Welcome to 89 35th Street in Avalon, a stunning brand-new 2023 beachblock construction, perfectly situated just three houses from the beach. This exquisite 7-bedroom, 6.2-bathroom home offers remarkable ocean views and the ultimate in luxury living. Designed for both relaxation and entertainment, this expansive home features a 4-stop ground level elevator and a large, heated pool and spa, set on an oversized corner lot to ensure privacy, comfort, light and those ocean breezes. On the first floor, you'll find two beautifully appointed bedrooms, including a queen ensuite and a suite with two twin beds, alongside a spacious family room with ample seating and a welcoming atmosphere. The floor also includes a fully-equipped laundry room with a commercial ice maker and a convenient powder room accessible from the pool area. The second floor is a bright and airy space, highlighted by a stunning chef's kitchen and dining area that comfortably seats 14, along with a great room offering breathtaking ocean views. This level also includes two bedrooms: a king ensuite and a versatile office space that doubles as a seventh bedroom with a twin bed. Ascend to the third floor, where you'll discover three luxurious king ensuite bedrooms, with the primary bedroom providing the most spectacular views. Wake up to mesmerizing…

22  **356 E 39th St** **Avalon, NJ 08202** MLS ID: 262305 Pending / For Sale	Condo/Townhouse/Apt.	4/2	–	– 1989	8/19/2026	$1,949,000 –/sq ft	9/18/2026 30 days

Listing Courtesy of A LEWIS PURDY REAL ESTATE INC

Description

Spacious townhome offering bay views, two large front decks, an attached garage, driveway parking for three cars, and a large rear yard with an outdoor shower and plenty of sunshine. The first-floor bonus room offers excellent flexibility and could be converted into an attached cabana and sitting area if a pool is added in the future. The entry foyer provides direct access to the attached garage on the right and the bonus room on the left. Upstairs, the bedroom level features three spacious bedrooms and a full bathroom. The street-side bedroom includes its own private deck. The updated hall bathroom features a newer vanity and top, along with a convenient linen closet. A separate laundry and utility area houses the washer, dryer, and hot water heater. The upper level offers an open and inviting living space filled with natural light from two skylights. The main hallway, kitchen, and living area feature new flooring. The beautifully renovated kitchen includes a farmhouse sink, stainless-steel appliances, quartz countertops, a wine refrigerator, custom pantry and bar, and a large center island with seating for six. A custom-built window-seat bench provides additional seating and storage without sacrificing living space. The living room opens onto the large street-side deck, where you can relax and enjoy the bay views. Also…

23  **173 33rd St** **Avalon, NJ 08202** MLS ID: 260419 Pending / For Sale	Condo/Townhouse/Apt.	3/2	881	– 1982	2/20/2026	$1,185,000 $1,345/sq ft	9/11/2026 203 days

Listing Courtesy of TIM KERR SOTHEBY'S INTERNATIONAL REALTY

Description

This exceptionally updated top-floor condo unit with spacious outdoor storage sits just over one block to the beach. The open floor plan features 3 bedrooms, 2 fully renovated bathrooms, and vaulted ceilings with skylight abundantly filling the space with natural sunlight. Completely furnished and turn-key for easy living moving into the summer season. Walking through the front door the bright kitchen, living room, and dining are perfectly blended together. With coastal finishes, the inviting space is ideal for friends and family to hang out. Off the kitchen, there is an efficient bedroom and a separate full bath. Across the living room, there is a well-crafted bunk room ideal for sleeping multiple individuals. The primary bedroom highlights its own beautifully tiled bathroom and private deck large enough for relaxing, dining, or entertaining. The entire condo is low maintenance and has just been power washed. Decks and stairs have just been newly updated. This unit, along with unit 1 shares a large storage building outback, spacious enough for all your beach and bike needs. Easy to show, call now.

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Avalon, New Jersey

kw JERSEY SHORE
KELLERWILLIAMS. REALTY

Pending: 25 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
24  **23 W 23rd St** **Avalon, NJ 08202** MLS ID: 260779 Pending / For Sale	Single Family	6/6	3,616	– 2026	3/27/2026	$6,295,000 $1,741/sq ft	8/15/2026 141 days

Listing Courtesy of COMPASS RE - AVALON DUNE

Description

Just one home from the beach block and set in the heart of Avalon's celebrated shopping and dining district, this soon-to-be completed new construction presents an exceptional opportunity to enjoy the very best of coastal living by Spring 2027. Thoughtfully designed with a refined sense of scale, comfort, and sophistication, this three-story residence offers six beautifully appointed bedrooms and a layout that balances grand entertaining with quiet retreat. The first floor features a spacious family room, two en suite bedrooms, a powder room, laundry/mud room, and direct garage access. The second floor unfolds as the home's main gathering space, where a stunning great room, dining area, and gourmet kitchen with pantry come together seamlessly, complemented by two additional en suite bedrooms, a powder room, and expansive front and rear decks that extend the living space outdoors. The third floor is devoted to two private primary suites, each with its own bath, creating a serene retreat above it all. An elevator services all levels, while the exterior plan is equally impressive with a covered front porch, paver driveway and walkways, landscaped grounds with irrigation, and a beautifully envisioned pool and detached cabana. Moments from the beach and surrounded by Avalon's finest boutiques, restaurants,...

25  **36 W 24th St** **Avalon, NJ 08202** MLS ID: 261118 Pending / For Sale	Single Family	6/6	3,574	– 2026	4/12/2026	$6,295,000 $1,761/sq ft	7/18/2026 97 days

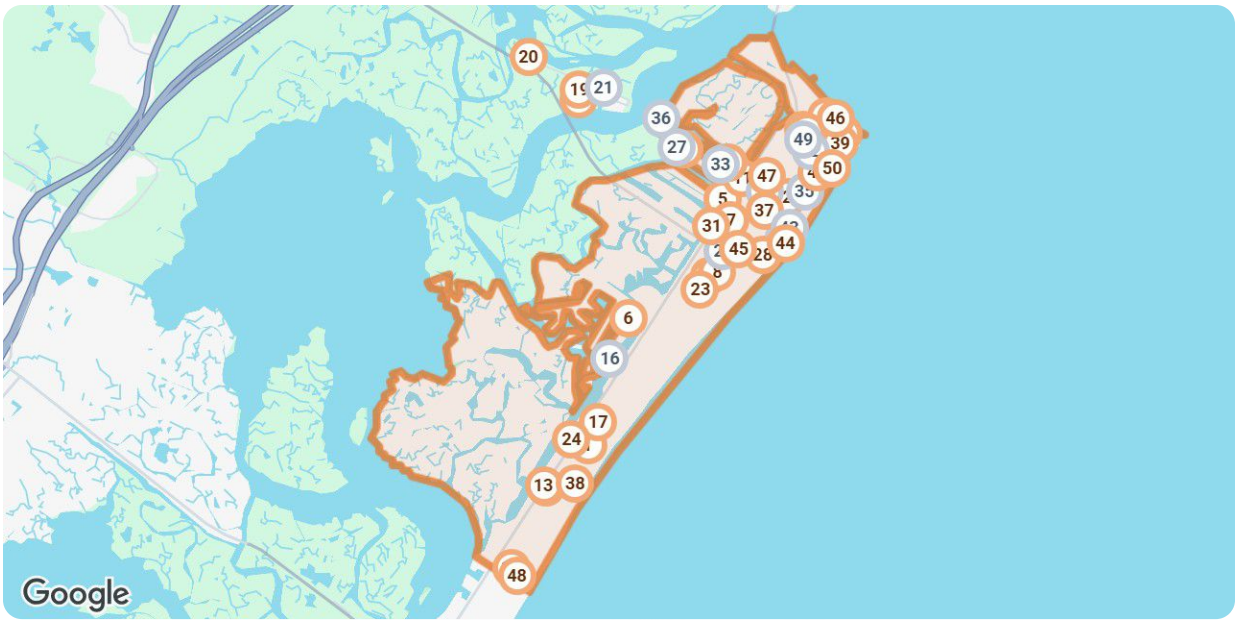
Listing Courtesy of KELLER WILLIAMS REALTY JERSEY SHORE - SIC

Description

Photos are of a similar model unit* Coastal Sophistication Redefined... 36 W 24th Street is the Pinnacle of Island Living. Arriving in the spring of 2027, this brand-new architectural masterpiece offers a rare opportunity to own a piece of the Jersey Shore's most prestigious coastline. Situated on a prime lot on 24th Street just 10th position from the beach and boardwalk, this spectacular property seamlessly merges modern luxury with the timeless allure of Avalon. Crafted by Tom Welsh & Kristin Guida custom builders, celebrated for their uncompromising quality and precision, this residence spans approximately 3,574 square feet of impeccably designed living space. The Residence at a Glance: Designed for both grand-scale entertaining and serene coastal retreats, the floor plan prioritizes privacy and flow with six expansive bedrooms, six full en-suite bathrooms, and two elegant powder rooms. A sprawling open-concept layout that invites natural light and sea breezes into every corner. Step outside to your private pool and cabana, relax on the classic front porch, or ascend to the massive second-floor deck to enjoy sweeping ocean views. Secure this property now to collaborate directly with the builder, tailoring the high-end finishes to reflect your personal aesthetic. In Avalon, life moves at a different pace. Known for...

Closed

Source: Public Records and Listings



Legend

- Closed
- Off Market, Hold, Withdrawn, Expired, or Canceled

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Avalon, New Jersey

kw JERSEY SHORE KELLERWILLIAMS. REALTY

Closed: 50 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1  **199 12th St** **Avalon, NJ 08202** MLS ID: 261797 Closed / For Sale	Single Family	7/7	4,073	5,998 sqft 2026	10/30/2026 41 days	$4,860,000 $1,193/sq ft	↓ 2.7%

Courtesy of FERGUSON-DECHERT, INC

Description

Brand new and thoughtfully designed, this extraordinary corner residence occupies a 6,000-square-foot site in one of Avalon's most convenient locations, offering an easy walk to the beach, downtown shopping and dining, a marina, and the recreation fields. One of the home's defining features is its raised foundation, which creates an amount of garage and storage space rarely found east of Dune Drive. Two oversized garage bays provide room for multiple vehicles, golf carts, bicycles, water toys, and virtually everything needed to enjoy the shore lifestyle. Spanning three levels and serviced by a 4-stop elevator, the residence offers seven generously sized bedroom suites, each with its own private bathroom, along with multiple indoor and outdoor entertaining spaces designed for large gatherings. The first floor is anchored by a spacious family room featuring a full-service wet bar with refrigeration and ice maker, opening directly to the beautifully designed rear yard with a pool, linear spa, expansive paver patio, and a roll-down garage shutter that transforms the garage into a shaded entertaining area overlooking the pool. The second-floor great room is as impressive as you will find in Avalon's north end, with soaring V-groove ceilings, abundant natural light, and an open-concept design centered around a chef's kitchen...

2		**244 14th St** **Avalon, NJ 08202** MLS ID: 261286 Closed / For Sale	Single Family	4/2	2,450	5,502 sqft 2019	11/6/2026 24 days	$3,100,000 $1,265/sq ft	↓ 3.12%

Courtesy of BERKSHIRE HATHAWAY HS FOX & ROACH - AV

Description

Built in 2020 - Luxury Coastal Living Just 2 Blocks from the Beach. Welcome to Avalon living at its finest. Ideally situated just two blocks from the beach and within walking distance to Avalon's popular shops, restaurants, and mini golf, this beautifully custom-built home offers the perfect blend of luxury, comfort, and convenience. Built in 2019 by Bowman Walker Builders, this meticulously maintained 4-bedroom, 2.5-bath residence features approximately 2,450 square feet of thoughtfully designed living space. Inside, you'll find high-end finishes throughout, including hardwood flooring across the first floor, staircase, and second-floor hallway. The spacious great room features built-in Bose speakers, creating the perfect setting for entertaining or relaxing after a day at the beach. Bermuda shutters, along with Hunter Douglas plantation shutters and wood blinds throughout the home, provide both elegance and privacy. The gourmet kitchen is fully equipped with a premium stainless steel appliance package, including a JennAir French door refrigerator, gas stove, microwave, Bosch dishwasher, granite countertops, hot water tap, and garbage disposal. A walk-in pantry with chest freezer and a dedicated laundry room with GE washer and dryer add exceptional convenience. The primary suite is located on the main level...

3		**56 13th St W** **Avalon, NJ 08202** Closed / Public Record	Single Family	–/–	1,950	5,502 sqft 1977	10/8/2026 – days	$2,970,000 $1,533/sq ft	–
4		**92 23rd St E** **Avalon, NJ 08202** Closed / Public Record	Single Family	–/–	2,272	5,044 sqft 1974	10/1/2026 – days	$6,100,000 $2,787/sq ft	–
5		**237 26th St** **Avalon, NJ 08202** MLS ID: 261930 Closed / For Sale	Condo/Townhouse/Apt.	5/3	1,939	– 2020	9/22/2026 39 days	$3,050,000 $1,573/sq ft	–

Courtesy of FERGUSON-DECHERT, INC

Description

Ideally situated just a short stroll from Avalon's vibrant downtown shopping and dining district, this beautifully maintained townhome offers the rare combination of like-new construction, exceptional outdoor living, and a thoughtfully designed floor plan. Situated on an oversized 60' x 110' lot, the property enjoys a level of privacy that is rarely found among Avalon townhomes. The adjacent vacant parcel further enhances the open feel while providing a significant amount of additional off-street parking for family and guests—an uncommon and highly valuable amenity in this walkable downtown location. Built in 2020, the residence spans three levels and features four bedrooms plus a spacious bonus room (or five bedrooms), three full bathrooms, one powder room, and multiple indoor and outdoor gathering spaces that comfortably accommodate family and guests. Designed with flexibility in mind, the first floor is centered around a spacious family room that can easily function as a fifth bedroom. Sliding doors open onto an expansive covered front porch, providing an additional living space ideal for relaxing or entertaining. Two well-proportioned guest bedrooms and a full hall bathroom complete the first floor. At the grade level sits a massive, full height garage that runs the length of the foundation. This space leads to an openi...

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Avalon, New Jersey

Closed: 50 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
6  **223 29th St** **Avalon, NJ 08202** MLS ID: 261854 Closed / For Sale	Condo/Townhouse/Apt.	5/3	1,948	– 2003	9/29/2026 – days	$2,295,000 $1,178/sq ft	–

Courtesy of FERGUSON-DECHERT, INC

Description

This 5-bedroom, 3-bathroom townhome offers a true park-and-walk location in the heart of Avalon, close to the beach, town, dining, shopping, and recreation. The first floor features two bedrooms, a hall bath, and a laundry closet. The second floor serves as the main entertaining level, with a beautiful kitchen appointed with stainless steel appliances, a large walnut-finished island, and vaulted ceilings over the dining and family areas. The living space is centered around a gas fireplace, creating an inviting setting for family and guests. Through a set of sliders, the large front deck with an electronic awning offers the perfect place to unwind after a day at the beach and take in the sounds of summer. Back inside, the third bedroom and a hall bath are located toward the rear of the home. The third floor features two additional bedrooms, including the primary bedroom, along with a hall bath to complete the interior layout. With a strong rental history and more than $80,000 booked for the 2026 season, this property is an excellent option for buyers looking to enjoy the home personally or continue using it as a proven rental investment. With very limited inventory in this segment of the market, be sure to schedule your private showing before this opportunity is gone.

7  **141 30th St** **Avalon, NJ 08202** MLS ID: 261817 Closed / For Sale	Single Family	6/6	3,721	– 2020	9/11/2026 20 days	$4,349,000 $1,169/sq ft	–

Courtesy of BERKSHIRE HATHAWAY HS FOX & ROACH - AV

Description

Experience the best of Avalon living in this exceptional three-story home, ideally located in the heart of town and just two blocks from the beach. Offering 6 spacious bedrooms, 6 full bathrooms, and 1 powder room, this beautifully designed home provides ample space for family and guests. The open-concept main living area features soaring cathedral ceilings, a gas fireplace, and abundant natural light. The gourmet kitchen is the centerpiece of the home, complete with a large center island with seating, high-end stainless-steel appliances, and a generous pantry, making it perfect for entertaining. Enjoy multiple decks, including expansive sun decks and a covered deck for relaxing in the shade. A private loft office provides the ideal work-from-home space, while the elevator offers convenient access to all three levels. Outside, unwind in your private in-ground pool after a day at the beach. The attached one-car garage provides plenty of storage for beach gear, bicycles, and all your coastal essentials. Situated in one of Avalon's most desirable locations, you'll love being able to walk to the beach, local restaurants, boutique shopping, ice cream, and mini golf. Whether you're searching for a year-round residence, vacation retreat, or investment property, this home offers the perfect combination of luxury, comfort, and an...

8  **759 3rd Ave** **Avalon, NJ 08202** MLS ID: 262257 Closed / For Sale	Single Family	5/4	3,104	– 2001	9/30/2026 9 days	$3,500,000 $1,128/sq ft	↑ 0.14%

Courtesy of FERGUSON-DECHERT, INC

Description

Take advantage of this exceptional opportunity to own the most substantial single-family home currently offered for sale in Avalon & Stone Harbor at the lowest price! The next lowest-priced home of this size or larger is offered at a price that's $1,000,000 higher! This sun filled, well-maintained home offers a spacious three-story floor plan featuring 5 bedrooms, 4 bathrooms, two Living Areas, a Laundry Room, garage, and three maintenance-free decks. Two bedrooms offer private bathrooms, and the First-Floor Family Room can easily function as a 6th bedroom. Add bay and inlet views and plenty of room for a pool, and this property offers tremendous value! The location provides convenient access to popular destinations in Sea Isle City, the Avalon Yacht Club, and the jetties along Townsends Inlet—ideal for fishing, relaxing to the sounds of the ocean, and watching spectacular sunrises. Avalon's expansive Recreation Area, stretching from 8th to 12th Streets, is right around the corner and offers tennis, pickleball and basketball courts, plus a playground. The Public Dock just down the street is a favorite spot for fishing, crabbing, and enjoying beautiful sunsets over the bay. The First-Floor features two bedrooms, one bathroom, a Family Room with a closet and doors for privacy—making it easily adaptable as a 6th bedroom—a...

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Avalon, New Jersey

Closed: 50 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
9  **105 40th St** **Avalon, NJ 08202** MLS ID: 261729 **Closed / For Sale**	Single Family	6/5	3,660	– 2003	10/9/2026 55 days	$5,225,000 $1,428/sq ft	↓ 5%

Courtesy of FERGUSON-DECHERT, INC

Description

Take a look at this property and experience the views on Wednesday, July 29th from 10AM until 1 PM!. Located in one of Avalon's most exclusive neighborhoods, this property enjoys a unique setting featuring an uncommon blend of abundant greenery and open space that allows refreshing ocean breezes and beautiful views! With no homes situated between the property and the beach path, simply cross the street and follow the scenic walkway to some of Avalon's widest, most pristine, and least crowded beaches! This home is built on a prime, impressively large 60'x110' corner lot that faces the beach! There's plenty of room to add a stunning pool/spa and cabana, which will enjoy sun throughout the day! The three-story floor plan features 6 bedrooms plus a Family Room, 5 Full Bathrooms, 1st and 3rd Floor Laundry Rooms, and 5 decks! Additional attractive INTERIOR features include: an elevator, a sun-filled bright & cheery interior, a private bedroom/bath suite on each floor, a wide-open Great Room with an ocean view and a soaring cathedral ceiling, a gas fireplace, central vac, and built-in speakers on the 1st and 2nd floor. EXTERIOR HIGHLIGHTS include: a detached garage, huge wrap-around decks, a natural gas connection and retractable awning on the 2nd Floor deck, cedar impression vinyl siding and...

10  **4320 4th Ave** **Avalon, NJ 08202** MLS ID: 261883 **Closed / For Sale**	Single Family	6/6	4,992	– 2007	9/22/2026 27 days	$8,800,000 $1,763/sq ft	↓ 2.17%

Courtesy of FERGUSON-DECHERT, INC

Description

Prominently situated on an extra-deep Avalon Fingers bayfront lot with coveted western exposure, this extraordinary custom residence captures sweeping sunset views while offering a rare combination of scale, thoughtful design, and resort-style waterfront living. Boasting approximately 150 feet of high ground, the property checks virtually every box sought by today's luxury bayfront buyer, including six spacious bedrooms, six full bathrooms, a four-stop elevator, an attached garage, an exceptional rear-yard entertaining area, and two deep-water boat slips just minutes from fast water. The home's impressive scale is immediately apparent upon entering the dramatic three-story foyer. The bayfront first floor was designed with entertaining in mind, anchored by a spacious family room featuring a full-service bar, abundant seating areas, and direct access to the rear yard. Outside, the elevated pool deck creates a true private oasis, complete with a generously sized pool, summer kitchen, multiple lounge areas, and a beautifully landscaped lawn graded down to the water's edge—a remarkably uncommon set of features for Avalon bayfront properties. The first floor also offers three generously proportioned bedroom suites, each with its own private bathroom. Upstairs, the second-floor great room is as impressive as you will find on...

11  **289 65th St** **Avalon, NJ 08202** MLS ID: 261760 **Closed / For Sale**	Condo/Townhouse/Apt.	5/4	2,308	– 2020	9/30/2026 32 days	$3,370,000 $1,460/sq ft	↓ 0.15%

Courtesy of TIM KERR SOTHEBY'S INTERNATIONAL REALTY

Description

Situated on a 60'x110' lot in the south end of Avalon, this Tom Welsh-built home has been meticulously cared for and consistently upgraded throughout the ownership. Located just 12 houses from the beach, this unique townhome layout offers a transition area from the home to the pool area, thoughtfully customized with cabinetry and a semi-outdoor entertainment setup. The interior offers over 2,300 square feet of impeccably designed living space, highlighted by three expansive decks - one of which showcases views of both the ocean and the bay. The first floor layout includes a private bedroom and adjacent full hallway bath, separated by the foyer from the spacious den that opens directly to the pool deck. The second floor welcomes you into a bright, open-concept floor plan that seamlessly blends the living, dining, and kitchen areas. Tucked behind the kitchen is a spacious junior primary suite with a dedicated deck that overlooks the backyard pool area. The third floor accommodates two additional guest bedrooms sharing a hallway bathroom, the laundry closet, and the primary suite, which offers direct access to the southern-exposed deck with both ocean and bay views.

12  **310 78th St** **Avalon, NJ 08202** **Closed / Public Record**	Single Family	–/–	1,889	– 2003	10/15/2026 – days	$2,250,000 $1,415/sq ft	–

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Avalon, New Jersey

kw JERSEY SHORE KELLERWILLIAMS. REALTY

Closed: 50 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
13  **135 7th St** **Avalon, NJ 08202** MLS ID: 260879 Closed / For Sale	Single Family	6/6	–	– 2026	9/30/2026 115 days	$6,500,000 –/sq ft	↓ 4.34%
Courtesy of FERGUSON-DECHERT, INC							
Description	Stunning new custom home with sweeping inlet views, just 1.5 blocks from a pristine, lifeguarded beach. Designed to capture breathtaking water vistas from all three levels, this exceptional residence offers six bedrooms, six en-suite baths, and two powder rooms The first floor features two spacious en-suite bedrooms and a welcoming family room that opens to a covered deck overlooking the in-ground pool and elevated spa—creating a perfect retreat for guests or extended family. This level also includes a powder room and laundry room. The second floor serves as the home's primary living space, highlighted by a beautifully appointed chef's kitchen with premium appliances, center island, and pantry. The adjoining living area features a dramatic vaulted ceiling, while the dining area includes a charming window seat and beautiful water views. The great room opens directly to an oversized sun deck, ideal for outdoor dining and enjoying the coastal breezes and inlet scenery. Two additional en-suite bedrooms and a powder room complete this level. The third floor is highlighted by a waterfront primary suite with a private deck, walk-in closet, and well-appointed bath. This level also includes a second laundry area and a private sixth bedroom with its own en-suite bath. Additional features include a four-stop elevator,...						
14  **25 9th St W** **Avalon, NJ 08202** Closed / Public Record	Single Family	–/–	2,220	5,502 sqft 1988	10/1/2026 – days	$3,450,000 $1,541/sq ft	–
15  **658 Avalon Blvd** **Avalon, NJ 08202** Closed / Public Record	Lot/Land	–/–	–	4,500 sqft –	10/2/2026 – days	$112,500 –/sq ft	–
16  **929 Dune Dr** **Avalon, NJ 08202** MLS ID: 261344 Closed / For Sale	Single Family	5/5	3,801	– 2019	9/30/2026 101 days	$4,100,000 $1,079/sq ft	↓ 2.26%
Courtesy of TIM KERR SOTHEBY'S INTERNATIONAL REALTY							
Description	Incredible opportunity to own in Avalon's peaceful north end and enjoy expansive, unobstructed water views. This custom-designed three-level home offers unique features that set it apart from the typical Avalon beach house. Mature evergreens create a beautiful natural privacy fence around the heated pool, forming a secluded backyard oasis. The elevated design provides space for a large open-air cabana, along with an oversized 2+ car garage offering ample storage. The prime location combines convenience with a spacious, open feel and easy access to nearby recreation. A covered front porch welcomes you into the inviting foyer. The first living level features three bedrooms, three full bathrooms, a laundry room with convenient side-door access to the backyard, and a spacious family room complete with a wet bar and beverage refrigerator. Sliding glass doors open to a rear screened porch, with steps leading down to the pool and cabana area. The top-floor great room is filled with natural light and showcases soaring vaulted ceilings. The partially covered front sun deck is ideal for outdoor dining while taking in scenic inlet and bay views, along with breathtaking sunsets. A gas fireplace creates a warm and inviting atmosphere during the cooler months. Designed for entertaining, the kitchen and dining areas flow...						
17  **3030 Ocean Dr** **Avalon, NJ 08202** MLS ID: 261401 Closed / For Sale	Condo/Townhouse/Apt.	5/4	2,128	– 1997	9/25/2026 101 days	$2,200,000 $1,034/sq ft	↓ 11.82%
Courtesy of FERGUSON-DECHERT, INC							
Description	Welcome to 3030 Ocean Drive, a beautifully updated bayfront retreat offering 5 bedrooms and 4 full bathrooms in the heart of Avalon. Perfectly positioned to capture unobstructed bay and wetland views, this exceptional home delivers breathtaking sunsets and the very best of waterfront living. The thoughtfully designed layout begins on the first level with two spacious bedrooms, including a bayfront bedroom with sliding glass doors opening to a private deck overlooking the water. This level also features a full bath with a spa-inspired shower, full-size washer and dryer, and ample storage with additional hall closets. The second level offers a private third bedroom with its own full bath, while the main living level showcases an updated open-concept kitchen with a large center island ideal for entertaining. Expansive living and dining spaces are framed by two sets of sliding glass doors that fill the home with natural light and provide seamless access to the covered deck for outdoor dining and relaxation with stunning bay views. Upstairs, the fourth bedroom features an en suite bathroom. The top floor is dedicated to the luxurious primary suite. This serene retreat includes a beautifully appointed modern bath with a large walk-in shower, double vanity, and sliding glass doors leading to a spacious private deck perfect for...						

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Avalon, New Jersey

kw JERSEY SHORE
KELLERWILLIAMS. REALTY

Closed: 50 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
18  **7146 Ocean Dr** **Avalon, NJ 08202** MLS ID: 261956 **Closed / For Sale**	Single Family	6/4	3,297	– 1993	9/25/2026 6 days	$9,150,000 $2,775/sq ft	↓ 3.17%

Courtesy of COMPASS RE - AVALON DUNE

Description

This is a special opportunity to own one of Avalon's most desirable bayfront locations, featuring expansive unobstructed water views on one of the largest residential parcels on the island. We are perfectly situated on the bay directly across from Armacost Park's nesting habit for herons and egrets, and just a short stroll to the south end's wide beautiful beaches. This lovely and classic home was built in 1993 and has 6 spacious bedrooms and 4.5 baths. The home has elevator access from ground level and newer on demand water heaters and HVAC systems. A newer dock and boat lift can accommodate several boats, jet skis and/or kayaks. A two (2) car-detached garage, and exceptionally large lot assures parking for dozens of friends and family! Update this classic three story home, or build your own version of a luxury coastal lifestyle.

19  **29 E 28th St** **Avalon, NJ 08202** MLS ID: 262353 **Closed / For Sale**	Condo/Townhouse/Apt.	2/1	675	– 1959	10/30/2026 – days	$780,000 $1,156/sq ft	↓ 1.14%

Courtesy of FERGUSON-DECHERT, INC

Description

You can see the ocean from the couch! C-6 at the Capri Condo offers a rare combination of ocean views, beach-block location and affordability rarely found in Avalon. Brand-new mini-split A/C system. Ideally located just steps from the beach and boardwalk and only a couple of blocks from Avalon's downtown shopping and restaurants. This beautifully maintained, two-bedroom, one-bath condominium features a bright, comfortable living area. The second-floor location provides actual ocean views, while the deck offers a wonderful place to enjoy the ocean breeze and sights and sounds of the beach. The owners have just installed a new three-head mini-split air-conditioning system, providing quiet, efficient and individually controlled cooling throughout the condo while eliminating the need for traditional window A/C units. And they are so quiet! The kitchen, comfortable living space and two bedrooms make C-6 an ideal beach retreat, weekend getaway or investment property. C-6 also offers strong rental potential, allowing an owner to enjoy the property while generating rental income. Recent market activity in the Capri demonstrates the strong demand for these desirable beach-block condominiums. Ocean views from the couch. Second floor. Beach block. Recently renovated. Brand-new three-head mini-split…

20  **8 27th St E** **Avalon, NJ 08202** **Closed / Public Record**	Single Family	–/–	2,299	– 2023	6/10/2026 – days	$3,900,000 $1,686/sq ft	–
21  **188 33rd St** **Avalon, NJ 08202** MLS ID: 261939 **Closed / For Sale**	Single Family	6/6	3,560	– 2024	8/28/2026 32 days	$5,300,000 $1,489/sq ft	↓ 3.55%

Courtesy of FERGUSON-DECHERT, INC

Description

Situated just steps from the south end of town, this barely used, practically new single-family home is ready for immediate enjoyment. Outfitted with 6 bedrooms and 6.5 baths, the home sits on a corner 55X110 lot just one cross street from a wide beach. The exterior is clad in Maibec cedar shake, with five decks featuring mahogany decking and ceilings. Inside, the first floor consists of two bedrooms, one being an ensuite, with the second serviced by a hall bath. The first-floor family room is outfitted with a wet bar and opens through a set of sliders to the back yard. A gorgeous pool with a hot tub and paver surround enjoys sun throughout most of the day due to the southern-exposed yard space. Back inside, a laundry room finishes off the first floor. A four-stop elevator provides access from the ground level to the third floor, while site-finished white oak flooring runs throughout the home. Upstairs, the kitchen is outfitted with inset cabinetry, panel-ready appliances, a 42-inch range, and an expansive island finished with white quartz countertops. The family room, centered on a gas fireplace, offers vaulted ceilings and shiplap accents. Adjacent to the kitchen and family room sits a large dining area, currently set for six. Through two sets of sliders, the front deck spans the entire width of the home and offers peeks of…

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Avalon, New Jersey

kw JERSEY SHORE KELLERWILLIAMS. REALTY

Closed: 50 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
22  **2090 5th Ave** **Avalon, NJ 08202** MLS ID: 262073 **Closed / For Sale**	Condo/Townhouse/Apt.	4/3	1,960	– 2022	10/16/2026 5 days	$2,800,000 $1,429/sq ft	↓ 3.45%
Courtesy of COMPASS RE - AVALON DUNE							

Description

Welcome to 2090 Fifth Ave, a beautifully designed, luxury vacation home within walking distance to downtown Avalon. Filled with fabulous amenities and boasting beautiful bay views, this property, built in 2022, offers the ultimate seaside escape with 4/5 bedrooms, a spacious second floor with an open concept kitchen/living area and plenty of outdoor deck space. Every detail of this townhouse has been designed with your needs in mind, from the soothing saltwater pool with cabana to the tasteful Serena & Lily® furnishings to the plush lounge areas. Jump in the bay, walk into town or bike to the beach. This beautifully maintained property offers the ideal location to explore the best Avalon has to offer and it has a strong rental history. The thoughtful blend of coastal elegance and comfort make it a truly special coastal retreat. End of September closing date

23		**2407 Harbor Ave** **Avalon, NJ 08202** **Closed / Public Record**	Single Family	–/–	2,398	– 2019	8/28/2026 – days	$3,999,000 $1,751/sq ft	–
24		**415 20th St** **Avalon, NJ 08202** MLS ID: 250918 **Closed / For Sale**	Single Family	6/6	4,941	– 2017	3/20/2026 286 days	$8,087,000 $1,637/sq ft	↓ 10.09%
	Courtesy of FERGUSON-DECHERT, INC								

Description

Extraordinarily unique BAY FRONT custom home situated on two buildable waterfront lots offering astounding, unobstructed views looking north with the added convenience of being able to walk to town. Designed with entertaining being the primary focus, this home has every amenity certain to make your shore experience a memorable one. The classic Nantucket Seaport exterior belies the beautiful, contemporary design found inside the home the minute you cross the threshold and are greeted with a beautiful mosaic tiled wall, elliptical staircase with clear treads, stainless steel railing and a fabulous blown glass chandelier. There are six generous bedrooms, each with custom tiled baths and a powder room servicing the great room. The second-floor main living area has an expansive, waterfront great room designed to take advantage of wonderful water vistas. The kitchen is a chef's dream with ultra high-end appliances such as Gaggenau, Subzero, two Miele dishwashers and full pantry. The dining area has fully retractable doors opening to a covered waterfront deck. The spacious living room has a ceiling full of artful blown glass lighting fixtures and a mosaic wall sure to be a topic of conversation. Adjacent to the living room is a fabulous, large U-shaped bar with flat panel tv, ice machine, two beverage...

25		**7888 Dune Dr, #219** **Avalon, NJ 08202** **Closed / Public Record**	Single Family	–/–	441	1.77 acres 2018	6/4/2026 – days	$557,500 $1,227/sq ft	–
26		**2766 Ocean Dr** **Avalon, NJ 08202** **Closed / Public Record**	Single Family	–/–	1,939	– 2018	6/30/2026 – days	$3,250,000 $1,591/sq ft	–
27		**885 21st St** **Avalon, NJ 08202** **Off Market / Public Record**	Condo/Townhouse/Apt.	–/–	2,499	0.73 acres 2020	11/17/2025 – days	$3,775,000 $1,585/sq ft	–

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Avalon, New Jersey

kw JERSEY SHORE
KELLERWILLIAMS. REALTY

Closed: 50 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
28  **118 22nd St** **Avalon, NJ 08202** MLS ID: 260194 **Closed / For Sale**	Single Family	5/5	3,246	– 2009	5/15/2026 64 days	$4,000,000 $1,232/sq ft	↓ 8.99%

Courtesy of FERGUSON-DECHERT, INC

Description

Experience timeless Avalon luxury in this Tom Welsh 5-bedroom, three-story home. Ideally located just 2½ blocks from the beach and just over a block from town. Thoughtfully designed for both relaxed shore living and elegant entertaining, this residence offers spacious interiors, quality craftsmanship, and an exceptional outdoor retreat. The private backyard features an inground pool, creating the perfect setting for summer gatherings, post-beach afternoons, and quiet evenings under the stars. With multiple living levels, generous bedroom accommodations, and a prime location close to the beach, dining, and shopping, this home captures the very best of shore living. Don't miss this rare opportunity to own a custom-built coastal home in one of the island's most desirable neighborhoods.

29		**182 65th St** **Avalon, NJ 08202** MLS ID: 252917 **Closed / For Sale**	Single Family	5/5	4,620	– 2013	7/20/2026 260 days	$6,750,000 $1,461/sq ft	↓ 3.36%

Courtesy of LONG & FOSTER REAL ESTATE, INC AV

Description

LOCATION-in Avalon's premier south end -3rd home from the beach- on an exclusive block of custom homes, 182 65th Street is an outstanding offering. Completed in 2013, the home was expertly crafted by Paul Kiss of OSK Architects, custom built and maintained by Brandywine Builders, and professionally designed and decorated by Interior Concepts Design of MD. The high-quality design features and bespoke materials reflect superior craftsmanship in every detail. The decor captures a tranquil island-inspired vibe intertwined with refined finishes, all in pristine condition due to very light seasonal usage by owners - this home presents like it was just finished very recently and is the ideal beach retreat for creating cherished family memories for generations to come. All three stories, of this 4620'sf home with 5 ensuite bedrooms and multiple living areas, flow seamlessly with hardwood floors installed and honed-in- place throughout. FIRST FLOOR-just inside the grand main entrance, french doors lead into a spacious family room with wet bar and sliders opening onto the wraparound front porch. At the opposite-south end of the home are three generously sized ensuite bedrooms each equipped with custom tiled baths-one enhanced by a decorative wall of opaque dune reeds and grasses evocative of a serene spa atmosphere....

30		**7929 Dune Dr, #212** **Avalon, NJ 08202** **Closed / Public Record**	Single Family	–/–	324	– 1983	7/14/2026 – days	$577,500 $1,760/sq ft	–
31		**33 10th St E** **Avalon, NJ 08202** **Closed / Public Record**	Single Family	–/–	3,543	5,502 sqft 2005	8/3/2026 – days	$4,995,000 $1,440/sq ft	–
32		**199 11th St** **Avalon, NJ 08202** MLS ID: 261471 **Closed / For Sale**	Single Family	5/5	3,155	– 2005	8/13/2026 41 days	$4,875,000 $1,545/sq ft	↓ 2.4%

Courtesy of TIM KERR SOTHEBY'S INTERNATIONAL REALTY

Description

A Beautiful Custom Home which is Professionally Appointed and Decorated by the Owners. Attention to Detail. In 2025, The Owners renovated the interior with Wainscoting and decorative wood trim. In 2021 The Owners resided the exterior and re-roofed the home. The First Floor Offers Beautiful Hardwood Floors, (2) Bedrooms, (2) Baths, Street Front Family Room, Full Size Laundry Room and Special access to a rear yard Cabana - "Wet-Room" as you come inside from the Rear Yard Swimming Pool. The Second Floor Offers an Overwhelming Living Room, Dining Area and Kitchen with Wood Cathedral Ceilings. Hardwood Floors. The Kitchen has an over-sized Center Island for preparation and additional seating. The Dining Area offers a Ten (10) Seat Dining Table. Street Front and wrap-around decks overlooking the Avalon Recreation Fields. A Very Special "Beach Bar" Area with Wet-Bar. (1) Bedroom with Bunk Beds with private Bathroom, Hallway Bathroom and another bedroom. The Third Floor is the private Master Suite; private dual vanity area, oversized shower with Rain Fixture "Spray" Feature, Walk-in Closet and private deck. A Rear Yard full recreation area with in-ground pool and spa. brick pavers platform around the pool, plenty of lounge chairs and the "Cabana Bar: with awning retractable door for opening-closing....

33		**40 13th St E** **Avalon, NJ 08202** **Off Market / Public Record**	Single Family	–/–	3,522	5,502 sqft 2006	11/13/2025 – days	$5,662,500 $1,560/sq ft	–

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Avalon, New Jersey

kw JERSEY SHORE
KELLERWILLIAMS. REALTY

Closed: 50 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
34  **10 14th St E** **Avalon, NJ 08202** Closed / Public Record	Single Family	–/–	2,392	6,599 sqft 1977	5/26/2026 – days	$4,000,000 $1,689/sq ft	–
35  **1269 1st Ave** **Avalon, NJ 08202** Off Market / Public Record	Single Family	–/–	3,709	5,502 sqft 2006	11/13/2025 – days	$3,875,000 $1,216/sq ft	–
36  **94 24th St E** **Avalon, NJ 08202** Closed / Public Record	Single Family	–/–	4,096	5,998 sqft 2005	6/16/2026 – days	$10,735,000 $2,088/sq ft	–
37  **118 28th St** **Avalon, NJ 08202** MLS ID: 261103 Closed / For Sale	Single Family	4/4	2,299	– 2005	6/18/2026 37 days	$3,160,000 $1,375/sq ft	↑ 0.48%

Courtesy of FERGUSON-DECHERT, INC

Description

Opportunity Knocks! This distinctive home offers a refreshing alternative to the typical "Upside-Down" floor plan, featuring the convenience of true first-floor living—ideal for those seeking comfort without the need to navigate stairs throughout the day. Ideally located at the east end of the desirable 100 block, the property is just two blocks from the beach, boardwalk, Avalon's Surfside Park & Recreation Center, and only a short stroll to the Business District—close to everything yet tucked away from the congestion. Notably, this location has not been impacted by nuisance flooding, adding to its long-term appeal. The First Floor is designed for everyday living and entertaining, offering a spacious Living, Kitchen, and Dining Area with high ceilings and an abundance of natural light, enhanced by the home's extensive use of glass. Three access points create refreshing cross-breezes and seamlessly connect the interior to the expansive, wrap-around covered porch—partially screened and complete with ceiling fans—providing a perfect setting for outdoor dining and relaxation. Also on the First Floor are two private bedroom/bath suites, a Powder Room, and a well-equipped Laundry Room with cabinetry, a deep sink, and direct access to the rear yard. The Kitchen features a center island with seating, stainless steel appliances, and…

38  **188 35th St** **Avalon, NJ 08202** Closed / Public Record	Single Family	–/–	3,246	6,599 sqft 2005	8/27/2026 – days	$403,000 $445/sq ft	–
39  **74 7th St W** **Avalon, NJ 08202** Closed / Public Record	Single Family	–/–	3,467	5,502 sqft 2005	6/9/2026 – days	$4,800,000 $1,415/sq ft	–
40  **1838 Dune Dr** **Avalon, NJ 08202** MLS ID: 260946 Closed / For Sale	Single Family	4/2	1,959	– 2006	6/19/2026 12 days	$2,800,000 $1,429/sq ft	↓ 3.45%

Courtesy of LONG & FOSTER REAL ESTATE, INC SH

Description

Discover this amazing opportunity to own a spacious, coastal retreat in the highly sought-after community of Avalon, NJ. Ideally located close to the beach, bay, dining, and shopping—including the Princeton, the Union League's Whitebrier, Lululemon, and Avalon's own Rock n' Chair—this home offers the perfect blend of convenience and tranquility. Situated on a quiet residential block it is just a short walk to the 8th Street Recreation Complex for pickleball, basketball, kid's playground and so much more. This light-filled, upside-down style home features 4 bedrooms, 3 baths, and a versatile first-floor den ideal for guests or a home office. The second floor is the heart of the home, showcasing soaring cathedral ceilings, an open-concept living space, and a beautifully appointed kitchen with a center island—perfect for entertaining. The outdoor living has a large front deck shaded by trees off of one of the large 1st floor bedrooms and off the back den; a rear deck, outdoor shower, and ample space to create your own ideal backyard retreat (see renderings in pictures). An incredible value in an unbeatable location, this is one of the most competitively priced single-family homes in Avalon. Don't miss this rare opportunity—schedule your private tour or visit an open house, Saturday and Sunday 4/18 & 4/19 11AM-2PM .

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Avalon, New Jersey

Closed: 50 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
41  **9 Seabreeze Ln** **Avalon, NJ 08202** MLS ID: 251851 Closed / For Sale	Single Family	5/5	4,036	– 2006	1/2/2026 51 days	$1,999,999 $545/sq ft	↓ 4.53%

Courtesy of COMPASS RE - AVALON DUNE

Description

Stunning Blane Steinman–designed retreat on a private, elevated end lot in Avalon Manor with breathtaking wetland/sunset views. Perfectly suited for large families and entertaining friends, every bedroom boasts its own spa-inspired en-suite bath, each offering a unique selection of tiles and finishes. A self-contained first-floor suite features its own kitchenette with dishwasher, cozy living room with fireplace, private deck, and entrance ideal for guests or multi-generational living. Culinary enthusiasts will delight in the gourmet kitchen, equipped with Viking appliances, a dedicated beverage refrigerator, a massive butcher-block island, three dishwashers & three ice makers, along with an oversized butler's pantry. A built-in dumbwaiter streamlines packages and meal service to the second floor; while soaring ceilings and abundant natural light creates a bright, airy ambiance. Two west-facing decks, each fitted with custom awnings - ensure all-weather outdoor enjoyment, and the two-car garage with expansive loft storage keeps vehicles and gear neatly out of sight. This meticulously crafted Shore sanctuary elegantly combines everyday convenience with luxury living. The property is sold unfurnished and closing not before 11/15 or upon delivery of the seller's new home which is under construction. Seller prefers showings...

42  **25 Seabreeze Ln** **Avalon, NJ 08202** MLS ID: 253454 Closed / For Sale	Single Family	4/3	3,034	– 2005	1/28/2026 66 days	$1,587,500 $542/sq ft	↓ 3.79%

Courtesy of FERGUSON-DECHERT, INC

Description

Nestled in Avalon's serene Avalon Manor enclave, 25 Seabreeze Lane offers the rare combination of peaceful seclusion and sweeping wetland and sunset views—yet sits just over a mile from the beach, restaurants, and the vibrant downtown district. This quiet, nautical neighborhood feels like a private retreat tucked away from the island's busier areas. With more than 3,000 square feet of living space, this upside-down home was designed to showcase the surrounding natural beauty from as many vantage points as possible. The expansive second-floor living area, with its vaulted ceilings and gas fireplace, opens to a large partially covered deck through two sets of sliders—framing unforgettable sunsets and panoramic wetland views. The kitchen and dining area sit along the back of the home, offering a constant connection to the waterways just a few hundred feet away. The primary suite is also located on the second floor and features its own private deck, ensuite bath, and tranquil water views. The first floor features 9' ceilings, three bedrooms, two full bathrooms, a laundry room, and a spacious family room with a wet bar and hardwood floors. This family room opens to another rear deck with lovely views of the Intracoastal Waterway. Several first-floor rooms face the wetlands as well, offering flexibility for guests while...

43  **448 Avalon Blvd** **Avalon, NJ 08202** MLS ID: 253116 Closed / For Sale	Single Family	4/4	2,534	– 2005	5/15/2026 142 days	$1,425,000 $562/sq ft	↓ 4.94%

Courtesy of BERKSHIRE HATHAWAY HS FOX & ROACH - AV

Description

Stunning Bayfront Custom Home in Avalon Manor! Experience coastal living at its finest in this custom-built four bedroom, four bath bayfront home located in the serene community of Avalon Manor, just minutes from the beaches, shops, and restaurants of Avalon. This three-level residence offers sweeping bay views, two boat slips with a long-term riparian lease, and an unbeatable location for boating and water lovers. The main living area, located on the second floor, features an open-concept layout ideal for entertaining, with gleaming hardwood floors, oversized windows that bathe the home in natural light, and a gas fireplace in the living room. Step outside onto the large deck just off the living area, perfect for dining, relaxing, or enjoying the stunning sunsets over the bay. The kitchen boasts granite countertops and a bar providing additional seating, perfect for a quick lunch! The first floor includes a spacious family room with access to a covered deck. The third floor is home to the primary suite, which includes a luxurious en-suite bath and its own private deck overlooking the water, an ideal spot for morning coffee or evening unwinding. There are two additional bedrooms on this level and another bath. The attached garage offers convenience and storage. Whether you're looking for a year-round waterfront residence or a...

44  **490 Avalon Blvd** **Avalon, NJ 08202** MLS ID: 260968 Closed / For Sale	Single Family	1/1	720	3,180 sqft 1948	10/16/2026 11 days	$950,000 $1,319/sq ft	↓ 4.52%

Courtesy of BERKSHIRE HATHAWAY HS FOX & ROACH - AV

Description

Charming bayfront cottage nestled in the quaint community of Avalon Manor! This one-bedroom, one-bath retreat is full of potential just bring your vision and make it your own. Enjoy swimming, crabbing, and fishing right from your private dock, with quick access to the open bay. Spend your mornings watching wildlife and passing boats and unwind in the evenings with breathtaking sunsets. Conveniently located just minutes from Avalon's beaches, shopping, and dining. There is nothing like life on the bay!

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Avalon, New Jersey

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Closed: 50 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
45  **571 Avalon Blvd** **Avalon, NJ 08202** MLS ID: 261598 Closed / For Sale	Single Family	2/1	832	4,500 sqft 1968	10/30/2026 34 days	$690,000 $829/sq ft	↓ 1.29%

Courtesy of TIM KERR SOTHEBY'S INTERNATIONAL REALTY

Description

This charming bay side cottage is nestled in the peaceful enclave of Avalon Manor. A true haven at the Jersey Shore, only minutes from Avalon's beaches and downtown district. The cottage is full of natural sunlight while featuring 2 bedrooms, 1 full bath, a spacious living area, and multiple decks for outdoor entertainment. Brand new siding and roof provide added peace of mind. Beautifully updated and fully furnished with a blend of rustic and coastal finishes. Enjoy sunset views all year round without direct neighbors on either side of the property. Enhance your lifestyle with a close proximity to fishing, crabbing, boating, and much more! Immersed in a natural landscape, this private getaway is ready for your immediate use.

46  **20 Meadowview Ln** **Avalon, NJ 08202** Closed / Public Record	Single Family	–/–	864	5,998 sqft 1960	8/13/2026 – days	$700,000 $2,971/sq ft	–
47  **17 Seabreeze Ln** **Avalon, NJ 08202** MLS ID: 260911 Closed / For Sale	Single Family	5/3	2,376	5,001 sqft 2002	8/24/2026 89 days	$1,100,000 $463/sq ft	↓ 2.22%

Courtesy of LONG & FOSTER REAL ESTATE, INC AV

Description

Avalon Manor is changing with 19 new construction homes on the former site of the Avalon Marine Center. Those new homes are being offered at $2.6 million and higher. This 5 Bedroom 3 1/2 bath home represents itself as a great value in this changing market. This is a great opportunity to buy the last of the reasonably priced homes in this community. Experience the best of shore living in this Avalon Manor home, where sweeping bay views set the tone for a truly unforgettable escape. Perched to capture stunning sunsets, the expansive elevated deck is the perfect place to unwind or entertain while overlooking the water. Inside, this spacious 5-bedroom, 3.5-bath residence is thoughtfully designed for both comfort and connection. The open-concept living area features a cozy fireplace and seamless flow into a fully equipped, modern kitchen - ideal for hosting family and friends with ease. Each bedroom offers generous space for guests, while multiple full bathrooms and a convenient half bath ensure comfort for larger groups. Two bedrooms feature en suite bathrooms, and two bedrooms are connected through a Jack & Jill bathroom. Whether you're gathering indoors or enjoying the coastal breeze outside, every detail has been curated for relaxed, effortless living. Step outside to your private outdoor…

48  **189 11th St** **Avalon, NJ 08202** MLS ID: 261472 Closed / For Sale	Single Family	4/2	1,594	– 1987	8/21/2026 83 days	$2,800,000 $1,757/sq ft	↓ 6.51%

Courtesy of TIM KERR SOTHEBY'S INTERNATIONAL REALTY

Description

A Nicely Renovated Rancher (2022) offering (4) Bed., (2)Baths. The Owners have taken some special time to Decorate and Accessorize this home as a Solid Rental Property. All new Kitchen and Bathrooms, drywall, carpets, appliances and electrical fixtures. Furniture and window treatments add a special tone of clean seashore living. Grass lawn with sprinkler system offers curb-side appeal. Oversized Front Deck and Off-Street concrete pad for parking. The home is occupied by returning tenants who adore this home. The first Rental starts 6-20-26, the home is only rented until 8-1-2026. Priced to Sell, look at the overall Sale Market and you will agree.

49  **175 12th St** **Avalon, NJ 08202** Off Market / Public Record	Single Family	–/–	2,016	5,502 sqft 1988	11/26/2025 – days	$195,000 $1,727/sq ft	–
50  **83 13th St E** **Avalon, NJ 08202** Closed / Public Record	Single Family	–/–	2,753	5,502 sqft 1990	3/3/2026 – days	$6,500,000 $2,320/sq ft	–

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Avalon, New Jersey

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