

FERGUSON-DECHERT, INC
Main: 609-967-4200



Address **7789 Dune Drive**
Asking Price **\$3,800,000**
Contract Date **6/13/2025**
Sold Price **\$3,600,000**
Lot Size **80 x 85**
Remarks **AVALON - BEACH BLOCK SINGLE FAMILY! This is a fantastic opportunity to purchase an oversized lot in Avalon measuring 80' x 85' square feet. The current 2 story corner home offers 4 bedrooms, 2.5 baths with ocean views and sunsets from the second floor**

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Address **170 77th Street**
Asking Price **\$3,795,000**
Contract Date **3/31/2025**
Sold Price **\$3,700,000**
Lot Size **60' x 110'**
Remarks **BEACHBLOCK upside down style home with five bedrooms and two baths on a 60' X 110' lot on a street with underground utilities. Enjoy excellent ocean views from the expansive deck. The location**

outdoor sun decks. The home currently includes an oversized heated pool, central air, and off-street parking for 3 cars. The convenience of this home is just fantastic, with only a block walk to 4 restaurants, including the Union League's private Bungalow! If fitness is your thing, enjoy running over to the 82nd



Address **9 E 11th Street**
Asking Price **\$4,295,000**
Contract Date **6/3/2025**
Sold Price **\$4,200,000**
Lot Size **58 x 110**
Remarks **VERY RARE NORTHEAST BEACH BLOCK CORNER HOME WITH POOL. Ideally located steps from the Townsend Inlet Fishing Jetty, the 12th Street playground, and Avalon's restaurants, this**

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Address **1889 Avalon Avenue**
Asking Price **\$4,495,000**
Contract Date **5/16/2025**
Sold Price **\$4,250,000**
Lot Size **60X110**
Remarks **Located just steps from the ocean, TEAR THIS HOUSE DOWN - BUILD YOUR DREAM HOME HERE 1889 Avalon Avenue is the location is a coveted corner beach block lot. THE RENDERING SHOWS A**

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Address **56 E 18th Street**
Asking Price **\$4,450,000**
Contract Date **4/9/2025**
Sold Price **\$4,450,000**
Lot Size **50' x 110'**
Remarks **This is an exceptional opportunity to own one of the island's best Beach block locations. Ideally situated four houses to an outstanding beach and a few blocks from recreation, boardwalk and Avalon's**

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Address **12 E 17th Street**
Asking Price **\$4,995,000**
Contract Date **7/9/2025**
Sold Price **\$4,700,000**
Lot Size **50' x 110'**
Remarks **Exceptional, BEACH BLOCK home on a much sought after, north end street with underground utilities, offering easy access to the beach and town. Stately, comfortable, convenient and charming describe this**

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Address **190 76th Street**
Asking Price **\$5,200,000**
Contract Date **1/30/2025**
Sold Price **\$4,900,000**
Lot Size **80 X 110**
Remarks **PRIME beach block property located in the desirable south end of Avalon NJ. The oversized 80' X 110' lot allows for amazing options moving forward. Enjoy the benefit of underground utilities for unobstructed**

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Address **56 E 22nd Street**
Asking Price **\$4,999,000**
Contract Date **9/22/2025**
Sold Price
Lot Size **50'x110'**
Remarks **Enjoy beautiful ocean views from your deck, take a dip in the pool, or unwind in the hot tub at this stunning fourth-back home on 22nd Street. Designed by Asher and built by Michael Popper, this full-size**

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Address **7749 Dune Drive**
Asking Price **\$5,950,000**
Contract Date **7/8/2025**
Sold Price **\$5,050,000**
Lot Size **80' x 95'**
Remarks **This stunning 6-bedroom, 6.5-bathroom coastal masterpiece, meticulously renovated and expanded by D.L. Miner, offers over 4,000 sq. ft. of luxury living on an oversized 7,600 sq. ft. Beach Block lot. Just**

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Address **153 76th Street**
Asking Price **\$5,195,000**
Contract Date **3/21/2025**
Sold Price **\$5,100,000**
Lot Size **60' x 110'**
Remarks **Nestled in a quiet beach block, just two homes removed from a wide, protected beach, sits this recently renovated three story home offering wide spanning views of the ocean. The expansive home**

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Address **40 E 13th Street**
Asking Price **\$5,895,000**
Contract Date **8/8/2025**
Sold Price
Lot Size **50 X 110**
Remarks **THIS BEACH BLOCK HOME IS NESTLED JUST 6TH FROM THE BEACH IN AVALON'S QUIET NORTH END! Being so close to the beach, you'll be mesmerized by the beautiful views, the soothing**

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Address **135 77th Street**
Asking Price **\$6,995,000**
Contract Date **1/31/2025**
Sold Price **\$6,000,000**
Lot Size **60 x 110**
Remarks **Located 2nd from the Beach in the South End of Avalon, this magnificent 6 bedroom, 5 1/2 bath, 4,300 sq. ft. home is uniquely situated closer to the Beach than the other homes located 2nd from the beach in**

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Address **65 E 24th Street**
Asking Price **\$7,295,000**
Contract Date **8/29/2025**
Sold Price
Lot Size **50x110**

Remarks **THIS IS THE ONLY BRAND-NEW BEACH BLOCK HOME FOR SALE IN AVALON!** The location, just two homes away from the beach path, offers you **VIEWS THAT ARE FAR SUPERIOR** to the view offered by ~~most other homes. It's not often that you'll have the~~ opportunity to purchase this combination of a brand-new home in such a great, view oriented location! You'll experience the mesmerizing sight & sound of the ocean from both the front & rear of the house! **DISTINCTIVE** features include buried utility lines on this street, and ocean views from the Living Area, Kitchen & Dining Area, from 4 of 6 decks and from the 3rd floor Bedrooms!! And you can easily walk into town! Each BR has its own private bathroom. There are also 2 Powder Rooms, a spacious Family Room overlooking the sparkling heated pool, huge decks on the front & rear of the home (6 decks total – 2 on each level), impressive 8-foot-tall sliding doors, a 4-stop elevator, plenty of off-street parking,

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Address **165 71st Street**
Asking Price **\$7,595,000**
Contract Date **4/11/2025**
Sold Price **\$7,500,000**
Lot Size **70 x 110**

Remarks **Wow!! Here's your once in a lifetime opportunity to own one of the Island's premier beachside retreats!** Just one house from world-class beaches and nestled east of the Avalon Bird Sanctuary, this ~~exceptional 7,700 sq. ft. site is nearly 17% larger~~