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\$4.3M Condo Leads Toms River's Top Home Sales for Late July

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A stunning \$4.3 million condominium in Toms River topped the list of the area's most expensive home sales from July 28 to August 3. This sale highlights a strong demand for luxury properties in the region, where 79 residential sales closed with an average price of \$563,690 and an average price per square foot of \$376. The high-end market continues to show resilience, with notable sales in Toms River and nearby Seaside Heights.

The condo at **530 Lakehurst Road** leads the pack, which commanded an impressive \$4,312,500. Built in 2006, this unit offers 1,144 square feet of modern living space, priced

at \$3,770 per square foot. This sale far surpasses the others and reflects the premium buyers are willing to pay for prime waterfront properties.

Following this is a classic single-family home at **18 Seventh Avenue in Seaside Heights**, which sold for \$2,499,000. Despite being built in 1954, the home's value remains high. Its 1,050 square feet features three bedrooms and a bathroom, equating to a staggering \$2,380 per square foot. The historic charm, combined with the location, clearly makes it a sought-after property.

Not far behind is **18 Sixth Terrace**, also in Seaside Heights, which changed hands for \$1,299,900. This 1967-built home provides 1,339 square feet with three bedrooms and two bathrooms, selling at \$971 per square foot. Its prime location and well-maintained condition helped push it well into the seven-figure range.

In Toms River itself, a newer single-family residence at **138 Spirit Bear Road** closed for \$999,000. This 2014-built home offers a spacious 2,780 square feet with four bedrooms and three bathrooms, selling at \$359 per square foot. The modern design and generous size clearly attracted buyers looking for comfort and style.

Rounding out the top five is a property at **14 Beech Street in Toms River** that fetched \$949,000. Built in 2006, this cozy 1,035-square-foot home with four bedrooms and two bathrooms sold at an impressive \$917 per square foot, highlighting demand for well-kept, smaller luxury homes in the area.

While more modest in price, the remaining five properties on the list still reflect a strong and varied housing market. These include homes priced between \$740,000 and \$906,000, featuring a mix of sizes and styles across Toms River and Seaside Heights.

From a six-bedroom house at 216 Sheridan Avenue to a three-bedroom home at 11 Bay Point Drive, buyers actively invest in spacious family residences and comfortable suburban homes that meet their needs and are within their price range.