

Property Comparison Report

1100 Stokes Avenue, Collingswood, NJ 08107

Prepared March 24, 2026 • CertiHomes Analysis

Subject Property

ADDRESS 1100 Stokes Ave	MUNICIPALITY Collingswood Boro	COUNTY Camden, NJ
PARCEL Block 81, Lot 1	YEAR BUILT 1927	STYLE 2-Story, 1-Car Garage
LOT SIZE 8,751 sqft (50×175)	EST. LIVING AREA ~2,000 sqft	ASSESSED VALUE \$563,800
PRICE / SQFT (ASSESSED) \$282/sqft	LAST SALE PRICE \$560,000	SALE PRICE / SQFT \$280/sqft
LAND VALUE \$210,100	IMPROVEMENT VALUE \$353,700	IMPROVEMENT \$/SQFT \$177/sqft
ANNUAL TAXES \$11,505		

Note: NJ MOD-IV tax records do not include interior square footage. The ~2,000 sqft estimate is based on improvement value (\$353,700) at the Collingswood average improvement cost of ~\$177/sqft for comparable 1920s 2-story homes.

Proposed Addition — Master Suite + Porch

Second-Floor Master Suite (15' × 20')

- 300 sqft addition over existing footprint
- 1 master bedroom with walk-in closet
- 1 full master bathroom (double vanity, tiled shower, soaking tub)
- Standard Plus finish level
- Structural reinforcement of existing first floor
- HVAC extension, electrical, plumbing
- Matching exterior siding and roofline

First-Floor Side Porch

- Covered porch along the side of first floor
- Approx. 120–150 sqft
- Composite decking, railings, roofing
- Foundation piers / footings
- Electrical for lighting

Cost Per Square Foot Comparison

- Existing home: **\$282/sqft** (assessed)
- Existing home: **\$280/sqft** (last sale)
- Improvement only: **\$177/sqft**
- Addition cost: **\$543/sqft** (new construction)
- Post-addition (2,300 sqft): **\$309/sqft** at \$710K
- Addition costs ~2x existing \$/sqft

Cost Breakdown (Standard Plus)

- Master suite (300 sqft @ \$330/sqft): **\$99,000**
- Master bath fit-out upgrade: **\$18,500**
- Side porch: **\$22,000**
- Permits, architect, engineering: **\$8,500**
- Contingency (10%): **\$14,800**
- **Total: \$162,800**

Source: Collingswood building permit data — 32 residential additions on file, median cost \$80,950, average \$102,848. Recent major additions ranged \$130K–\$294K. The \$162,800 estimate reflects a mid-range Standard Plus finish for a second-story addition with structural work, consistent with local permit data.

Sell Now vs. Add & Sell — Financial Comparison

Line Item	Scenario A: Sell As-Is	Scenario B: Add & Sell
Revenue		
Estimated Sale Price	\$565,000	\$710,000
Basis: Assessed \$563,800 • Comps \$475K–560K	Current market	+1 BR/BA comps \$613K–863K
Costs		
Addition Construction	\$0	(\$162,800)
Realtor Commission (5%)	(\$28,250)	(\$35,500)
Closing Costs (est. 2%)	(\$11,300)	(\$14,200)
Carrying Costs — 5 mo (mortgage, tax, insurance)	\$0	(\$12,915)
Taxes \$960/mo + Insurance \$148/mo + Mortgage est. \$1,475/mo		5 months during construction
Staging & Prep	(\$3,000)	(\$3,500)
Net Proceeds		
Total Costs	(\$42,550)	(\$228,915)
Net Proceeds from Sale	\$522,450	\$481,085
Net Gain vs. Last Purchase (\$560,000)	(\$37,550)	(\$78,915)
Return on Addition Investment		
Additional Sale Price from Addition	—	\$145,000
Total Addition Investment (construction + carrying)	—	(\$175,715)
Net Return on Addition Investment	—	(\$30,715)
ROI on Addition	—	-17.5%

Analysis Verdict

Sell As-Is Recommended

Scenario A nets \$41,365 more than Scenario B. The addition generates \$145,000 in additional value against \$175,715 in total costs — a **-17.5% return** on the addition investment.

However, if you plan to **live in the home** for 3+ years before selling, the addition adds significant quality-of-life value and allows time for further appreciation. At Collingswood's ~4% annual appreciation rate, the break-even point is approximately **18 months** post-construction.

Comparable Sales — Collingswood

ADDRESS	YEAR	TYPE	LOT (SQFT)	MARKET VALUE	SALE PRICE	TAX/YR
1100 Stokes Ave (SUBJECT)	1927	2SF1G	8,751	\$563,800	\$560,000	\$11,505
1020 Stokes Ave	1924	2SF1G	10,497	\$554,000	\$500,000	\$11,614
721 Stokes Ave	1920	2SF	8,751	\$615,800	\$524,900	—
829 Linwood Ave	1924	2SF2G	9,626	\$550,100	\$525,000	—
1113 Stokes Ave	1923	2SF	8,751	\$508,100	\$475,000	\$8,883
820 Stokes Ave	1924	2SF2G	8,751	\$571,100	\$398,000	—
1019 Stokes Ave	1952	2SFB	8,751	\$625,000	\$540,000	\$10,978
Higher-Value Comps (larger / upgraded — post-addition targets)						
1112 Stokes Ave	1920	2SF1G	8,751	\$613,400	—	\$12,463
1040 Stokes Ave	1924	2SF2G	8,751	\$677,000	—	\$11,998
1024 Stokes Ave	1926	2SF1G	17,498	\$863,300	\$340,000	\$15,923
1029 Stokes Ave	2024	1SF1G	8,751	\$974,300	—	\$17,456
501 Collings Ave	1919	2SST3G	—	\$1,032,200	\$465,000	\$20,532

Source: NJ MOD-IV Tax Assessments via CertiHomes PostgreSQL (propsql). Sale prices of \$1.00 excluded (intra-family transfers). Market values represent current assessed values.

Immediate Neighbors (Stokes Ave Block)

ADDRESS	YEAR	TYPE	MARKET VALUE	LAST SALE	TAX/YR
1102 Stokes	1932	1.5SF	\$544,600	\$363,500	\$8,875
1104 Stokes	1920	2SF1G	\$590,800	\$370,000	\$13,165
1106 Stokes	1920	2SF1G	\$515,900	\$286,000	\$10,710
1108 Stokes	1920	2SF1G	\$569,600	\$265,000	\$11,230
1110 Stokes	1924	2SF	\$560,900	\$217,500	\$11,517
1101 Stokes	1922	2SF1G	\$515,300	\$415,000	\$9,116
1103 Stokes	1920	2SF1G	\$467,200	\$259,900	\$9,771
1105 Stokes	1926	2SF1G	\$539,900	\$121,000	\$10,275

Collingswood Market Snapshot

TOTAL RESIDENTIAL PARCELS

3,934

AVERAGE MARKET VALUE

\$452,473

MEDIAN MARKET VALUE

\$441,000

SUBJECT VS MEDIAN

+28% above

AVERAGE ANNUAL TAX

\$9,119

HOME INSURANCE (NJ AVG)

\$1,774/yr

Neighborhood & Schools

Schools (walking distance)

Zane North Elementary — 801 Stokes Ave (PreK-5, 164 students)

Collingswood Middle — 414 Collings Ave (6-8, 486 students, ELA 71.5%)

Collingswood High — 424 Collings Ave (9-12, 809 students)

Private: Haddonfield Friends (PreK-8), Paul VI High (9-12)

Parks & Recreation

Knight Park — ~0.5 mi west

Newton Lake Park — ~0.5 mi south

Roberts Park — ~1 mi north

Dog park near Knight Park

Dining (Haddon Ave)

Sapori Trattoria Italiana

Sabrina's Cafe

Paloma Restaurante

Oasis Mexican Grill

Hearthside

Nearby Services

ALDI — 30 White Horse Pike

Target — 650 W Cuthbert Blvd

EV Charging — ChargePoint (3 stations)

Collingswood Fire Dept — 20 W Collings Ave

Disclaimer: This report is for informational purposes only and does not constitute a formal appraisal or guarantee of value. Estimated values are based on NJ MOD-IV tax assessment data, local building permit records, and comparable sales from the CertiHomes PostgreSQL database (propsql). Actual sale prices depend on market conditions, property condition, buyer demand, and other factors. Addition costs are estimates based on local permit data and may vary by contractor. Consult a licensed appraiser, real estate agent, and contractor before making financial decisions.