

Toms River

Community · NJ · New Jersey · Ocean County

BALANCED MARKET

\$429K

MEDIAN SALE PRICE

+2.6%

1-YR CHANGE

2,289

SALES (12 MO)

\$451K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



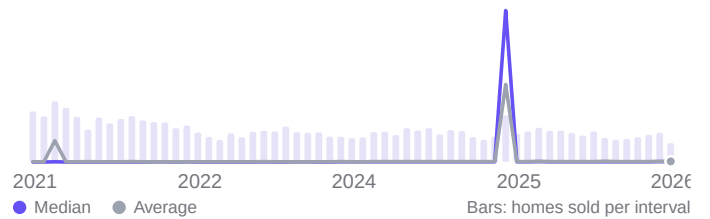
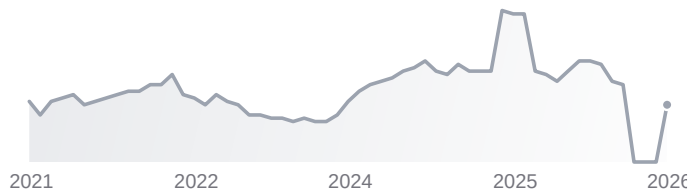
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$444K · Average \$570K

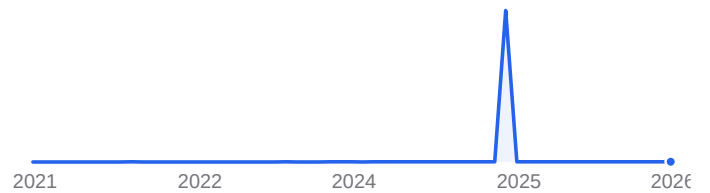
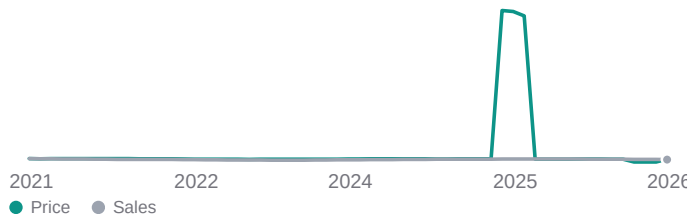


Growth (year over year)

Price +2.6% · Sales -13.7%

Price per square foot

\$307/ft²

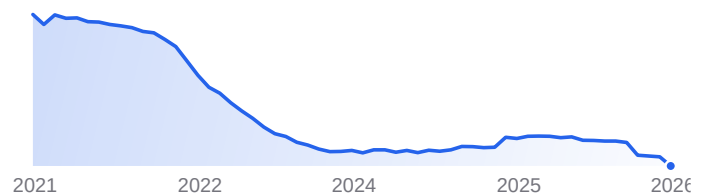
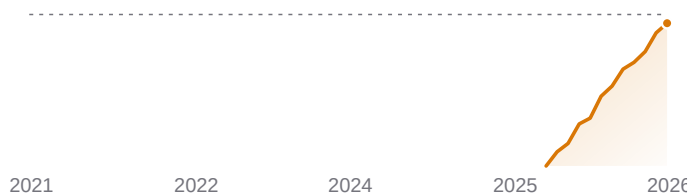


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

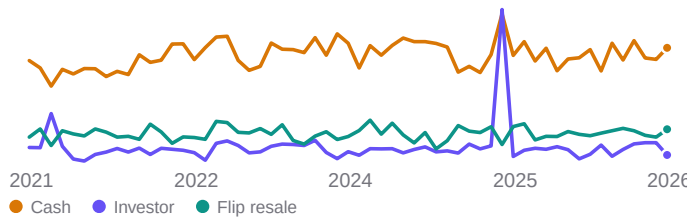
4.4%



BUYERS & OUTCOMES

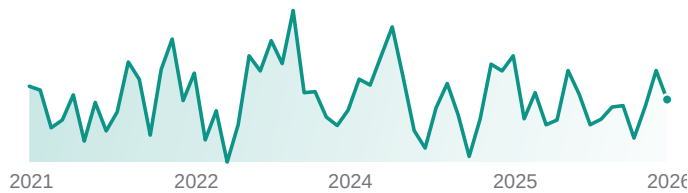
Buyer mix

Cash 40% · Investor 2.9% · Flip resale 12%



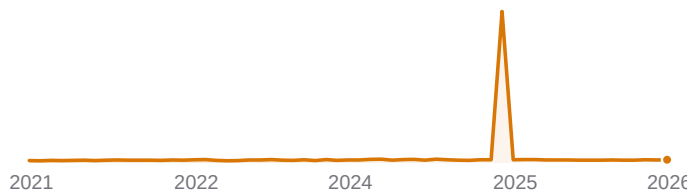
Sellers who sold at a gain

97%



Median annualized return at resale

+6.7%

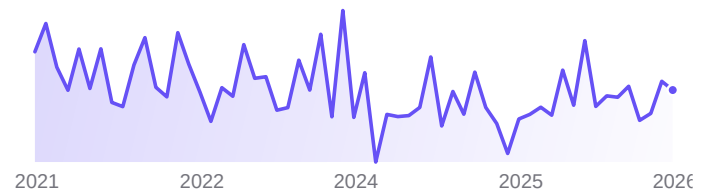


Financing (share of purchase price) Loan (LTV) 79% · Down payment 24%



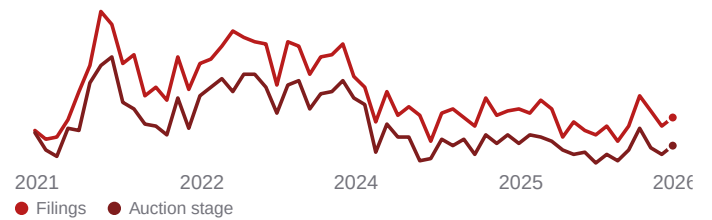
Typical hold before selling

8.4 yrs



Preforeclosure filings

Filings 22 · Auction stage 9



HOUSING STOCK

Homes	52,057
Median value (AVM)	\$451K
Median size	1,494 ft²
Median bedrooms	3
Median year built	1978
Single family	93%
Condos	5.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.0%
Owner occupied	78%
Company owned	10.0%
Median loan-to-value	38%

Typical ownership tenure

10.6 yrs

COMMUNITY

Population	97,496
Density	2,500 / mi²
Median household income	\$91K
Average household income	\$126K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	67
Homes occupied	93%
Bachelor's or higher	25%
Poverty rate	6.5%
Unemployment	1.4%
Average temp	53°F
Annual precip	48 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.