

Morganville

Community · NJ · New Jersey · Monmouth County

BALANCED MARKET

\$780K

MEDIAN SALE PRICE

+15.8%

1-YR CHANGE

185

SALES (12 MO)

\$869K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



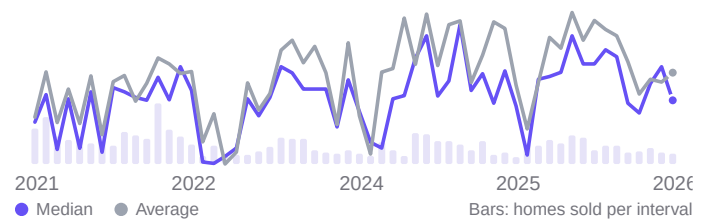
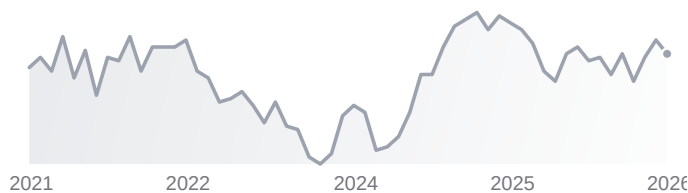
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$720K · Average \$819K

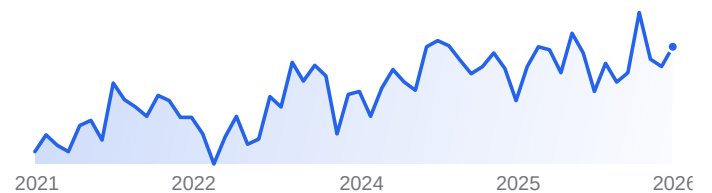
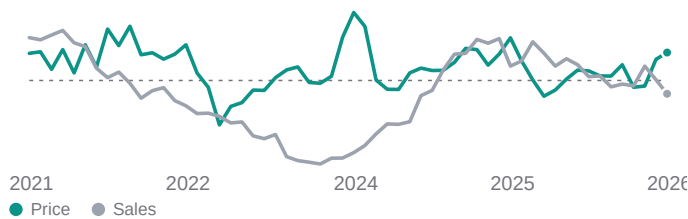


Growth (year over year)

Price +15.8% · Sales -7.5%

Price per square foot

\$353/ft²

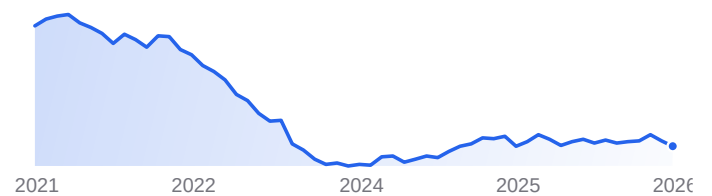
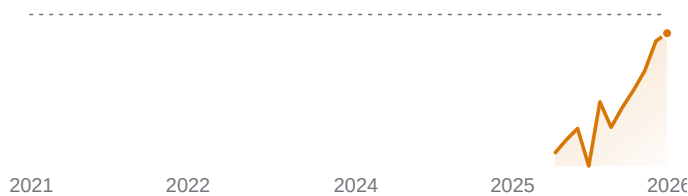


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

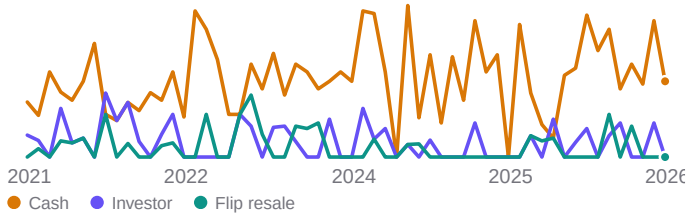
2.9%



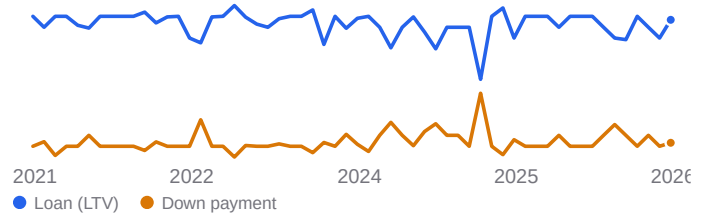
BUYERS & OUTCOMES

Buyer mix

Cash 22% · Investor 0% · Flip resale 0%

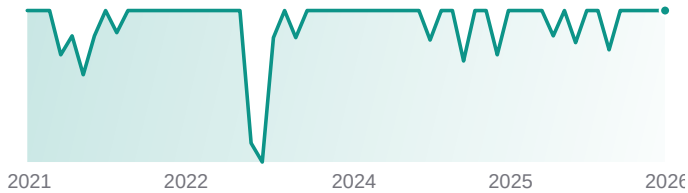


Financing (share of purchase price) Loan (LTV) 78% · Down payment 22%



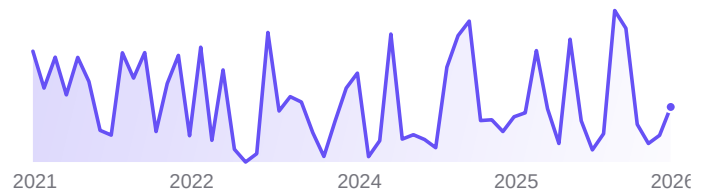
Sellers who sold at a gain

100%



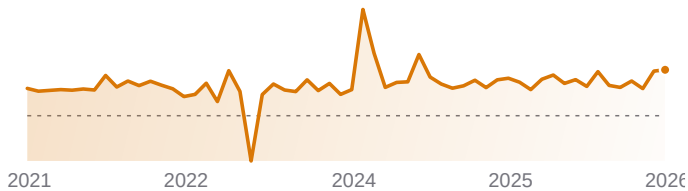
Typical hold before selling

10.3 yrs



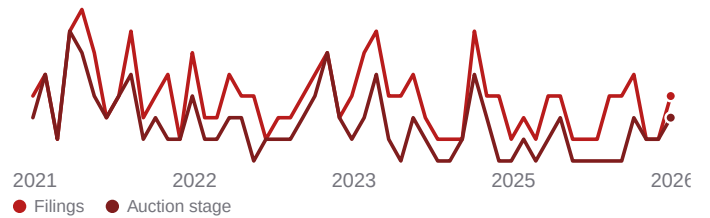
Median annualized return at resale

+6.8%



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	6,353
Median value (AVM)	\$869K
Median size	2,477 ft²
Median bedrooms	4
Median year built	1992
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	0.9%
Owner occupied	90%
Company owned	7.0%
Median loan-to-value	41%
Typical ownership tenure	16.8 yrs

COMMUNITY

Population	6,290
Density	1,162 / mi²
Median household income	\$162K
Average household income	\$178K
Crime index (US avg 100)	18
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	96
Homes occupied	96%
Bachelor's or higher	28%
Poverty rate	3.6%
Unemployment	1.4%
Average temp	53°F
Annual precip	48 in
Sunshine	56%

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