

Forked River

Community · NJ · New Jersey > Ocean County

BALANCED MARKET

\$485K

MEDIAN SALE PRICE

-2.0%

1-YR CHANGE

389

SALES (12 MO)

\$487K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



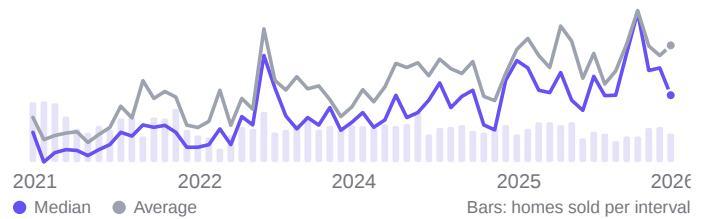
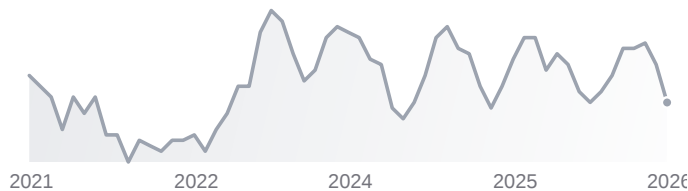
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$450K · Average \$551K

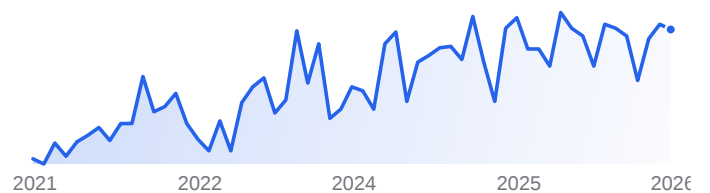
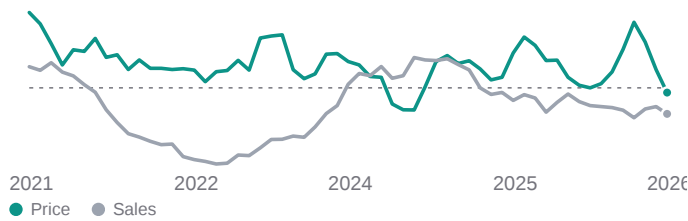


Growth (year over year)

Price -2.0% · Sales -11.2%

Price per square foot

\$328/ft²

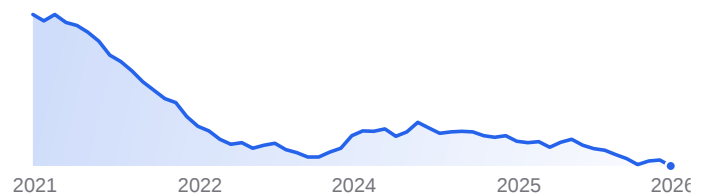
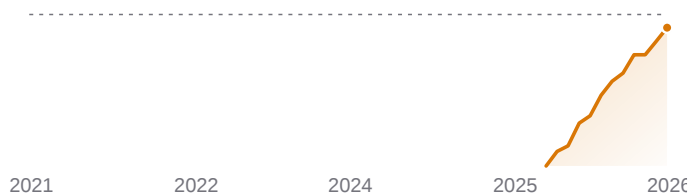


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

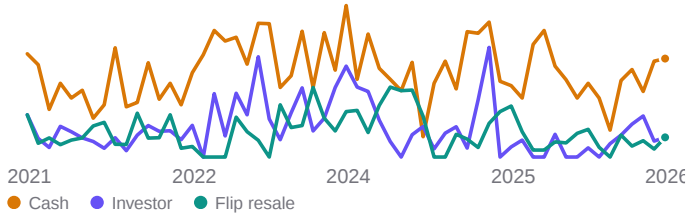
4.1%



BUYERS & OUTCOMES

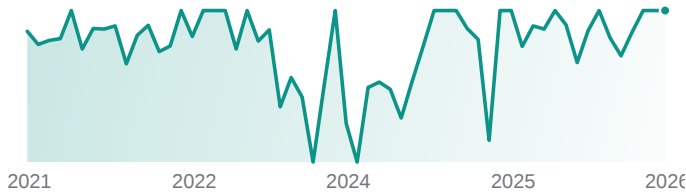
Buyer mix

Cash 33% · Investor 6.7% · Flip resale 6.7%



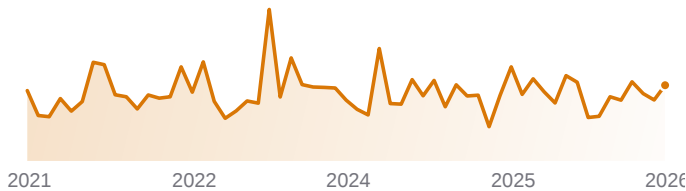
Sellers who sold at a gain

100%

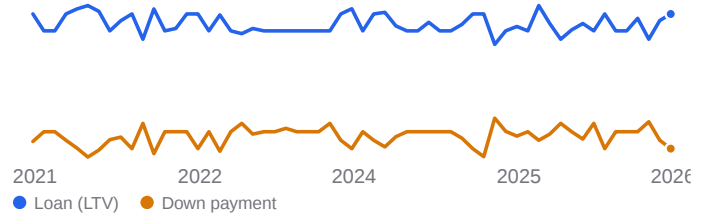


Median annualized return at resale

+7.3%

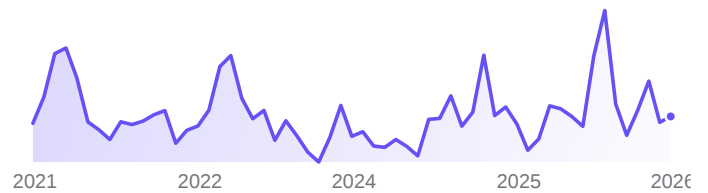


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



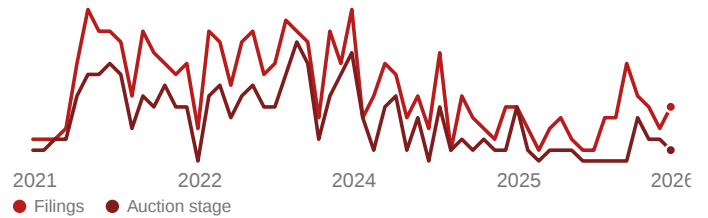
Typical hold before selling

7.4 yrs



Preforeclosure filings

Filings 5 · Auction stage 1



HOUSING STOCK

Homes	9,376
Median value (AVM)	\$487K
Median size	1,541 ft²
Median bedrooms	3
Median year built	1980
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	0.8%
Owner occupied	80%
Company owned	8.8%
Median loan-to-value	37%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	5,578
Density	2,039 / mi²
Median household income	\$84K
Average household income	\$110K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	57
Homes occupied	82%
Bachelor's or higher	20%
Poverty rate	6.7%
Unemployment	1.5%
Average temp	53°F
Annual precip	47 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.