

Belford

Community · NJ · New Jersey · Monmouth County

BALANCED MARKET

\$620K

MEDIAN SALE PRICE

+3.3%

1-YR CHANGE

67

SALES (12 MO)

\$636K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



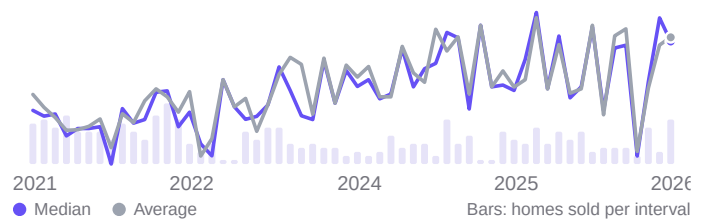
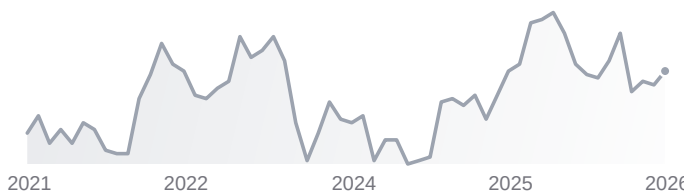
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$635K · Average \$647K

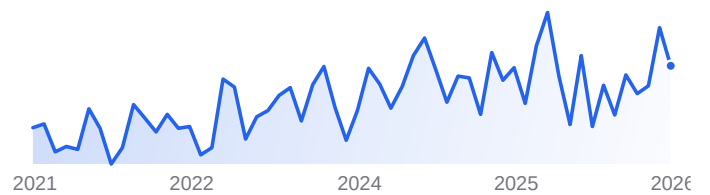
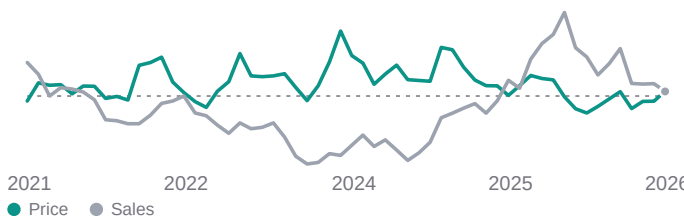


Growth (year over year)

Price +3.3% · Sales +3.1%

Price per square foot

\$393/ft²

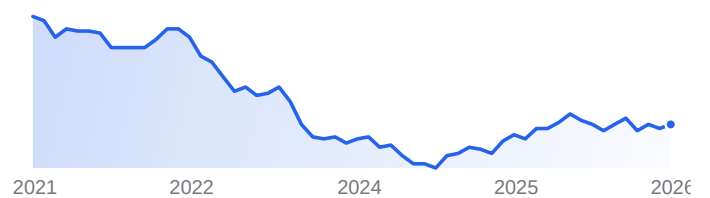
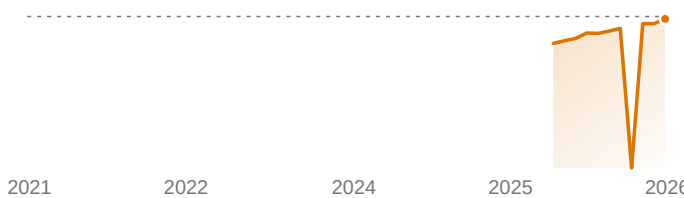


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

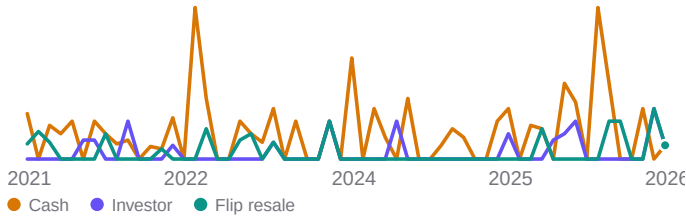
3.2%



BUYERS & OUTCOMES

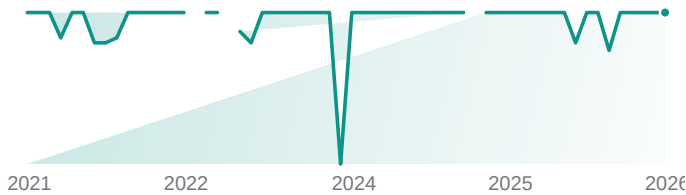
Buyer mix

Cash 9.1% · Investor 9.1% · Flip resale 9.1%



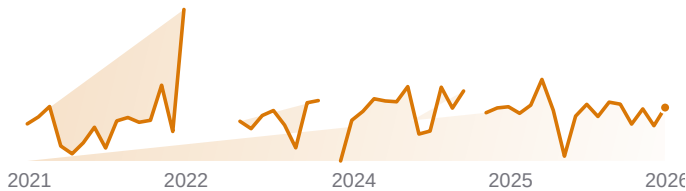
Sellers who sold at a gain

100%

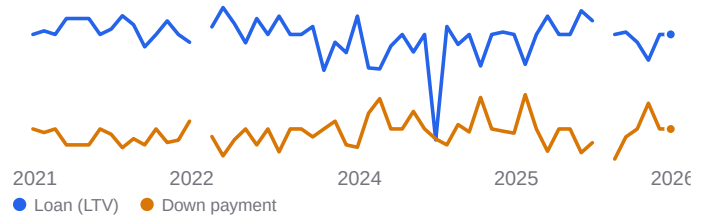


Median annualized return at resale

+8.5%

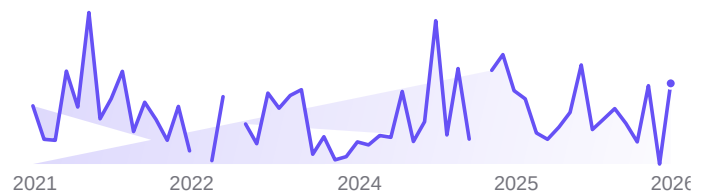


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



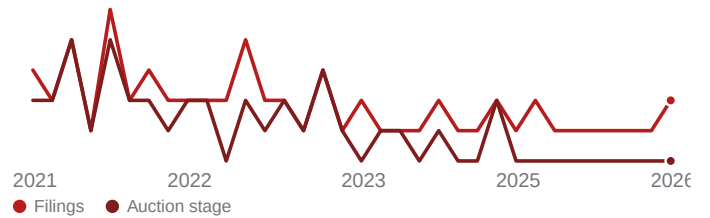
Typical hold before selling

8.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	2,124
Median value (AVM)	\$636K
Median size	1,566 ft²
Median bedrooms	3
Median year built	1957
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	0.3%
Owner occupied	90%
Company owned	6.7%
Median loan-to-value	44%
Typical ownership tenure	18.6 yrs

COMMUNITY

Population	1,622
Density	1,288 / mi²
Median household income	\$119K
Average household income	\$150K
Crime index (US avg 100)	173
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	96
Homes occupied	96%
Bachelor's or higher	33%
Poverty rate	4.9%
Unemployment	1.3%
Average temp	54°F
Annual precip	47 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.