

Monmouth County, NJ

County · NJ · New Jersey

BALANCED MARKET

\$692K

MEDIAN SALE PRICE

-2.9%

1-YR CHANGE

7,825

SALES (12 MO)

\$754K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



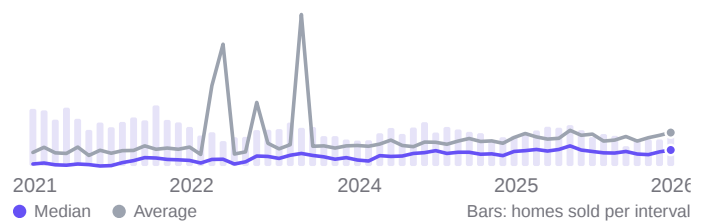
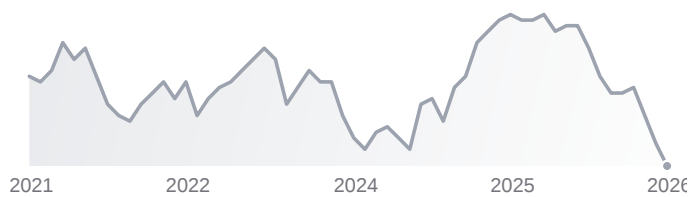
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$720K · Average \$948K

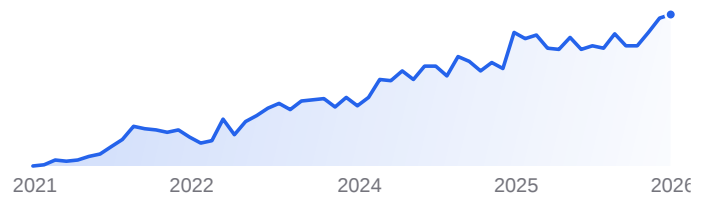
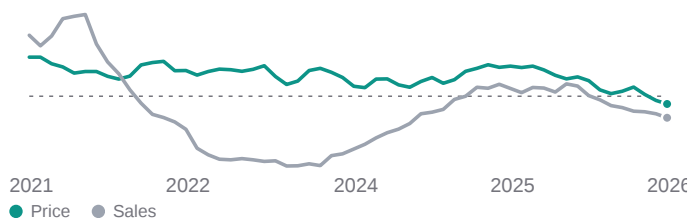


Growth (year over year)

Price -2.9% · Sales -8.2%

Price per square foot

\$402/ft²

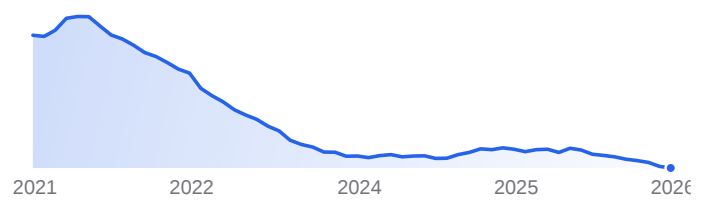
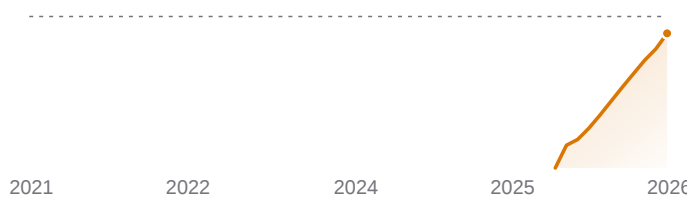


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

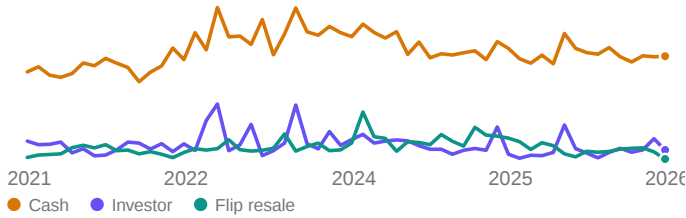
3.6%



BUYERS & OUTCOMES

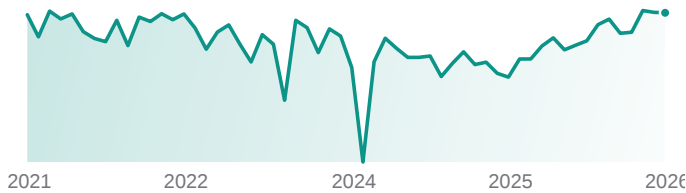
Buyer mix

Cash 31% · Investor 4.9% · Flip resale 2.4%



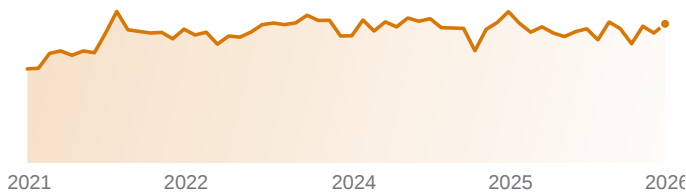
Sellers who sold at a gain

97%

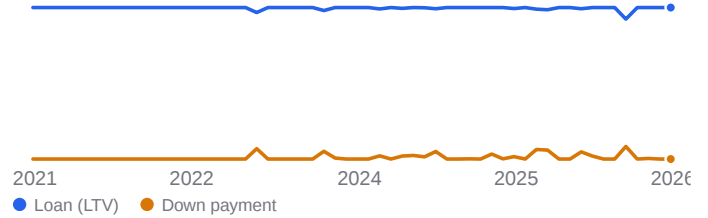


Median annualized return at resale

+7.6%

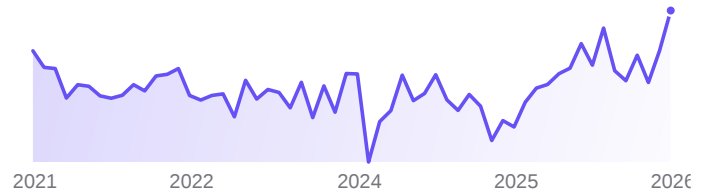


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



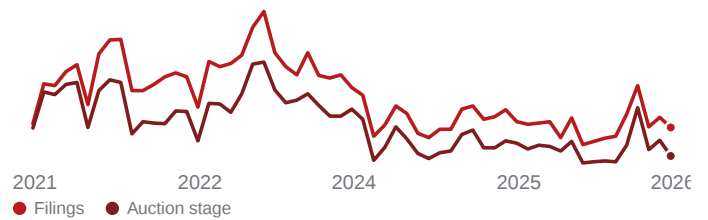
Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 56 · Auction stage 11



HOUSING STOCK

Homes	218,532
Median value (AVM)	\$754K
Median size	1,914 ft²
Median bedrooms	3
Median year built	1974
Single family	95%
Condos	4.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	0.7%
Owner occupied	78%
Company owned	12%
Median loan-to-value	37%

Typical ownership tenure

15.8 yrs

COMMUNITY

Population	648,935
Density	1,386 / mi²
Median household income	\$118K
Average household income	\$160K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	87
Homes occupied	92%
Bachelor's or higher	32%
Poverty rate	5.8%
Unemployment	1.3%
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.