

Shrewsbury 07702

ZIP code · NJ · New Jersey · Monmouth County · Shrewsbury

BUYER'S MARKET

\$1.1M

MEDIAN SALE PRICE

-12.1%

1-YR CHANGE

40

SALES (12 MO)

\$956K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



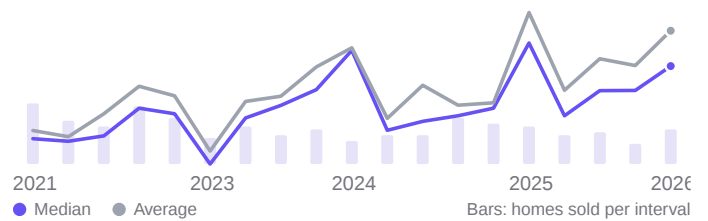
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

29 / 100

Sale prices

Median \$1.1M · Average \$1.3M

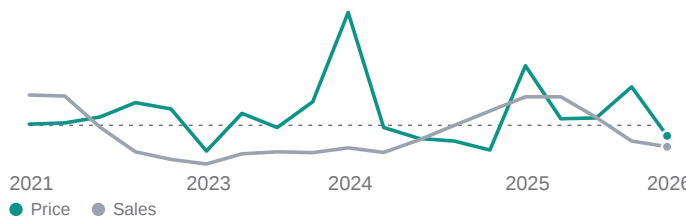


Growth (year over year)

Price -12.1% · Sales -24.5%

Price per square foot

\$504/ft²

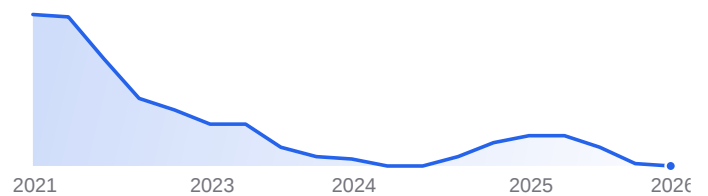
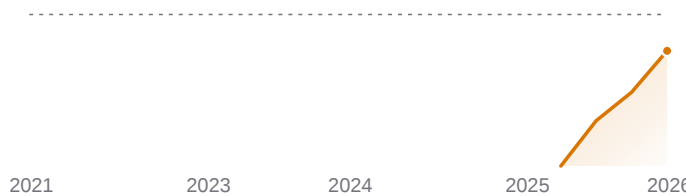


Sale premium vs estimated value

-1.2%

Annual turnover (share of homes sold)

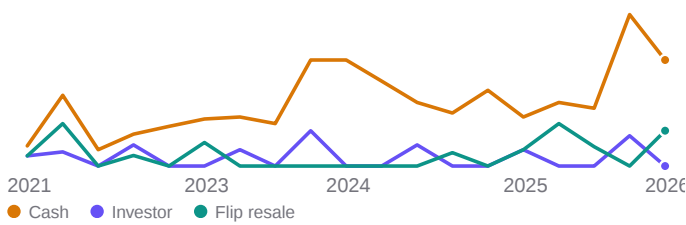
2.8%



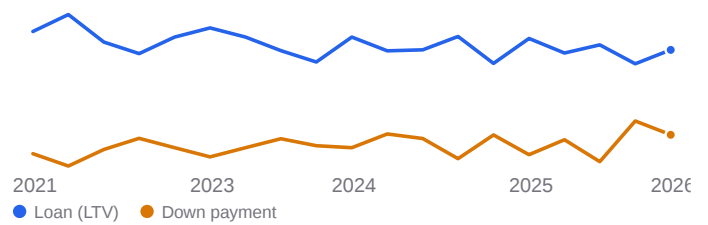
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 17%



Financing (share of purchase price) Loan (LTV) 73% · Down payment 27%



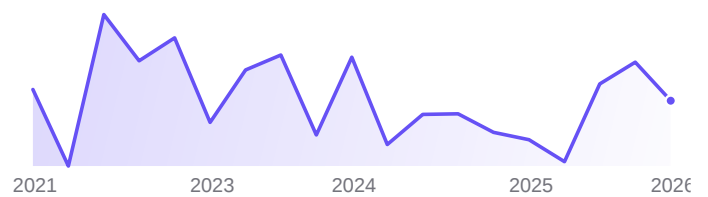
Sellers who sold at a gain

100%



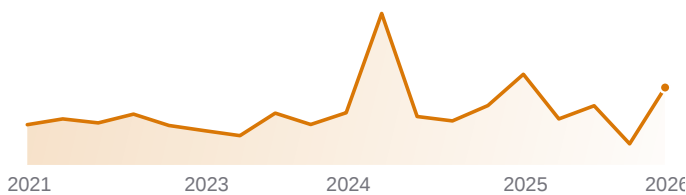
Typical hold before selling

6.6 yrs



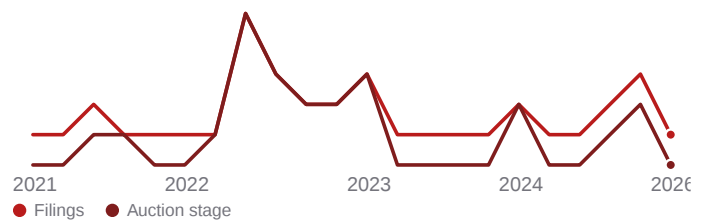
Median annualized return at resale

+9.4%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,425
Median value (AVM)	\$956K
Median size	2,190 ft²
Median bedrooms	3
Median year built	1959
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	0.2%
Owner occupied	91%
Company owned	6.7%
Median loan-to-value	41%
Typical ownership tenure	12.9 yrs

COMMUNITY

Population	5,117
Density	2,265 / mi²
Median household income	\$139K
Average household income	\$162K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	93
Homes occupied	96%
Bachelor's or higher	35%
Poverty rate	4.5%
Unemployment	1.3%
Average temp	53°F
Annual precip	48 in
Sunshine	56%

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