

Fair Haven 07704

ZIP code · NJ · New Jersey > Monmouth County > Fair Haven

SELLER'S MARKET

\$1.4M

MEDIAN SALE PRICE

+14.5%

1-YR CHANGE

88

SALES (12 MO)

\$1.6M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



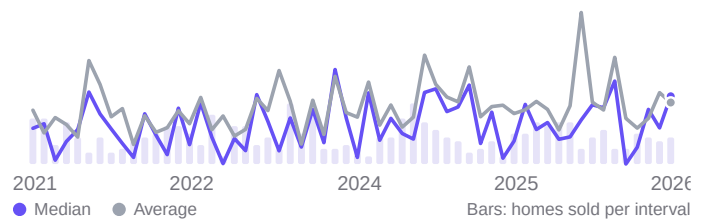
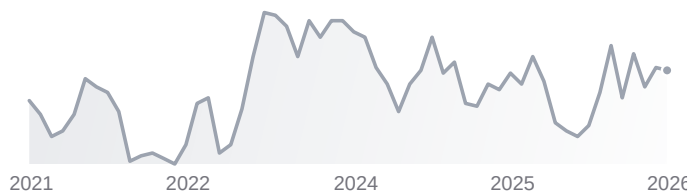
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

60 / 100

Sale prices

Median \$1.6M · Average \$1.5M

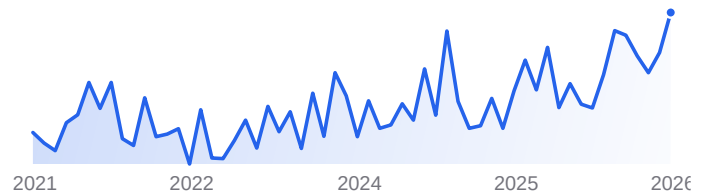
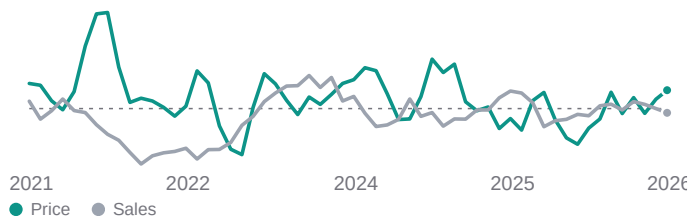


Growth (year over year)

Price +14.5% · Sales -3.3%

Price per square foot

\$826/ft²

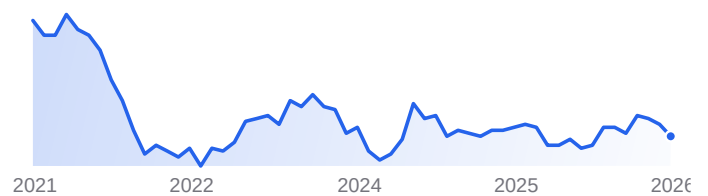
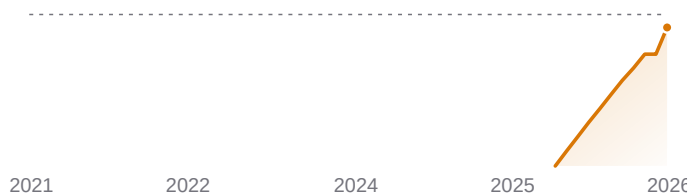


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

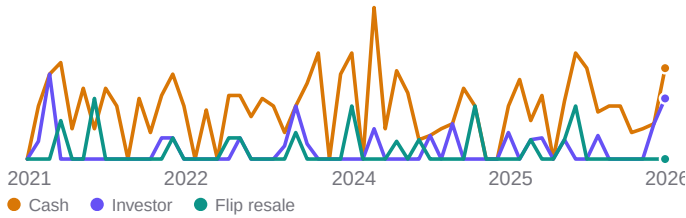
3.8%



BUYERS & OUTCOMES

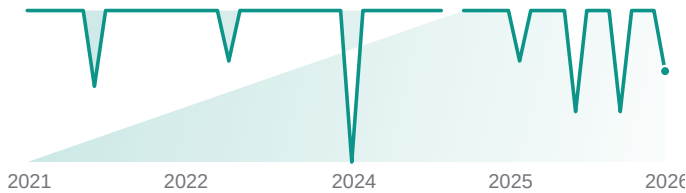
Buyer mix

Cash 43% · Investor 29% · Flip resale 0%



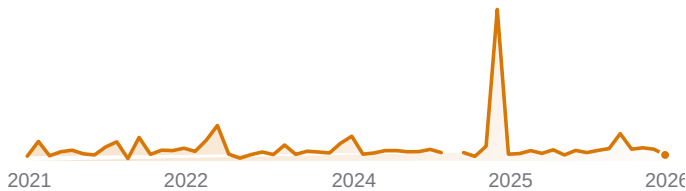
Sellers who sold at a gain

80%

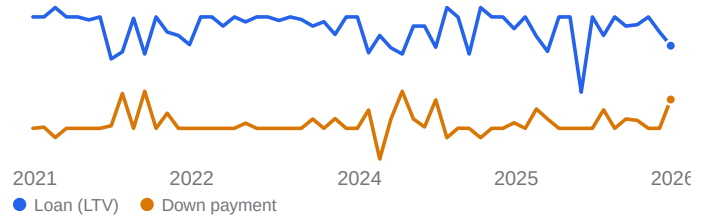


Median annualized return at resale

+4.6%

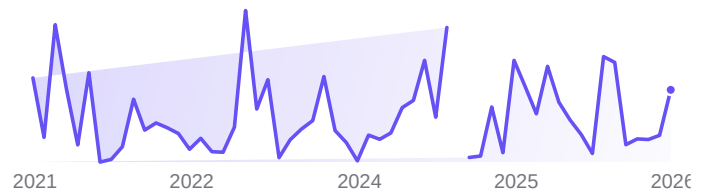


Financing (share of purchase price) Loan (LTV) 64% · Down payment 36%



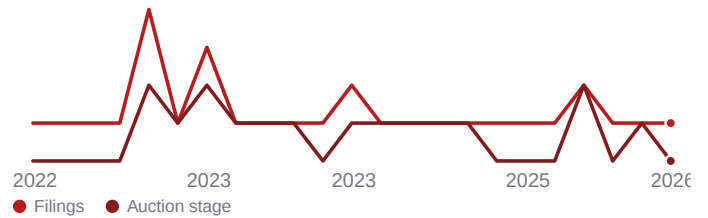
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,327
Median value (AVM)	\$1.6M
Median size	2,296 ft²
Median bedrooms	4
Median year built	1953
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	0.8%
Owner occupied	83%
Company owned	16%
Median loan-to-value	38%
Typical ownership tenure	14.1 yrs

COMMUNITY

Population	6,386
Density	2,971 / mi²
Median household income	\$229K
Average household income	\$324K
Crime index (US avg 100)	25
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	88
Homes occupied	96%
Bachelor's or higher	51%
Poverty rate	1.0%
Unemployment	1.5%
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.