

Avon by the Sea 07717

ZIP code · NJ · New Jersey · Monmouth County

BUYER'S MARKET

\$2.2M

MEDIAN SALE PRICE

-36.1%

1-YR CHANGE

25

SALES (12 MO)

\$1.9M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



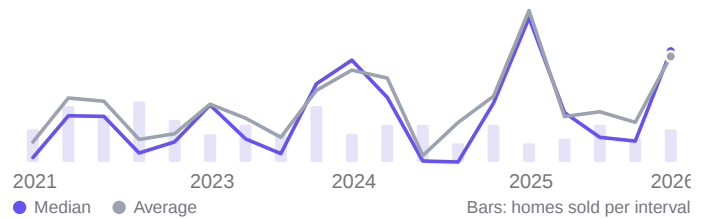
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$2.5M · Average \$2.4M

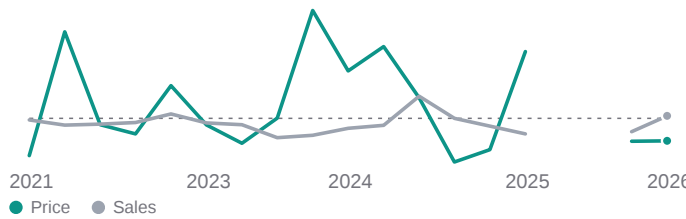


Growth (year over year)

Price -36.1% · Sales +4.2%

Price per square foot

\$1098/ft²

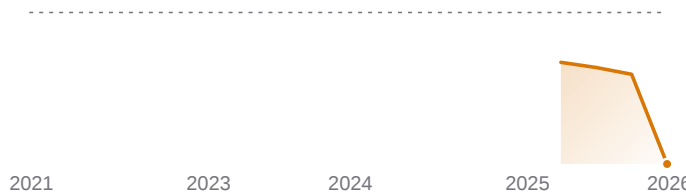


Sale premium vs estimated value

-8.9%

Annual turnover (share of homes sold)

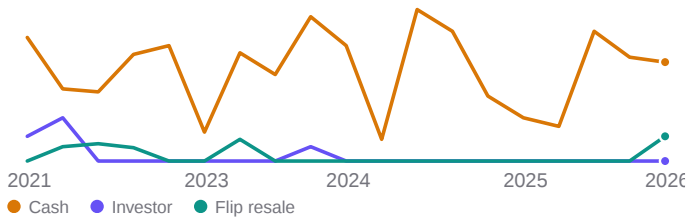
2.5%



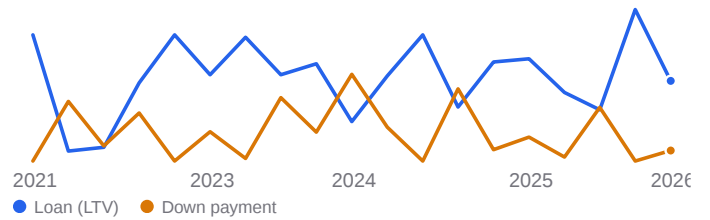
BUYERS & OUTCOMES

Buyer mix

Cash 57% · Investor 0% · Flip resale 14%

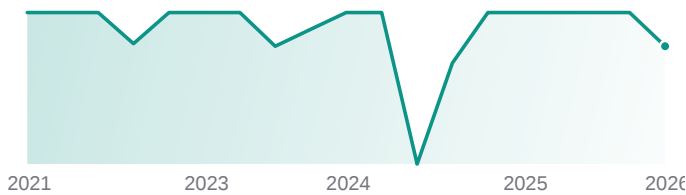


Financing (share of purchase price) Loan (LTV) 58% · Down payment 25%



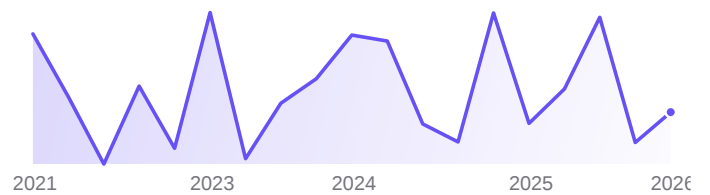
Sellers who sold at a gain

83%



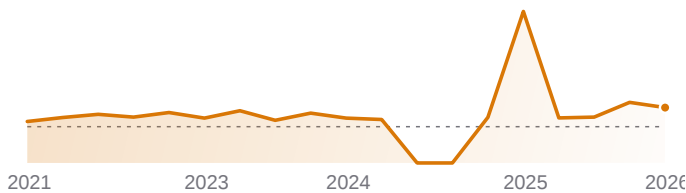
Typical hold before selling

4.7 yrs



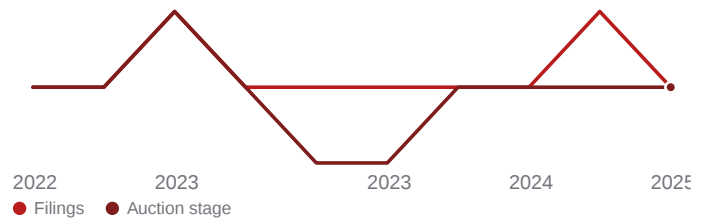
Median annualized return at resale

+14.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,019
Median value (AVM)	\$1.9M
Median size	1,964 ft²
Median bedrooms	4
Median year built	1940
Single family	92%
Condos	7.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	88%
Underwater (LTV 125% or more)	0.3%
Owner occupied	53%
Company owned	22%
Median loan-to-value	15%

Typical ownership tenure

19.4 yrs

COMMUNITY

Population	1,923
Density	3,587 / mi²
Median household income	\$108K
Average household income	\$172K
Crime index (US avg 100)	176
Air pollution index (US avg 100)	121
Earthquake index (US avg 100)	78
Homes occupied	70%
Bachelor's or higher	42%
Poverty rate	7.9%
Unemployment	1.1%
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.