

Belmar 07719

ZIP code · NJ · New Jersey > Monmouth County > Belmar

BALANCED MARKET

\$731K

MEDIAN SALE PRICE

-4.8%

1-YR CHANGE

266

SALES (12 MO)

\$785K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



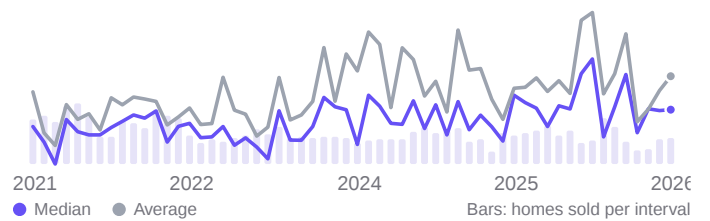
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$731K · Average \$892K

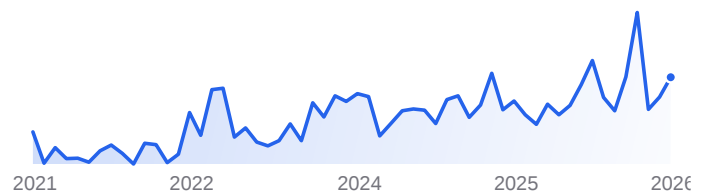
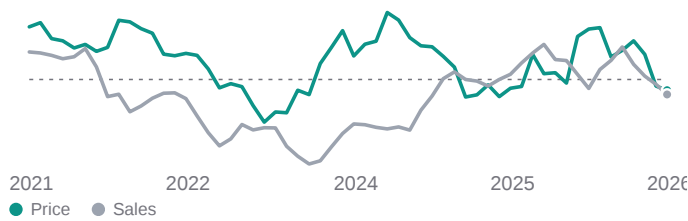


Growth (year over year)

Price -4.8% · Sales -6.7%

Price per square foot

\$525/ft²

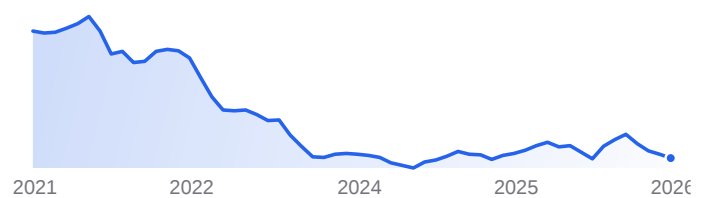
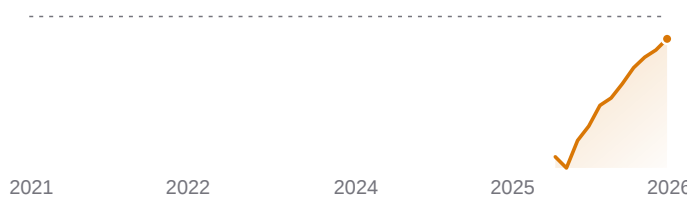


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

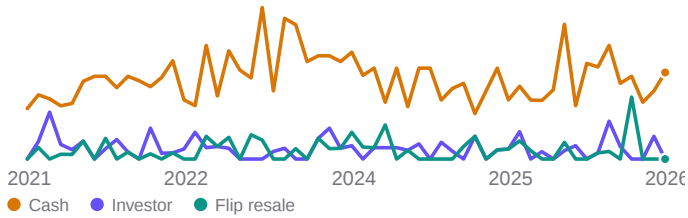
3.0%



BUYERS & OUTCOMES

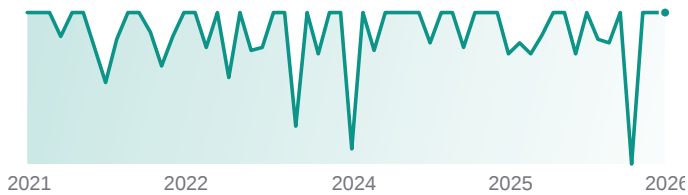
Buyer mix

Cash 38% · Investor 0% · Flip resale 0%



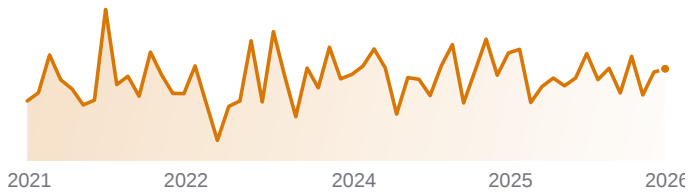
Sellers who sold at a gain

100%

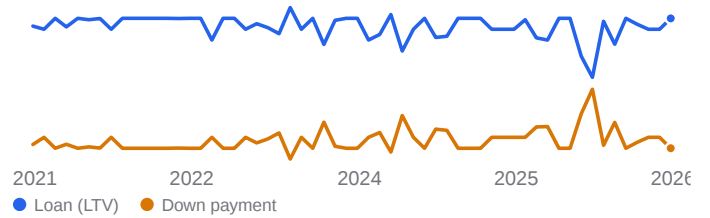


Median annualized return at resale

+8.2%

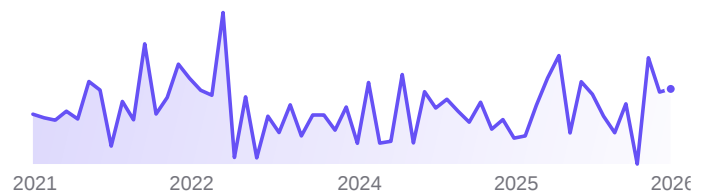


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



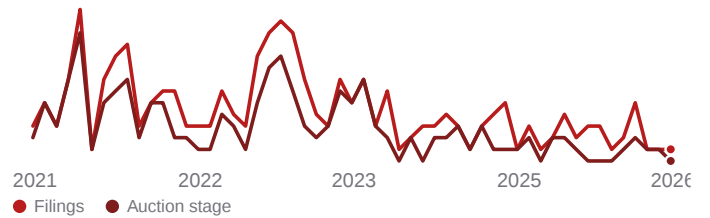
Typical hold before selling

8.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	8,989
Median value (AVM)	\$785K
Median size	1,703 ft²
Median bedrooms	3
Median year built	1965
Single family	92%
Condos	6.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	0.8%
Owner occupied	72%
Company owned	12%
Median loan-to-value	35%

Typical ownership tenure

18.0 yrs

COMMUNITY

Population	21,500
Density	1,560 / mi²
Median household income	\$116K
Average household income	\$149K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	119
Earthquake index (US avg 100)	71
Homes occupied	84%
Bachelor's or higher	37%
Poverty rate	4.2%
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.