

Bradley Beach 07720

ZIP code · NJ · New Jersey > Monmouth County > Bradley Beach

SELLER'S MARKET

\$972K

MEDIAN SALE PRICE

+14.5%

1-YR CHANGE

51

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

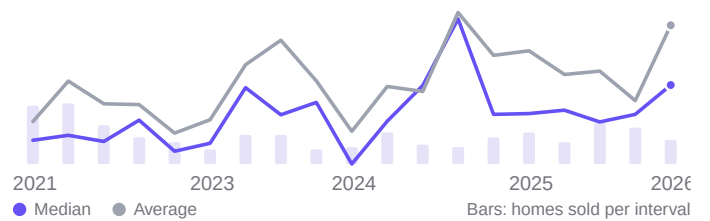
Market temperature (0–100)

67 / 100



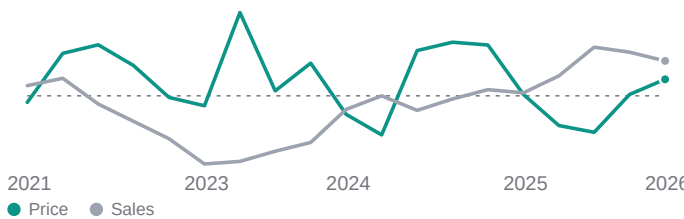
Sale prices

Median \$991K · Average \$1.3M



Growth (year over year)

Price +14.5% · Sales +30.8%



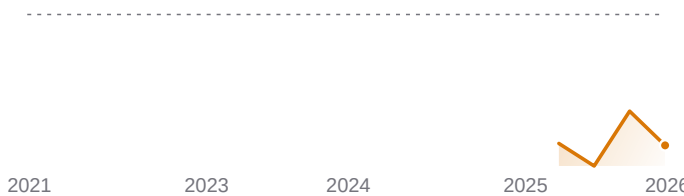
Price per square foot

\$703/ft²



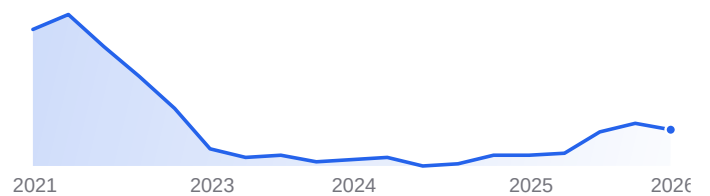
Sale premium vs estimated value

-4.4%



Annual turnover (share of homes sold)

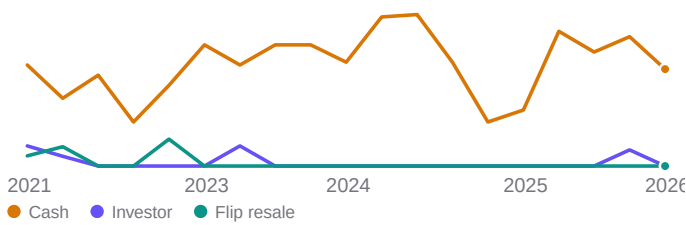
2.6%



BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 0% · Flip resale 0%



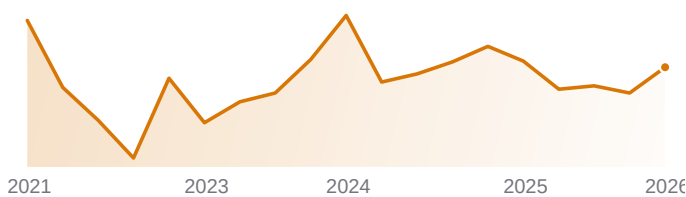
Sellers who sold at a gain

100%

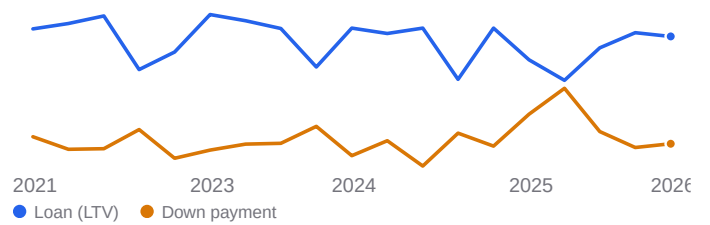


Median annualized return at resale

+8.0%

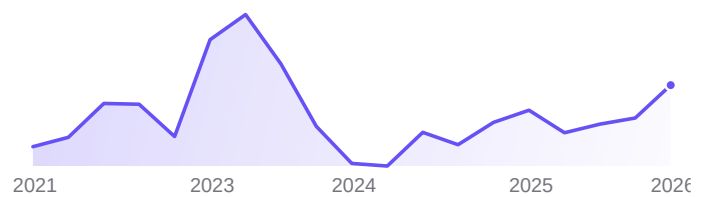


Financing (share of purchase price) Loan (LTV) 69% · Down payment 25%



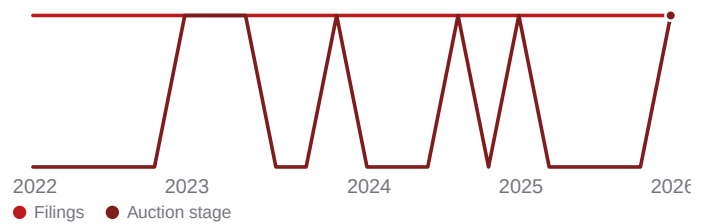
Typical hold before selling

12.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,985
Median value (AVM)	\$1.1M
Median size	1,448 ft²
Median bedrooms	3
Median year built	1926
Single family	92%
Condos	6.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	84%
Underwater (LTV 125% or more)	0.8%
Owner occupied	50%
Company owned	17%
Median loan-to-value	23%

Typical ownership tenure

18.7 yrs

COMMUNITY

Population	4,230
Density	6,796 / mi²
Median household income	\$90K
Average household income	\$110K
Crime index (US avg 100)	180
Air pollution index (US avg 100)	122
Earthquake index (US avg 100)	83
Homes occupied	69%
Bachelor's or higher	35%
Poverty rate	6.3%
Unemployment	1.4%
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.