

Cliffwood 07721

ZIP code · NJ · New Jersey > Monmouth County

BALANCED MARKET

\$450K

MEDIAN SALE PRICE

-5.1%

1-YR CHANGE

51

SALES (12 MO)

\$560K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

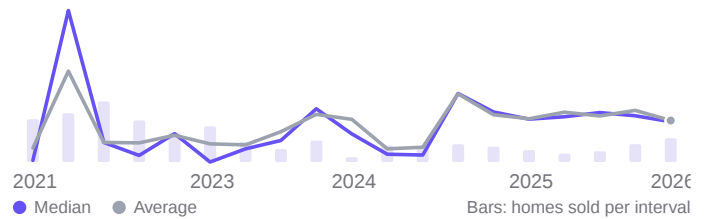
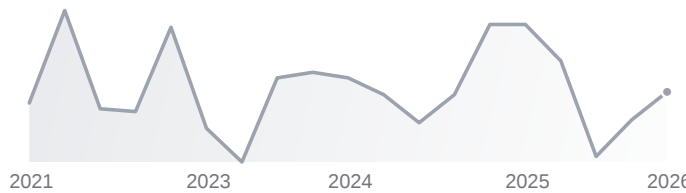
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$450K · Average \$458K

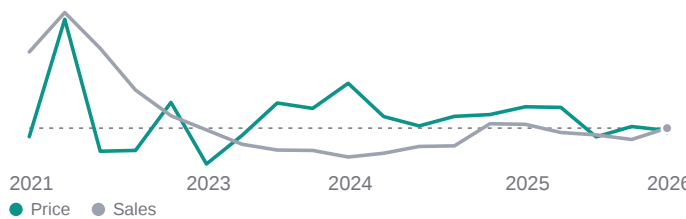


Growth (year over year)

Price -5.1% · Sales +0.0%

Price per square foot

\$326/ft²

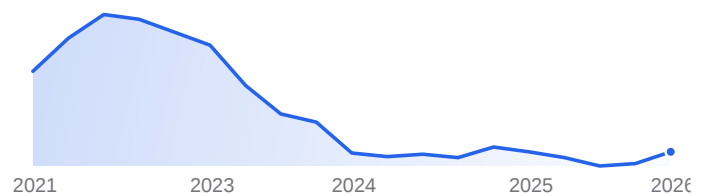
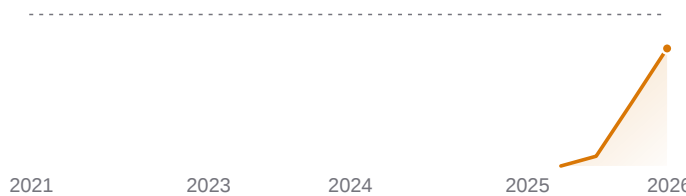


Sale premium vs estimated value

-1.4%

Annual turnover (share of homes sold)

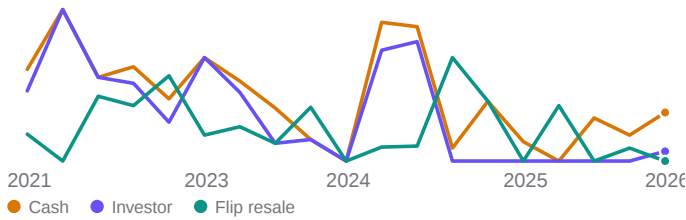
4.9%



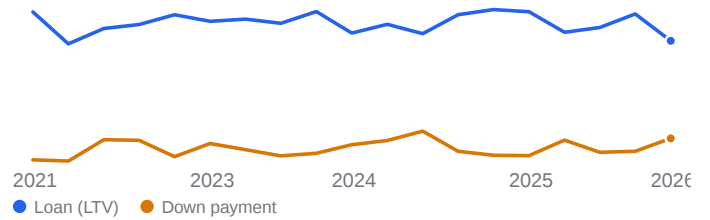
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 5.0% · Flip resale 0%

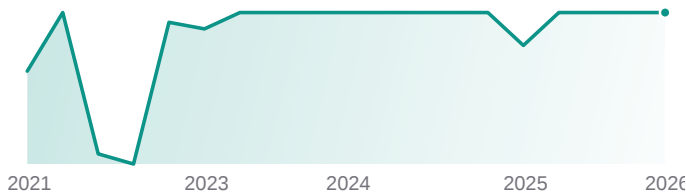


Financing (share of purchase price) Loan (LTV) 73% · Down payment 19%



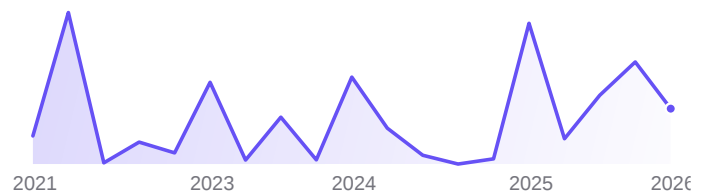
Sellers who sold at a gain

100%



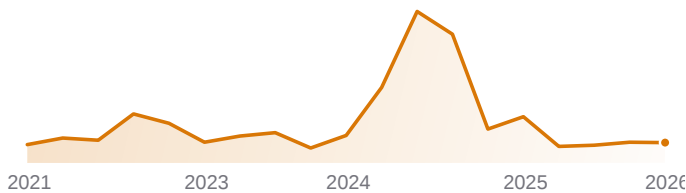
Typical hold before selling

3.6 yrs



Median annualized return at resale

+5.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,046
Median value (AVM)	\$560K
Median size	1,692 ft²
Median bedrooms	3
Median year built	1995
Single family	75%
Condos	23%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.0%
Owner occupied	68%
Company owned	25%
Median loan-to-value	49%

Typical ownership tenure

11.8 yrs

COMMUNITY

Population	4,286
Density	4,514 / mi²
Median household income	\$93K
Average household income	\$116K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	100
Homes occupied	97%
Bachelor's or higher	30%
Poverty rate	8.2%
Unemployment	1.2%
Average temp	54°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.