

Eatontown 07724

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

BUYER'S MARKET

\$575K

MEDIAN SALE PRICE

-18.6%

1-YR CHANGE

207

SALES (12 MO)

\$695K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



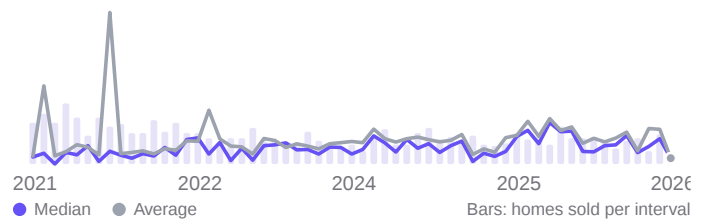
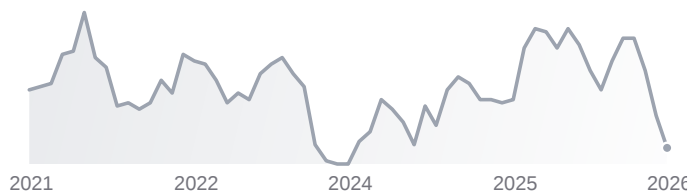
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$450K · Average \$450K

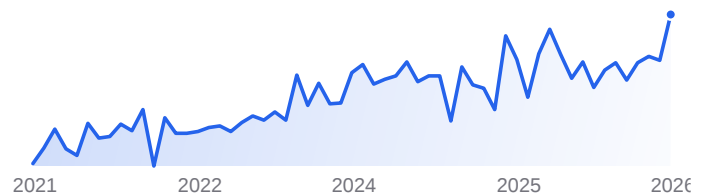
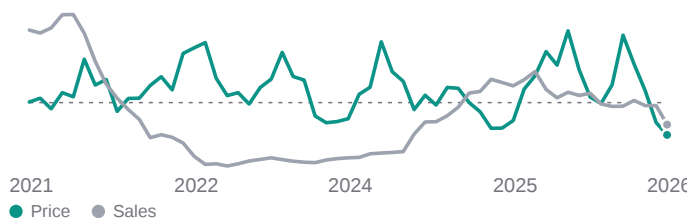


Growth (year over year)

Price -18.6% · Sales -12.7%

Price per square foot

\$428/ft²

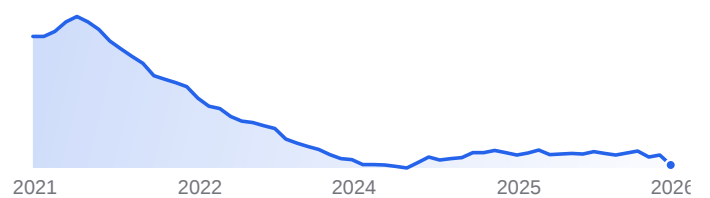
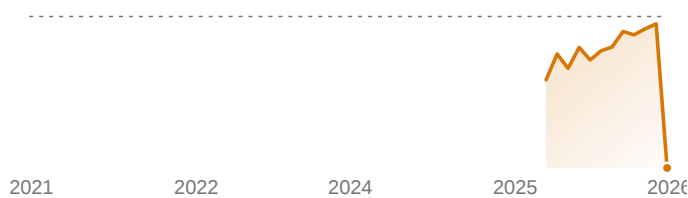


Sale premium vs estimated value

-14.3%

Annual turnover (share of homes sold)

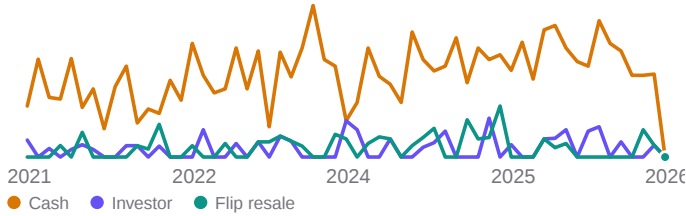
2.8%



BUYERS & OUTCOMES

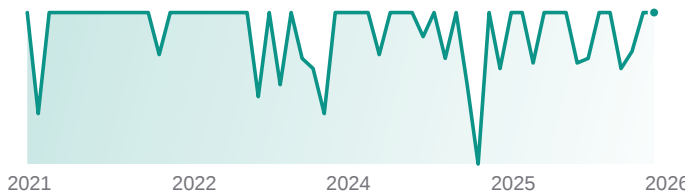
Buyer mix

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



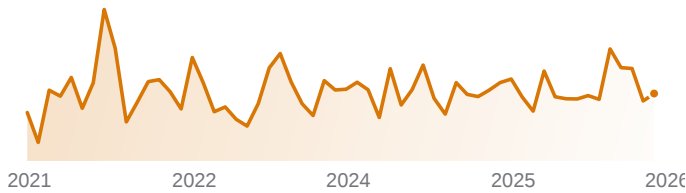
Sellers who sold at a gain

100%

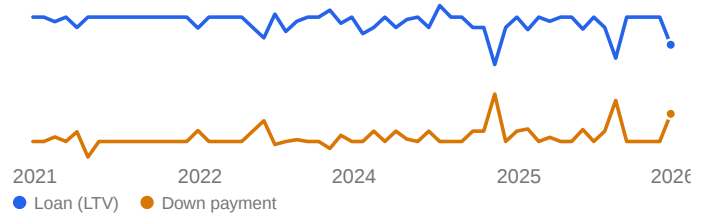


Median annualized return at resale

+7.2%

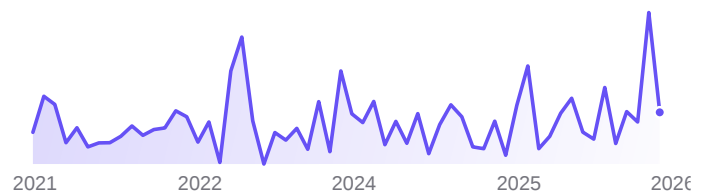


Financing (share of purchase price) Loan (LTV) 67% · Down payment 33%



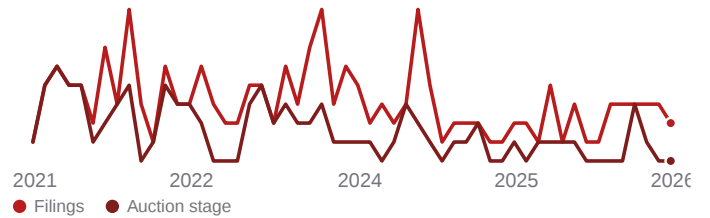
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	7,265
Median value (AVM)	\$695K
Median size	1,788 ft²
Median bedrooms	3
Median year built	1985
Single family	89%
Condos	7.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	0.7%
Owner occupied	80%
Company owned	14%
Median loan-to-value	38%

Typical ownership tenure

16.1 yrs

COMMUNITY

Population	22,944
Density	1,838 / mi²
Median household income	\$104K
Average household income	\$140K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	86
Homes occupied	96%
Bachelor's or higher	28%
Poverty rate	8.1%
Unemployment	1.3%
Average temp	53°F
Annual precip	48 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.