

Holmdel 07733

ZIP code · NJ · New Jersey > Monmouth County

BUYER'S MARKET

\$947K

MEDIAN SALE PRICE

-6.9%

1-YR CHANGE

161

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



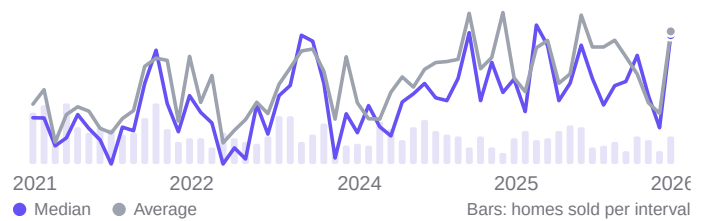
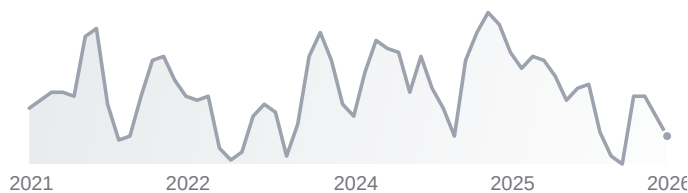
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$1.2M · Average \$1.2M

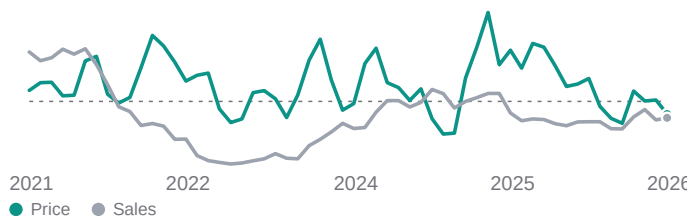


Growth (year over year)

Price -6.9% · Sales -9.0%

Price per square foot

\$464/ft²

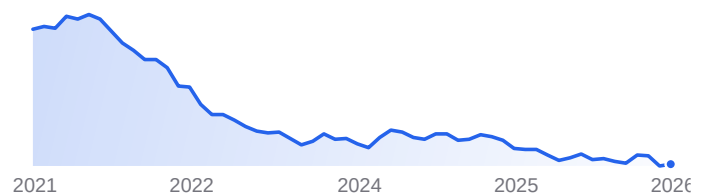
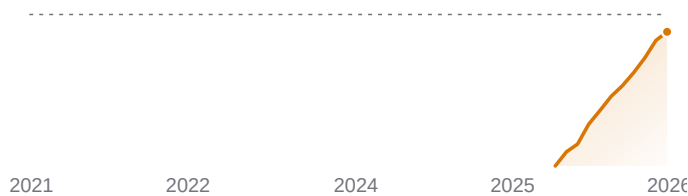


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

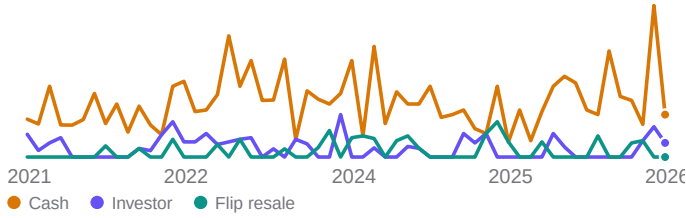
2.9%



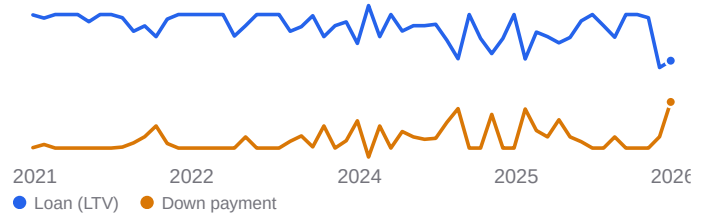
BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 6.7% · Flip resale 0%

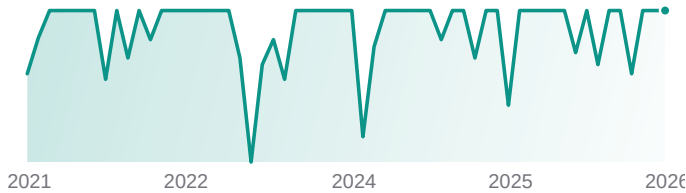


Financing (share of purchase price) Loan (LTV) 59% · Down payment 41%



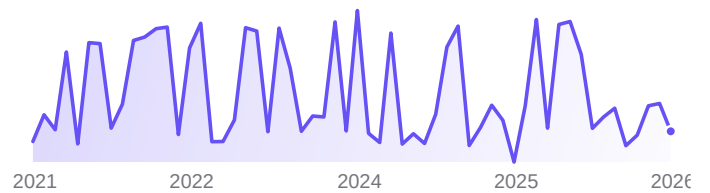
Sellers who sold at a gain

100%



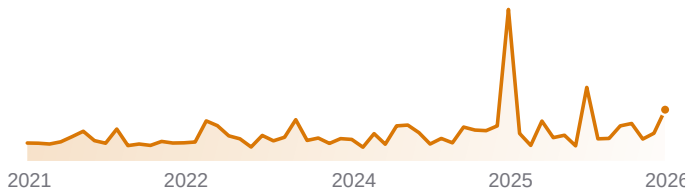
Typical hold before selling

5.7 yrs



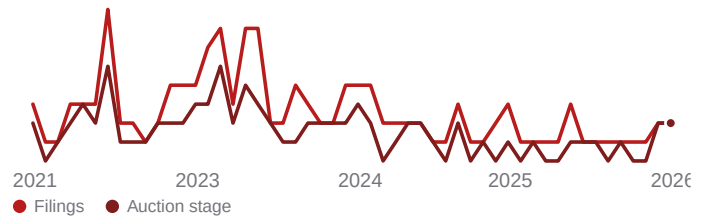
Median annualized return at resale

+9.6%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	5,582
Median value (AVM)	\$1.1M
Median size	2,672 ft²
Median bedrooms	4
Median year built	1985
Single family	98%
Condos	1.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	0.8%
Owner occupied	87%
Company owned	9.0%
Median loan-to-value	37%

Typical ownership tenure

16.1 yrs

COMMUNITY

Population	17,830
Density	978 / mi ²
Median household income	\$164K
Average household income	\$237K
Crime index (US avg 100)	0
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	95
Homes occupied	96%
Bachelor's or higher	37%
Poverty rate	4.1%
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.