

Marlboro 07746

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

SELLER'S MARKET

\$857K

MEDIAN SALE PRICE

+11.8%

1-YR CHANGE

195

SALES (12 MO)

\$893K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100



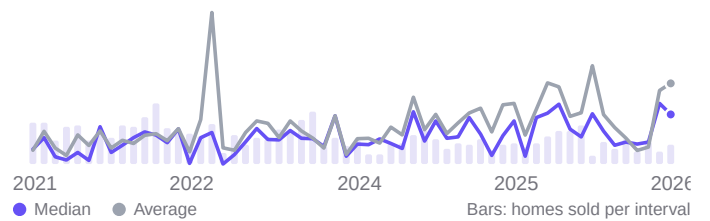
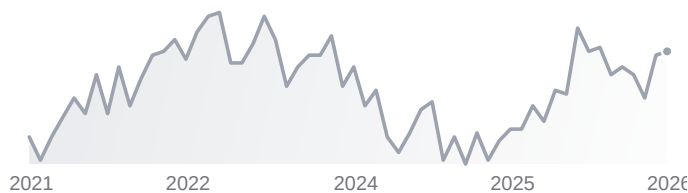
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$900K · Average \$1.1M

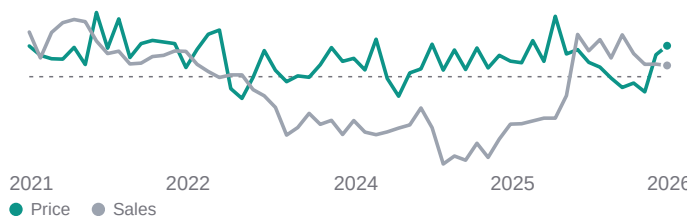


Growth (year over year)

Price +11.8% · Sales +4.3%

Price per square foot

\$368/ft²

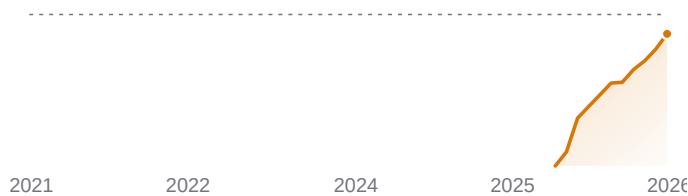


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

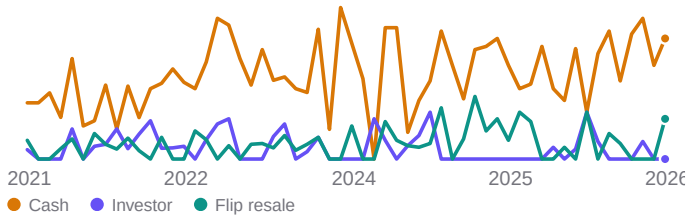
3.0%



BUYERS & OUTCOMES

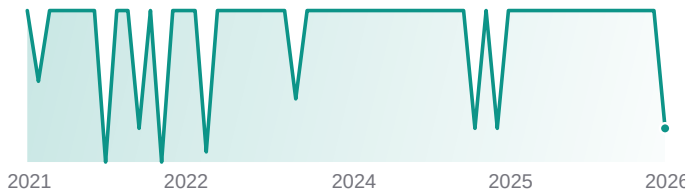
Buyer mix

Cash 43% · Investor 0% · Flip resale 14%



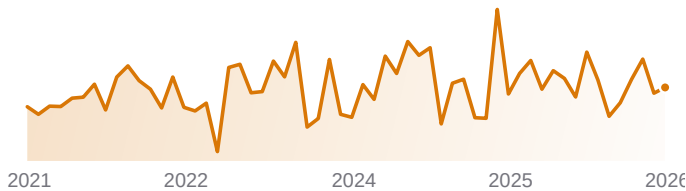
Sellers who sold at a gain

89%

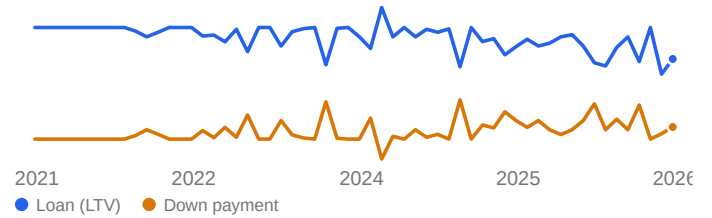


Median annualized return at resale

+5.2%

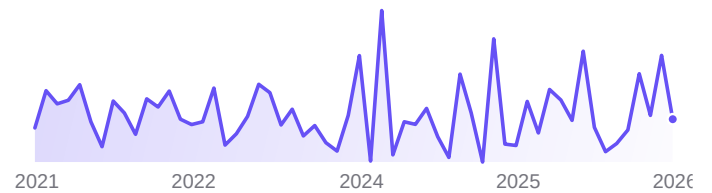


Financing (share of purchase price) Loan (LTV) 63% · Down payment 27%



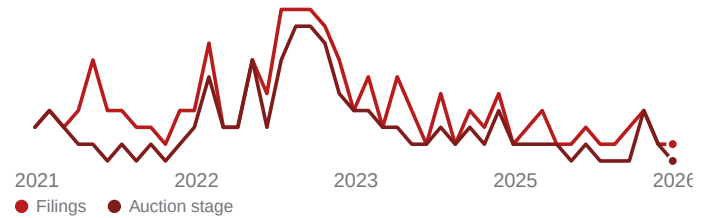
Typical hold before selling

7.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	6,504
Median value (AVM)	\$893K
Median size	2,571 ft²
Median bedrooms	4
Median year built	1985
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	0.6%
Owner occupied	90%
Company owned	8.9%
Median loan-to-value	39%
Typical ownership tenure	16.0 yrs

COMMUNITY

Population	19,414
Density	1,505 / mi²
Median household income	\$176K
Average household income	\$220K
Crime index (US avg 100)	4
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	90
Homes occupied	97%
Bachelor's or higher	36%
Poverty rate	3.5%
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.