

Oakhurst 07755

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

BALANCED MARKET

\$932K

MEDIAN SALE PRICE

-5.1%

1-YR CHANGE

101

SALES (12 MO)

\$1M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



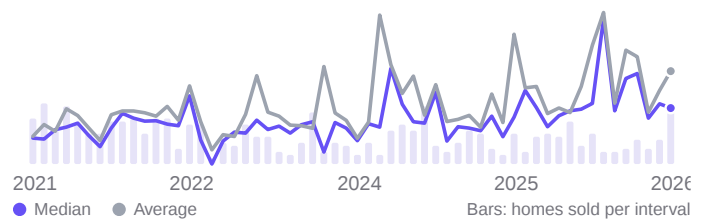
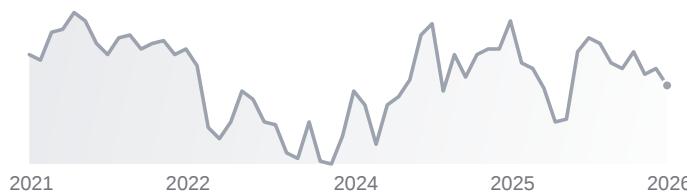
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$952K · Average \$1.3M

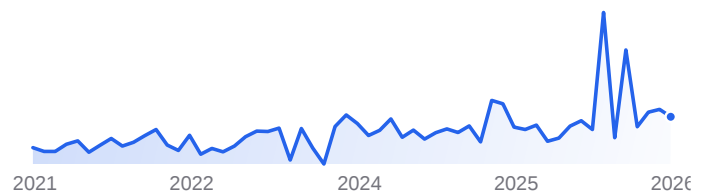
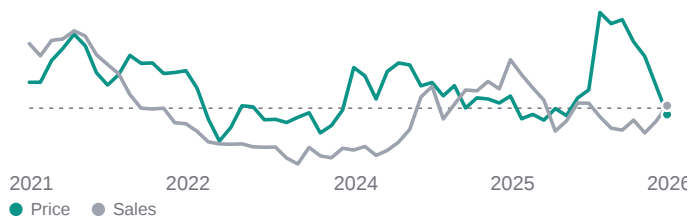


Growth (year over year)

Price -5.1% · Sales +2.0%

Price per square foot

\$579/ft²

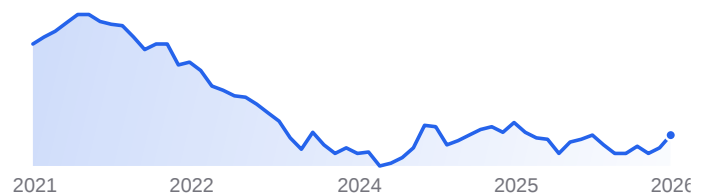
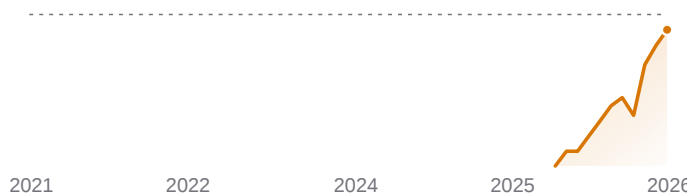


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

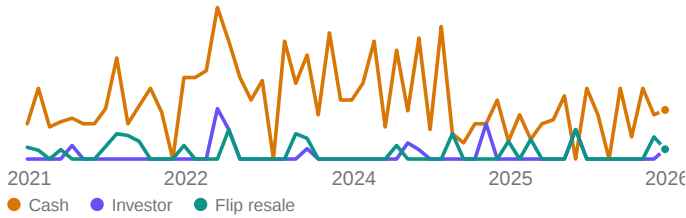
4.4%



BUYERS & OUTCOMES

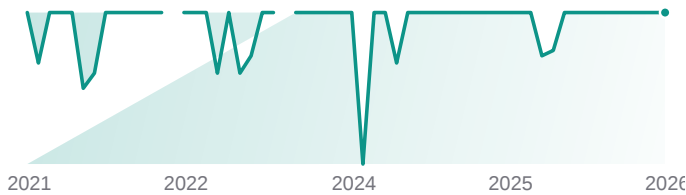
Buyer mix

Cash 28% · Investor 5.6% · Flip resale 5.6%



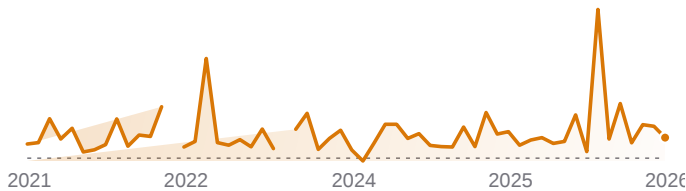
Sellers who sold at a gain

100%

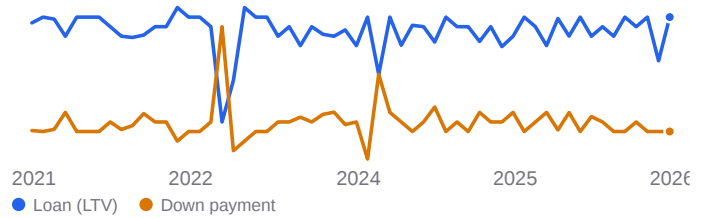


Median annualized return at resale

+10.4%

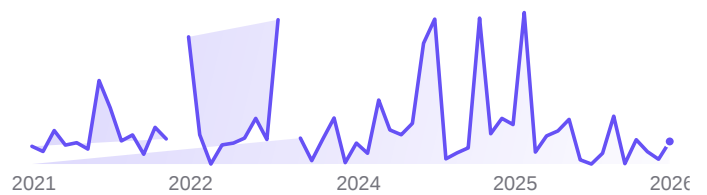


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



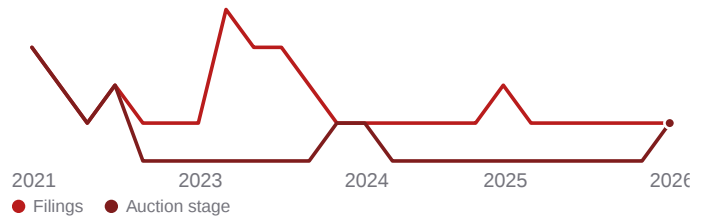
Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,289
Median value (AVM)	\$1M
Median size	1,984 ft²
Median bedrooms	3
Median year built	1963
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	1.1%
Owner occupied	69%
Company owned	19%
Median loan-to-value	27%
Typical ownership tenure	15.0 yrs

COMMUNITY

Population	6,094
Density	2,352 / mi²
Median household income	\$124K
Average household income	\$155K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	80
Homes occupied	87%
Bachelor's or higher	30%
Poverty rate	6.3%
Unemployment	1.3%
Average temp	53°F
Annual precip	49 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.