

Oceanport 07757

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

BUYER'S MARKET

\$787K

MEDIAN SALE PRICE

-15.0%

1-YR CHANGE

61

SALES (12 MO)

\$907K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 25 / 100



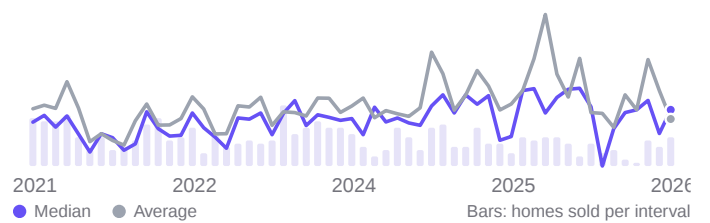
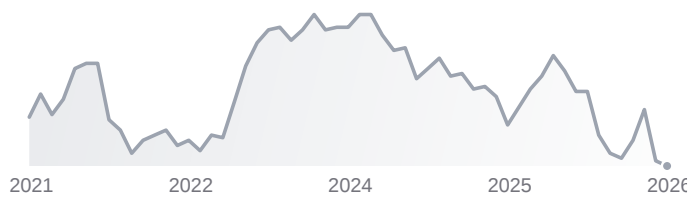
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

25 / 100

Sale prices

Median \$825K · Average \$751K

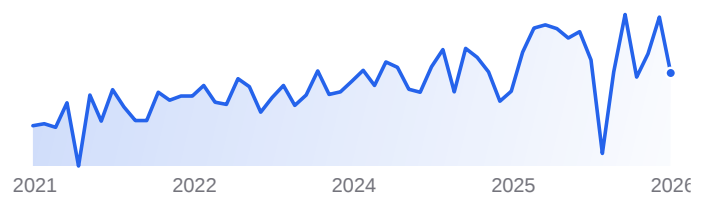
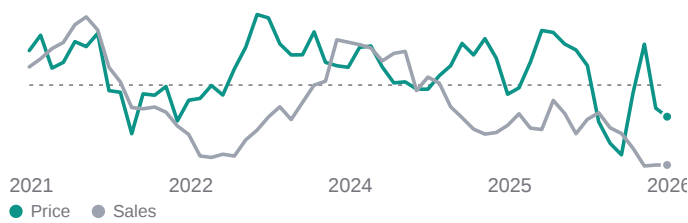


Growth (year over year)

Price -15.0% · Sales -37.8%

Price per square foot

\$397/ft²

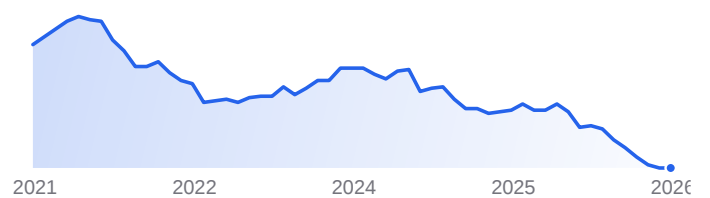
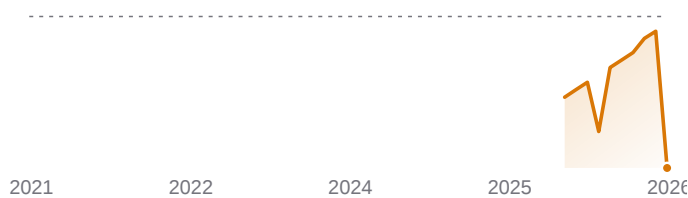


Sale premium vs estimated value

-7.0%

Annual turnover (share of homes sold)

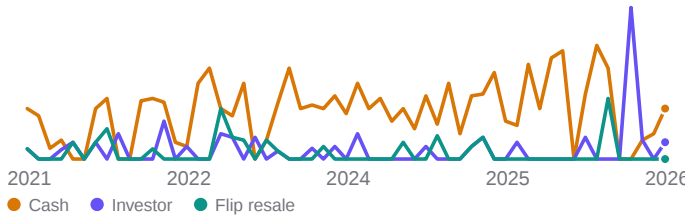
2.7%



BUYERS & OUTCOMES

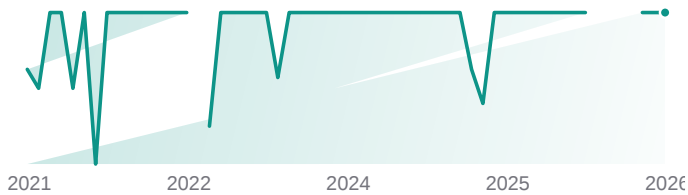
Buyer mix

Cash 33% · Investor 11% · Flip resale 0%



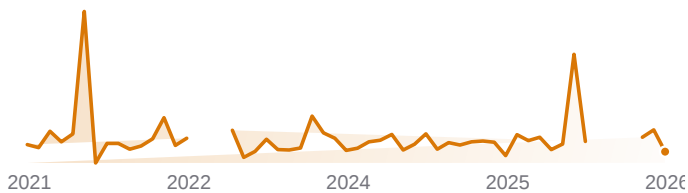
Sellers who sold at a gain

100%

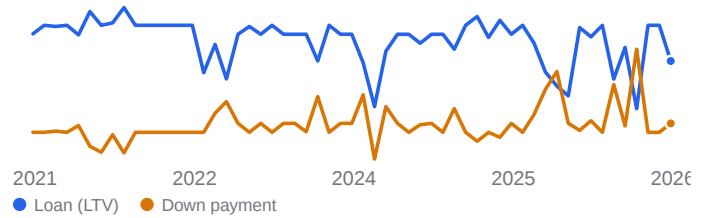


Median annualized return at resale

+4.2%

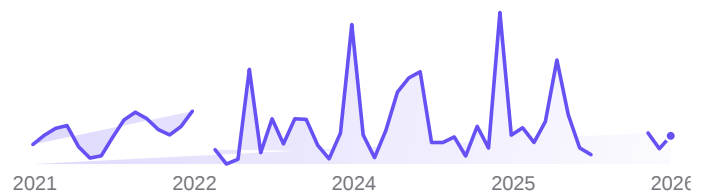


Financing (share of purchase price) Loan (LTV) 60% · Down payment 25%



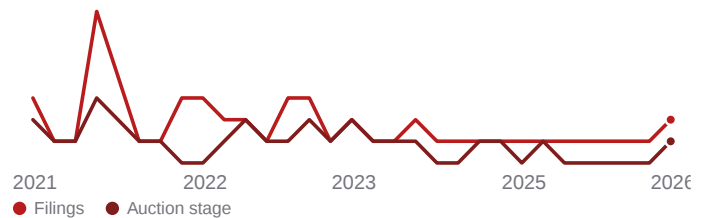
Typical hold before selling

4.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	2,272
Median value (AVM)	\$907K
Median size	2,148 ft²
Median bedrooms	3
Median year built	1970
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	0.9%
Owner occupied	83%
Company owned	14%
Median loan-to-value	37%
Typical ownership tenure	14.4 yrs

COMMUNITY

Population	6,172
Density	1,976 / mi²
Median household income	\$132K
Average household income	\$165K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	91
Homes occupied	96%
Bachelor's or higher	35%
Poverty rate	3.4%
Unemployment	1.2%
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.