

Spring Lake 07762

ZIP code · NJ · New Jersey > Monmouth County > Spring Lake

BUYER'S MARKET

\$1.2M

MEDIAN SALE PRICE

-18.0%

1-YR CHANGE

112

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



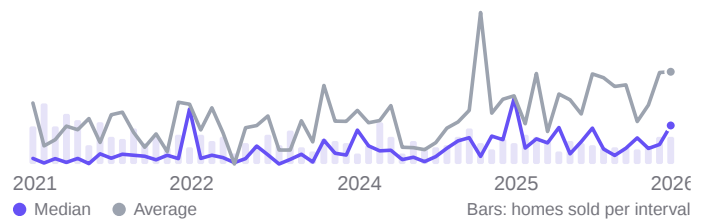
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

28 / 100

Sale prices

Median \$1.6M · Average \$2.9M

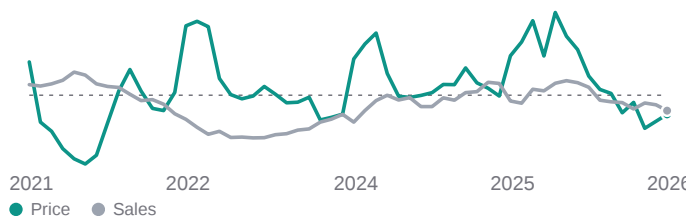


Growth (year over year)

Price -18.0% · Sales -14.5%

Price per square foot

\$1444/ft²

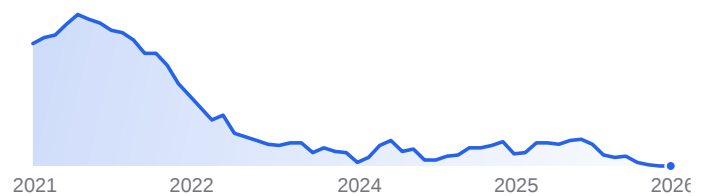
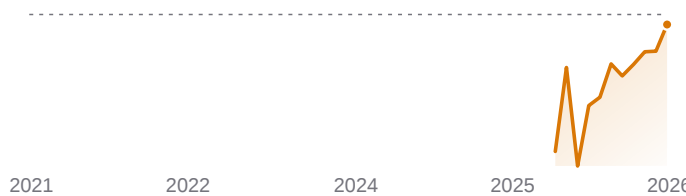


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

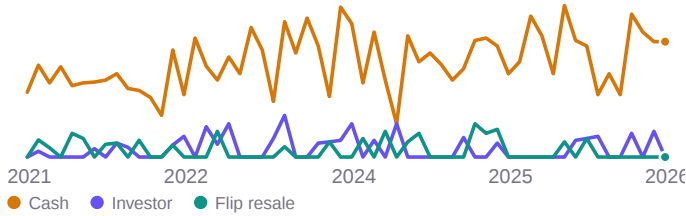
2.6%



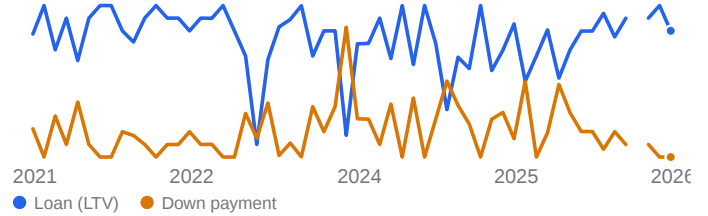
BUYERS & OUTCOMES

Buyer mix

Cash 69% · Investor 0% · Flip resale 0%

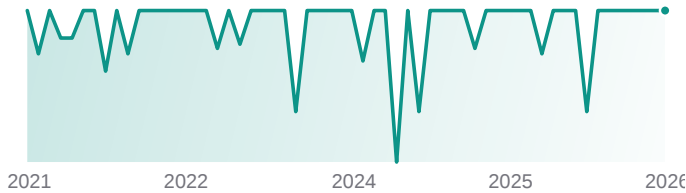


Financing (share of purchase price) Loan (LTV) 70% · Down payment 20%



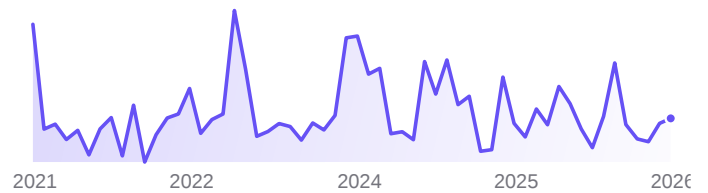
Sellers who sold at a gain

100%



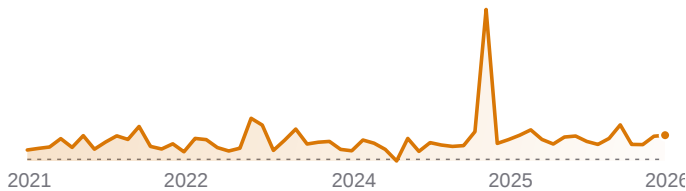
Typical hold before selling

5.8 yrs



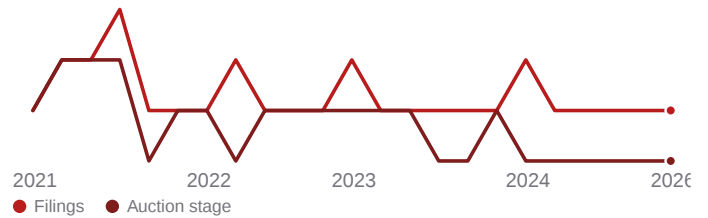
Median annualized return at resale

+11.9%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,292
Median value (AVM)	\$1.2M
Median size	1,956 ft²
Median bedrooms	3
Median year built	1972
Single family	95%
Condos	5.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	90%
Underwater (LTV 125% or more)	0.7%
Owner occupied	61%
Company owned	20%
Median loan-to-value	15%

Typical ownership tenure

17.8 yrs

COMMUNITY

Population	8,266
Density	2,557 / mi²
Median household income	\$121K
Average household income	\$162K
Crime index (US avg 100)	159
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	78
Homes occupied	75%
Bachelor's or higher	39%
Poverty rate	3.1%
Unemployment	1.0%
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.