

Barnegat 08005

ZIP code · NJ · New Jersey > Ocean County > Barnegat

BALANCED MARKET

\$476K

MEDIAN SALE PRICE

-1.0%

1-YR CHANGE

449

SALES (12 MO)

\$518K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



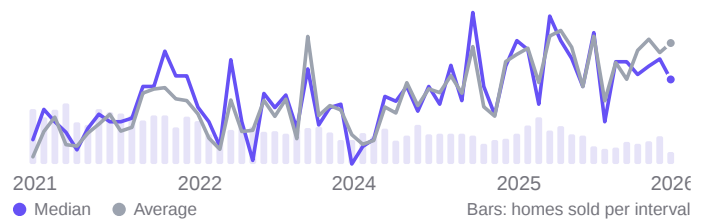
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$460K · Average \$512K

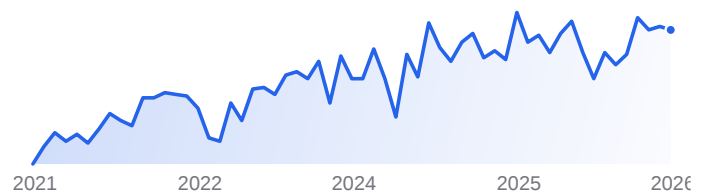
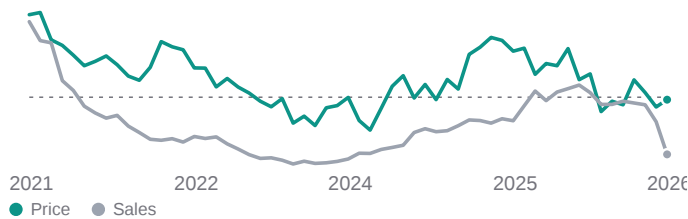


Growth (year over year)

Price -1.0% · Sales -24.0%

Price per square foot

\$264/ft²

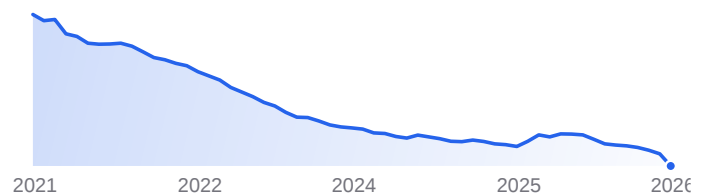
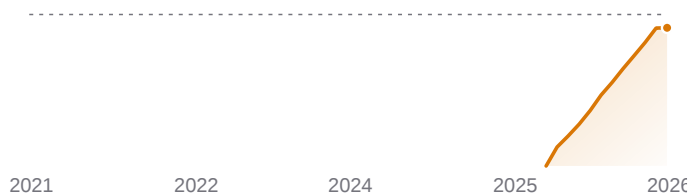


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

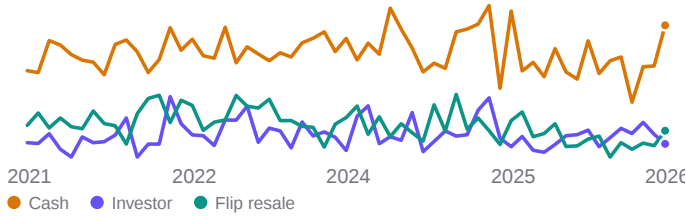
4.1%



BUYERS & OUTCOMES

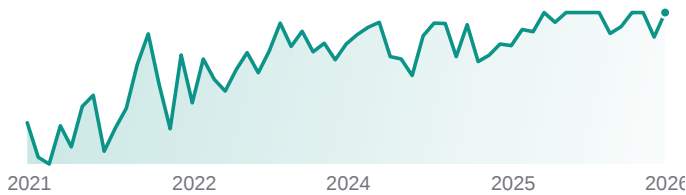
Buyer mix

Cash 53% · Investor 5.3% · Flip resale 11%



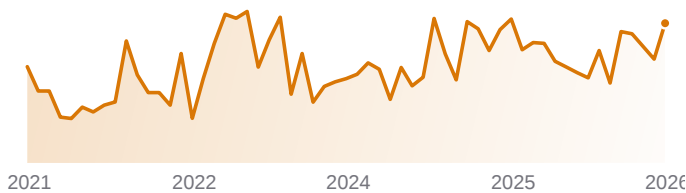
Sellers who sold at a gain

100%

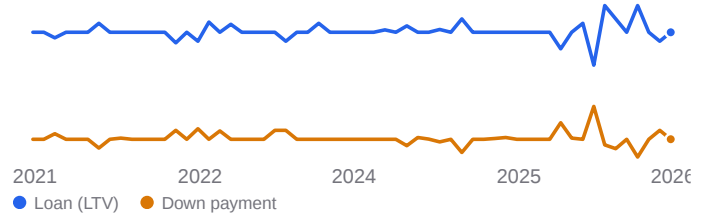


Median annualized return at resale

+7.5%



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



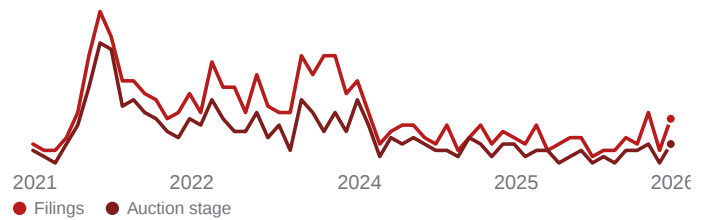
Typical hold before selling

7.2 yrs



Preforeclosure filings

Filings 7 · Auction stage 3



HOUSING STOCK

Homes	10,952
Median value (AVM)	\$518K
Median size	1,849 ft²
Median bedrooms	3
Median year built	1998
Single family	93%
Condos	4.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0.6%
Owner occupied	82%
Company owned	11%
Median loan-to-value	37%

Typical ownership tenure

9.4 yrs

COMMUNITY

Population	30,099
Density	333 / mi²
Median household income	\$90K
Average household income	\$111K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	51
Homes occupied	92%
Bachelor's or higher	21%
Poverty rate	6.9%
Unemployment	1.1%
Average temp	53°F
Annual precip	46 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.