

Barnegat Light 08006

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

BUYER'S MARKET

\$1.6M

MEDIAN SALE PRICE

-13.7%

1-YR CHANGE

30

SALES (12 MO)

\$1.6M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



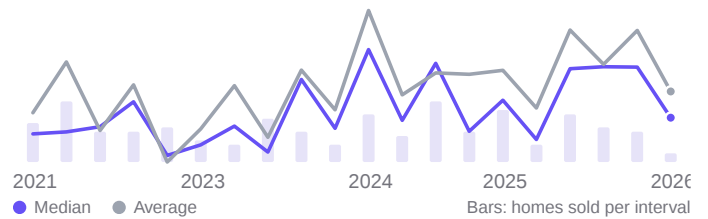
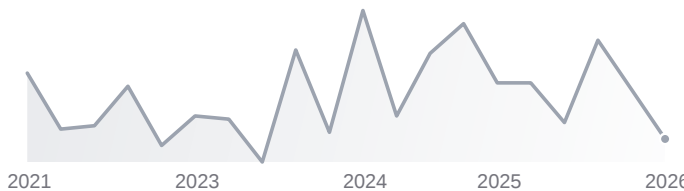
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

27 / 100

Sale prices

Median \$1.3M · Average \$1.5M

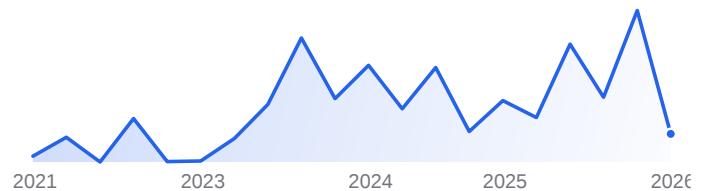
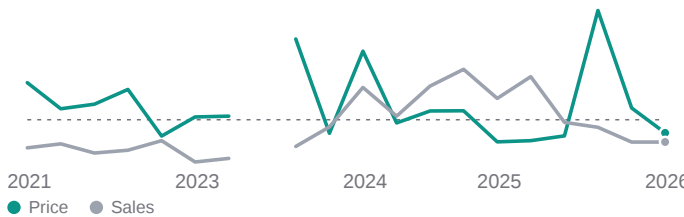


Growth (year over year)

Price -13.7% · Sales -23.1%

Price per square foot

\$711/ft²

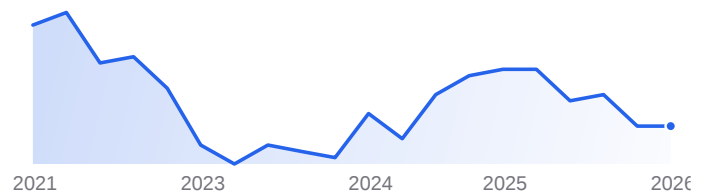


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

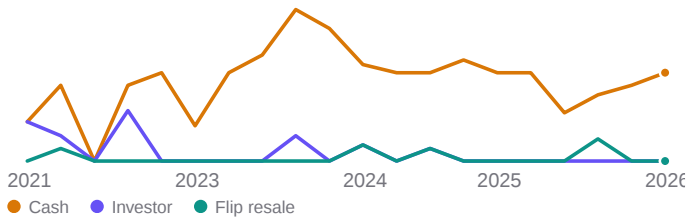
2.4%



BUYERS & OUTCOMES

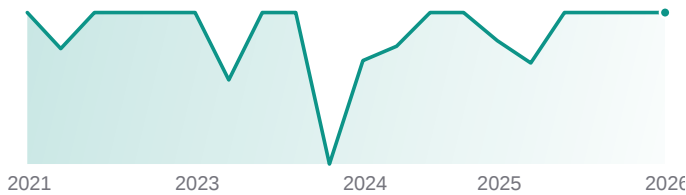
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



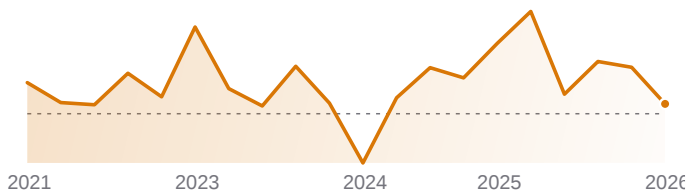
Sellers who sold at a gain

100%

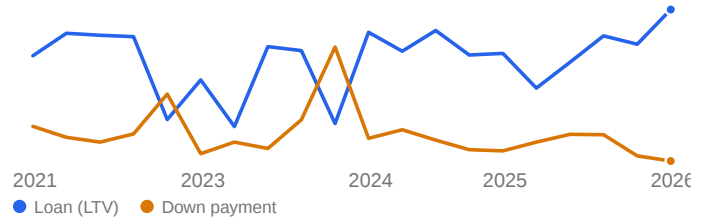


Median annualized return at resale

+1.8%

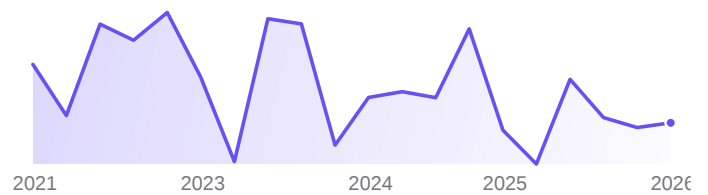


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



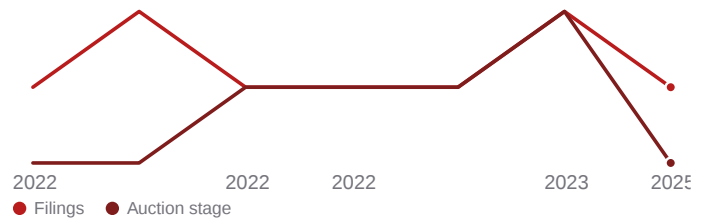
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,236
Median value (AVM)	\$1.6M
Median size	1,730 ft²
Median bedrooms	4
Median year built	1979
Single family	90%
Condos	3.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	86%
Underwater (LTV 125% or more)	0.7%
Owner occupied	3.9%
Company owned	20%
Median loan-to-value	21%

Typical ownership tenure

20.2 yrs

COMMUNITY

Population	328
Density	230 / mi²
Median household income	\$113K
Average household income	\$117K
Crime index (US avg 100)	196
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	47
Homes occupied	24%
Bachelor's or higher	46%
Poverty rate	3.0%
Unemployment	1.1%
Average temp	53°F
Annual precip	44 in
Sunshine	56%

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