

Beach Haven 08008

ZIP code · NJ · New Jersey > Ocean County > Beach Haven

BALANCED MARKET

\$1.9M

MEDIAN SALE PRICE

+20.0%

1-YR CHANGE

416

SALES (12 MO)

\$1.8M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



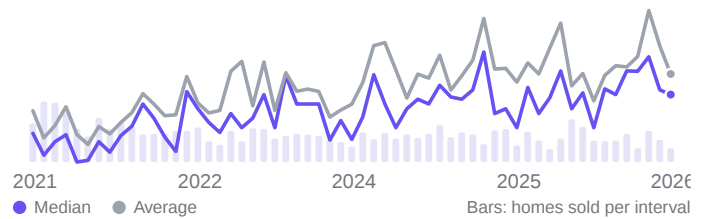
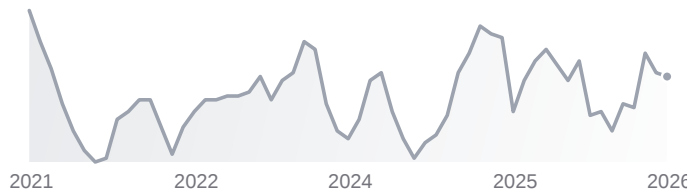
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$1.7M · Average \$1.9M

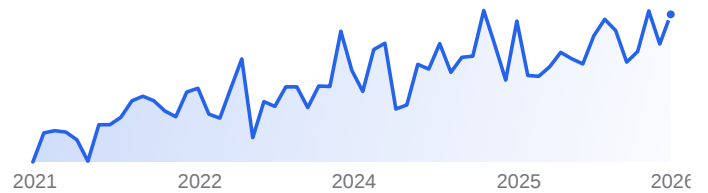
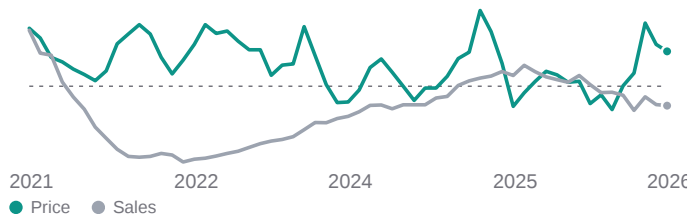


Growth (year over year)

Price +20.0% · Sales -11.1%

Price per square foot

\$1109/ft²

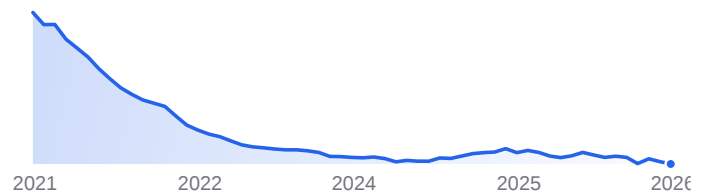
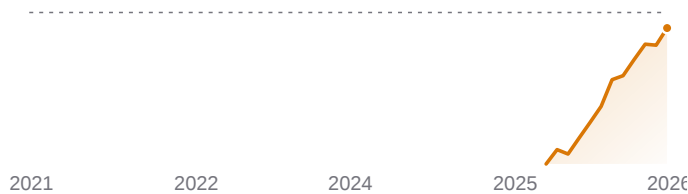


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

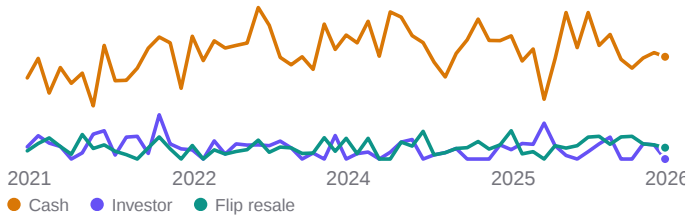
2.5%



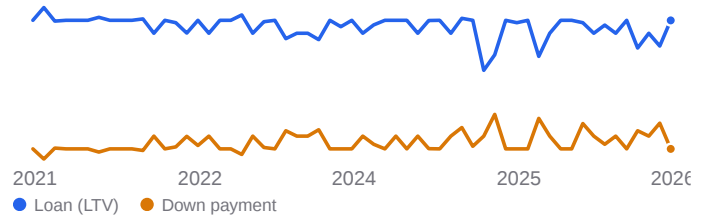
BUYERS & OUTCOMES

Buyer mix

Cash 45% · Investor 0% · Flip resale 5.0%

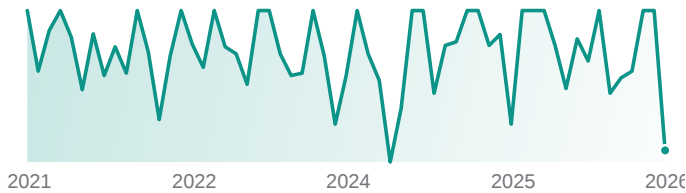


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



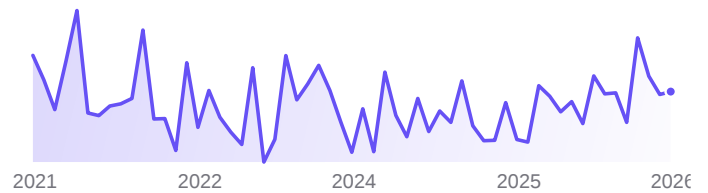
Sellers who sold at a gain

85%



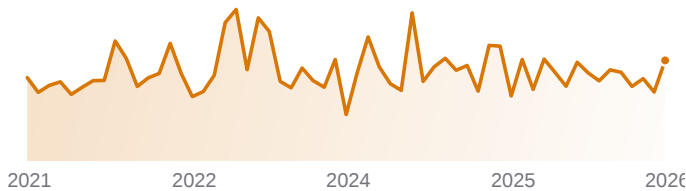
Typical hold before selling

7.2 yrs



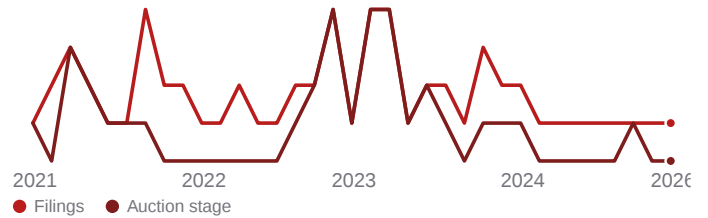
Median annualized return at resale

+9.8%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	16,543
Median value (AVM)	\$1.8M
Median size	1,824 ft²
Median bedrooms	4
Median year built	1982
Single family	84%
Condos	7.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	86%
Underwater (LTV 125% or more)	0.5%
Owner occupied	16%
Company owned	23%
Median loan-to-value	18%

Typical ownership tenure

18.2 yrs

COMMUNITY

Population	7,388
Density	279 / mi²
Median household income	\$118K
Average household income	\$163K
Crime index (US avg 100)	194
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	47
Homes occupied	23%
Bachelor's or higher	38%
Poverty rate	4.3%
Unemployment	1.1%
Average temp	53°F
Annual precip	43 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.