

Manahawkin 08050

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

BALANCED MARKET

\$643K

MEDIAN SALE PRICE

+3.9%

1-YR CHANGE

421

SALES (12 MO)

\$612K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



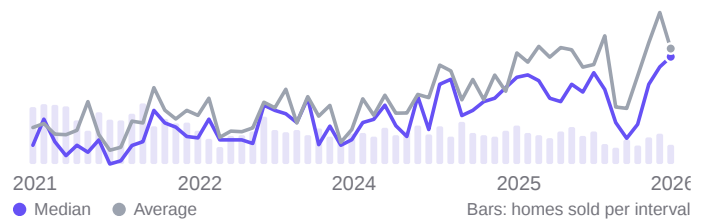
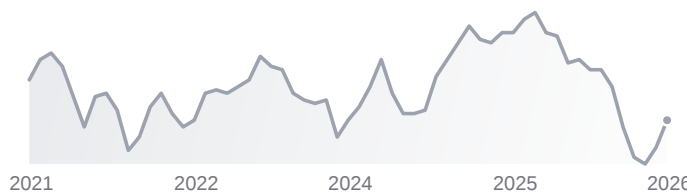
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$679K · Average \$702K

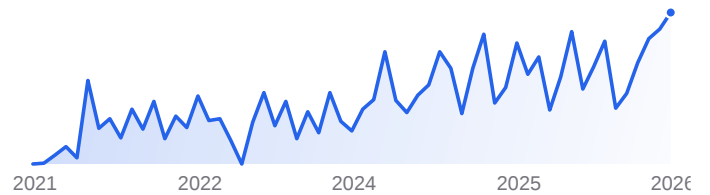
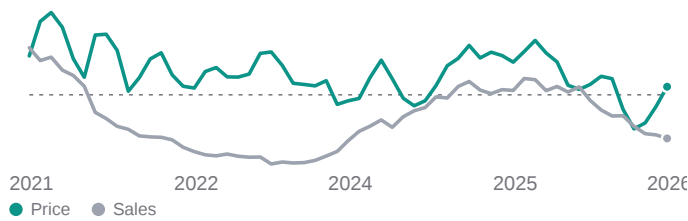


Growth (year over year)

Price +3.9% · Sales -21.0%

Price per square foot

\$386/ft²

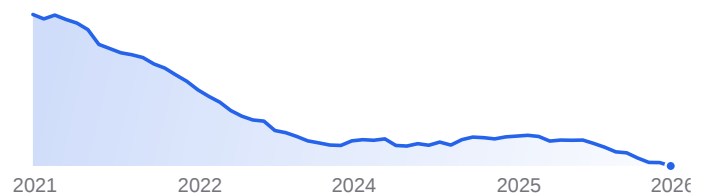
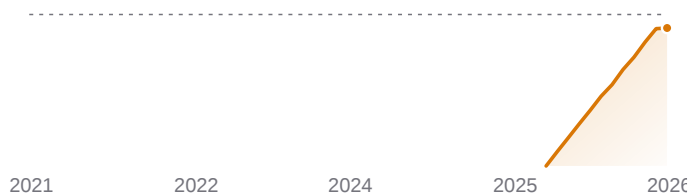


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

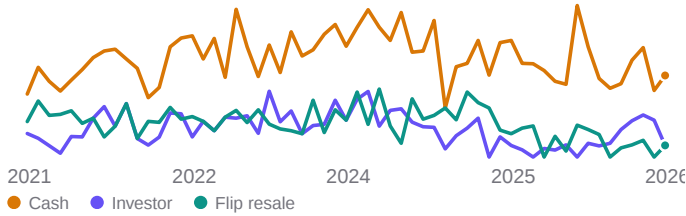
3.4%



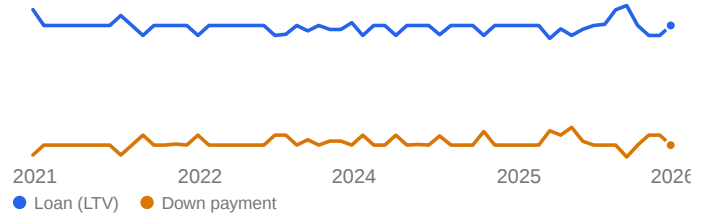
BUYERS & OUTCOMES

Buyer mix

Cash 27% · Investor 3.8% · Flip resale 3.8%

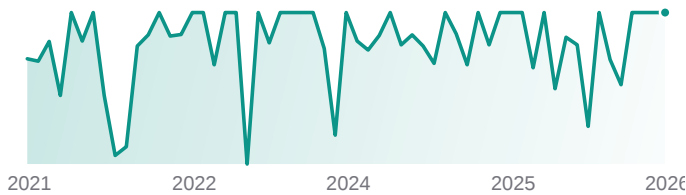


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



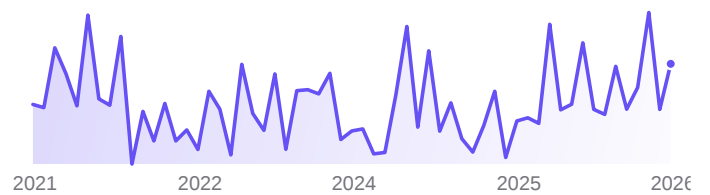
Sellers who sold at a gain

100%



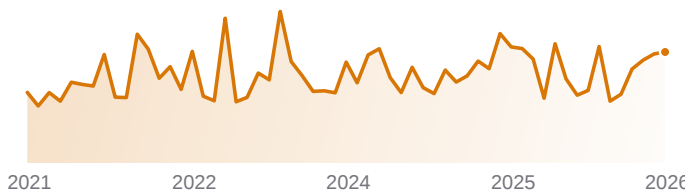
Typical hold before selling

11.4 yrs



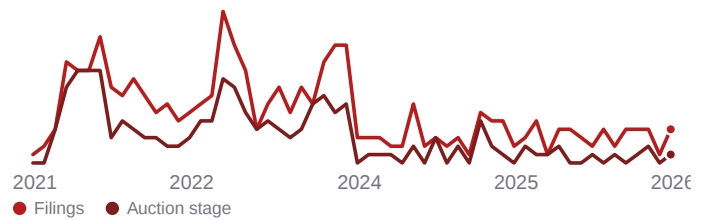
Median annualized return at resale

+8.4%



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	12,508
Median value (AVM)	\$612K
Median size	1,672 ft²
Median bedrooms	3
Median year built	1992
Single family	95%
Condos	2.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	0.9%
Owner occupied	69%
Company owned	9.9%
Median loan-to-value	40%

Typical ownership tenure

11.9 yrs

COMMUNITY

Population	25,184
Density	817 / mi²
Median household income	\$102K
Average household income	\$129K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	50
Homes occupied	78%
Bachelor's or higher	24%
Poverty rate	3.5%
Unemployment	1.4%
Average temp	54°F
Annual precip	45 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.