

Tuckerton 08087

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

SELLER'S MARKET

\$445K

MEDIAN SALE PRICE

+12.7%

1-YR CHANGE

542

SALES (12 MO)

\$422K

MEDIAN VALUE (AVM)

Market temperature

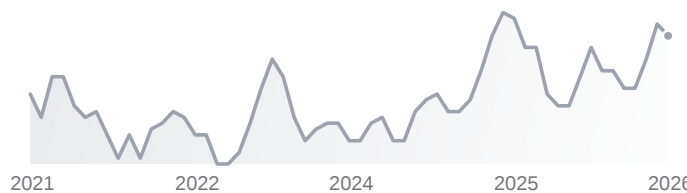
Seller's market · 68 / 100



MARKET TRENDS (5 YEARS)

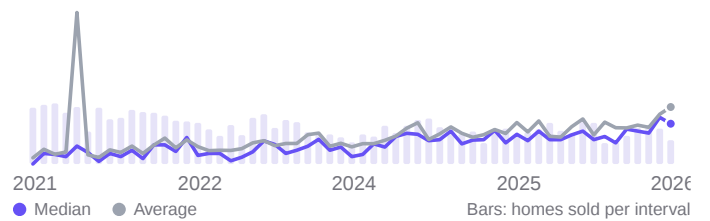
Market temperature (0–100)

68 / 100



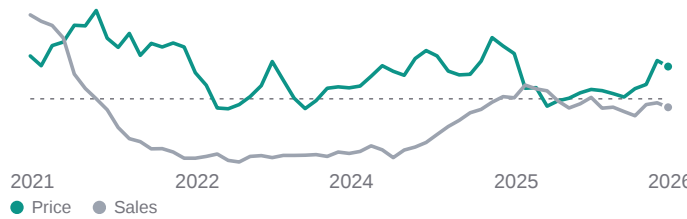
Sale prices

Median \$450K · Average \$529K



Growth (year over year)

Price +12.7% · Sales -3.4%



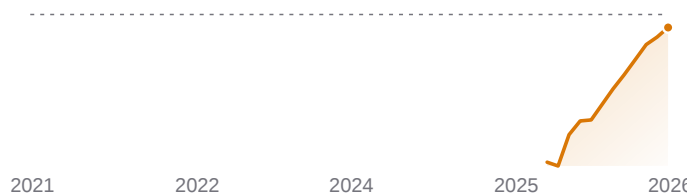
Price per square foot

\$303/ft²



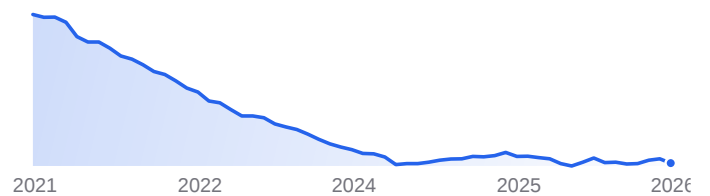
Sale premium vs estimated value

-0.4%



Annual turnover (share of homes sold)

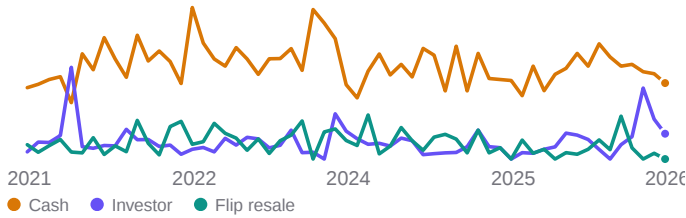
4.3%



BUYERS & OUTCOMES

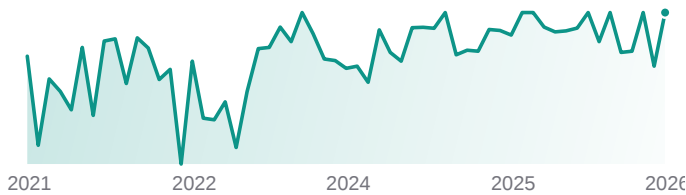
Buyer mix

Cash 27% · Investor 9.1% · Flip resale 0%



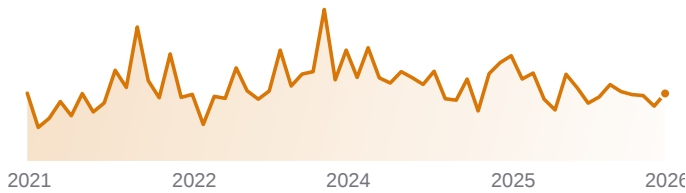
Sellers who sold at a gain

100%

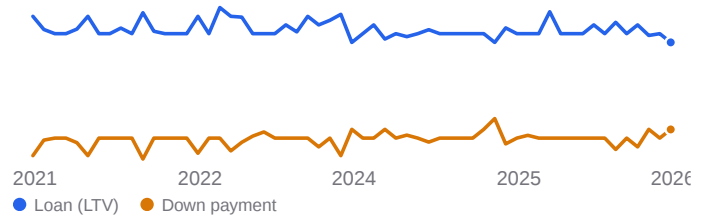


Median annualized return at resale

+6.7%

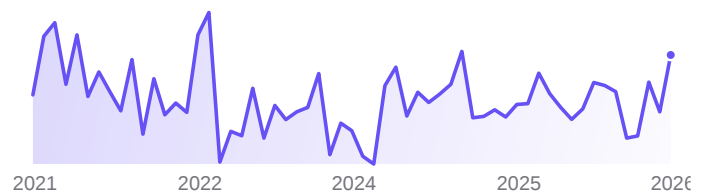


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



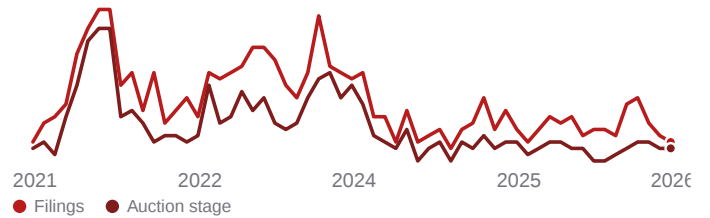
Typical hold before selling

10.3 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	12,550
Median value (AVM)	\$422K
Median size	1,476 ft²
Median bedrooms	3
Median year built	1987
Single family	90%
Condos	2.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.9%
Owner occupied	69%
Company owned	10%
Median loan-to-value	38%

Typical ownership tenure

10.6 yrs

COMMUNITY

Population	25,696
Density	303 / mi²
Median household income	\$84K
Average household income	\$108K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	49
Homes occupied	81%
Bachelor's or higher	20%
Poverty rate	8.0%
Unemployment	1.3%
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.