

West Creek 08092

ZIP code · NJ · New Jersey > Ocean County

BUYER'S MARKET

\$320K

MEDIAN SALE PRICE

-16.0%

1-YR CHANGE

35

SALES (12 MO)

\$529K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



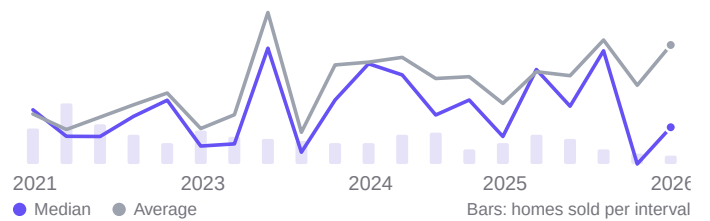
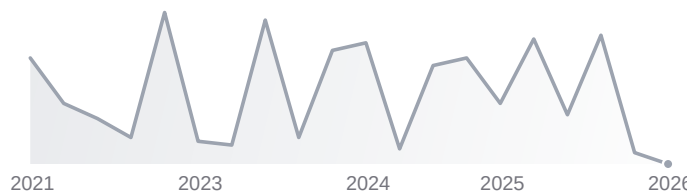
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

24 / 100

Sale prices

Median \$350K · Average \$596K

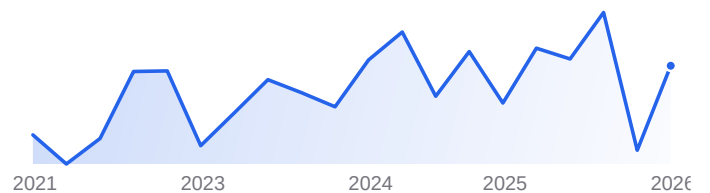
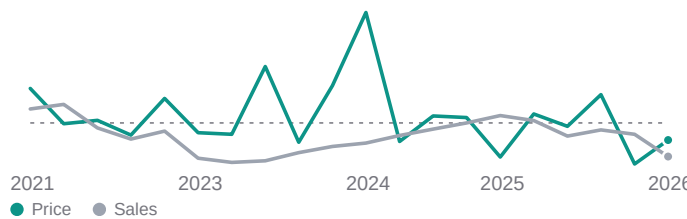


Growth (year over year)

Price -16.0% · Sales -31.4%

Price per square foot

\$257/ft²

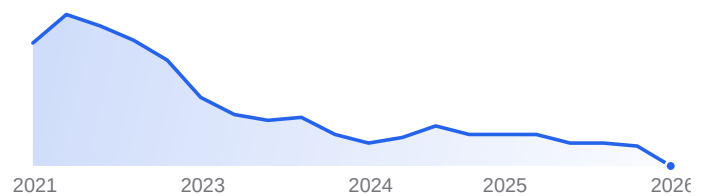
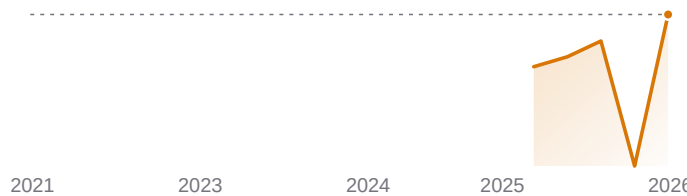


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

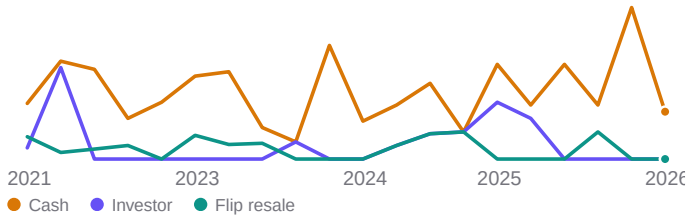
2.6%



BUYERS & OUTCOMES

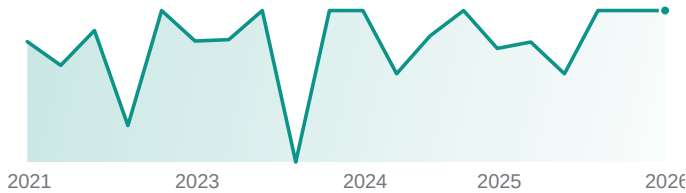
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



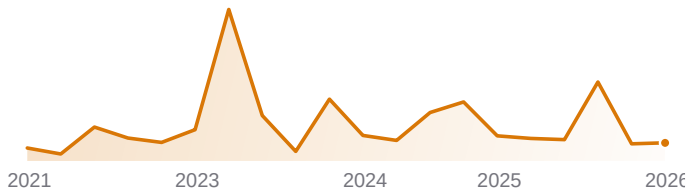
Sellers who sold at a gain

100%

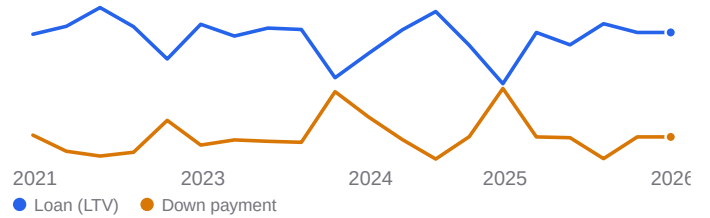


Median annualized return at resale

+4.9%

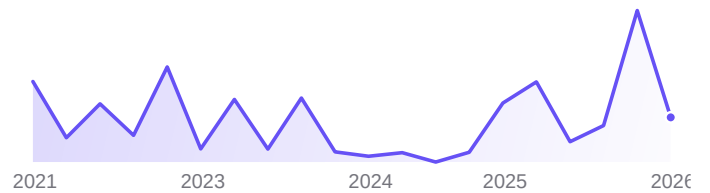


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



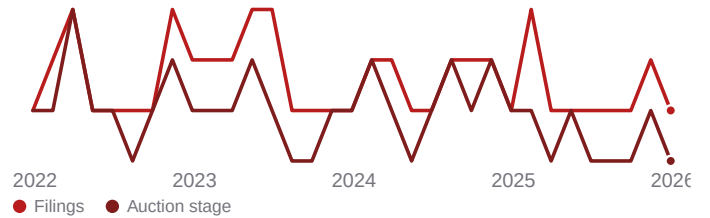
Typical hold before selling

8.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,335
Median value (AVM)	\$529K
Median size	1,888 ft²
Median bedrooms	3
Median year built	1988
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.6%
Owner occupied	77%
Company owned	8.9%
Median loan-to-value	44%
Typical ownership tenure	15.1 yrs

COMMUNITY

Population	4,049
Density	172 / mi²
Median household income	\$89K
Average household income	\$102K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	44
Homes occupied	84%
Bachelor's or higher	28%
Poverty rate	7.3%
Unemployment	1.2%
Average temp	54°F
Annual precip	45 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.