

Jackson 08527

ZIP code · NJ · New Jersey > Ocean County

SELLER'S MARKET

\$619K

MEDIAN SALE PRICE

+5.4%

1-YR CHANGE

917

SALES (12 MO)

\$641K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



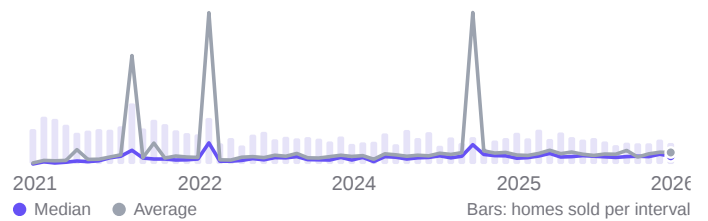
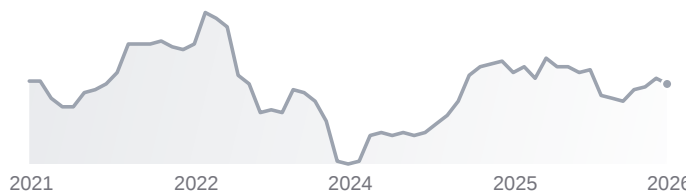
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

60 / 100

Sale prices

Median \$607K · Average \$685K

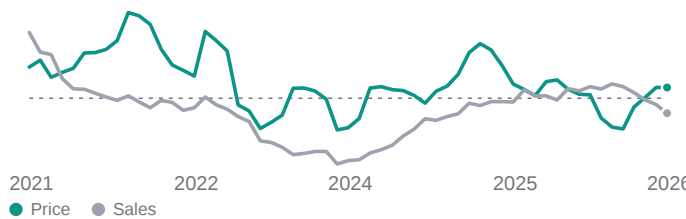


Growth (year over year)

Price +5.4% · Sales -7.7%

Price per square foot

\$302/ft²

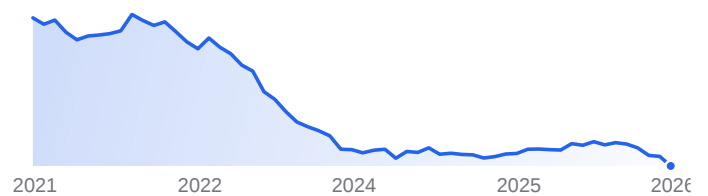
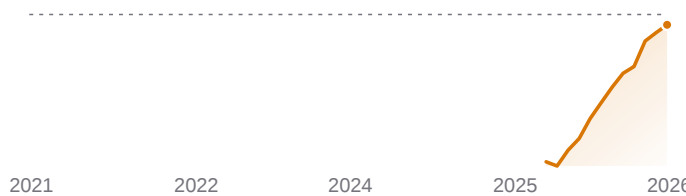


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

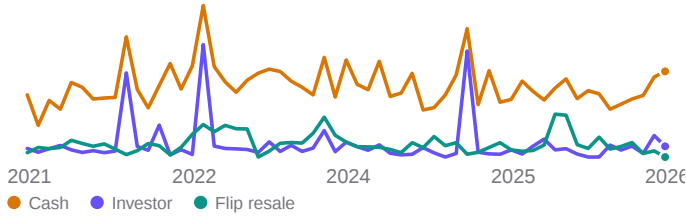
5.0%



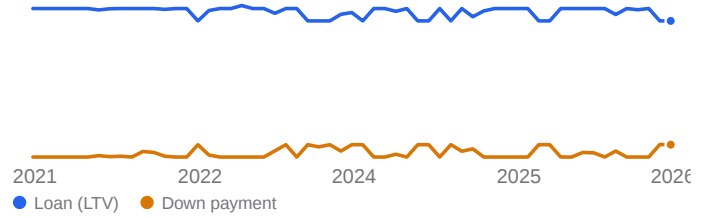
BUYERS & OUTCOMES

Buyer mix

Cash 35% · Investor 4.4% · Flip resale 0%



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



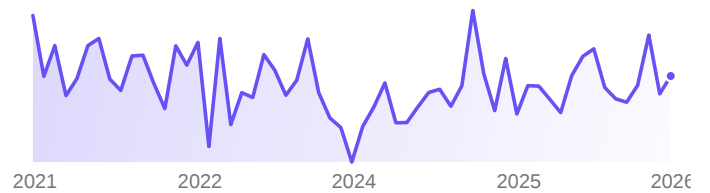
Sellers who sold at a gain

96%



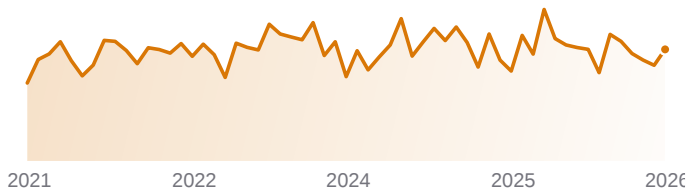
Typical hold before selling

10.4 yrs



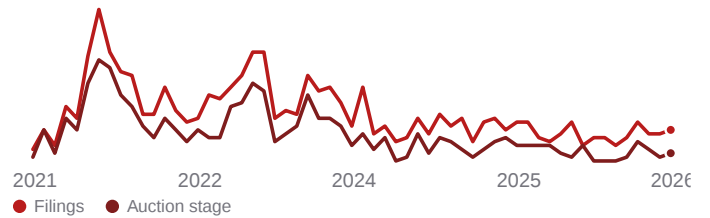
Median annualized return at resale

+5.4%



Preforeclosure filings

Filings 8 · Auction stage 2



HOUSING STOCK

Homes	18,194
Median value (AVM)	\$641K
Median size	2,026 ft²
Median bedrooms	3
Median year built	1991
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	0.8%
Owner occupied	83%
Company owned	12%
Median loan-to-value	41%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	61,445
Density	683 / mi²
Median household income	\$108K
Average household income	\$127K
Crime index (US avg 100)	47
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	78
Homes occupied	95%
Bachelor's or higher	28%
Poverty rate	6.8%
Unemployment	1.4%
Average temp	53°F
Annual precip	48 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.