

New Egypt 08533

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

STRONG SELLER'S MARKET

\$692K

MEDIAN SALE PRICE

+23.2%

1-YR CHANGE

91

SALES (12 MO)

\$584K

MEDIAN VALUE (AVM)

Market temperature

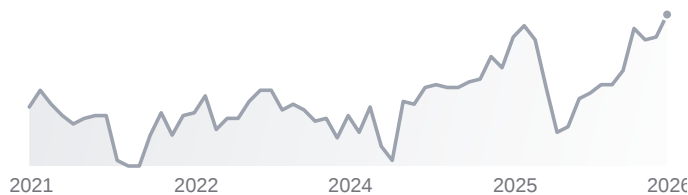
Strong seller's market · 80 / 100



MARKET TRENDS (5 YEARS)

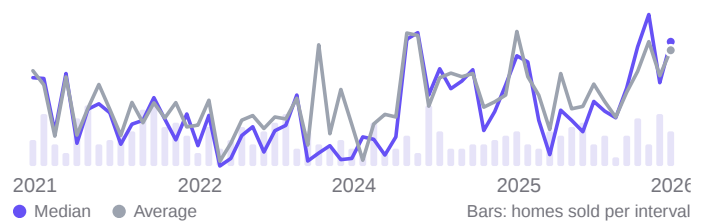
Market temperature (0–100)

80 / 100



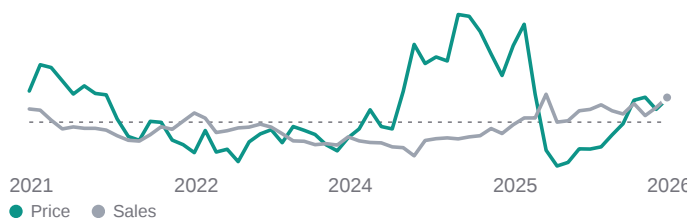
Sale prices

Median \$710K · Average \$676K



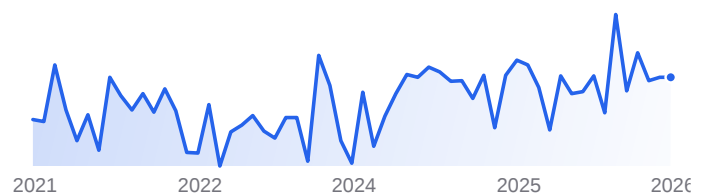
Growth (year over year)

Price +23.2% · Sales +24.7%



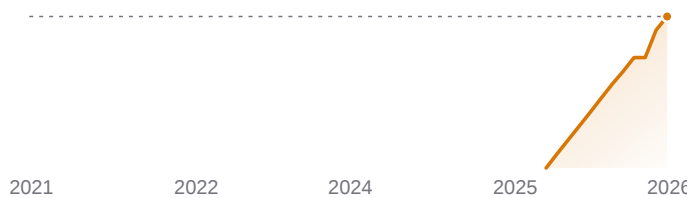
Price per square foot

\$290/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

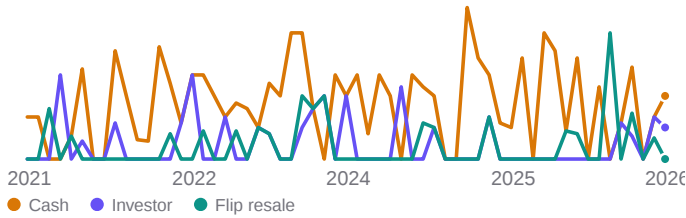
4.3%



BUYERS & OUTCOMES

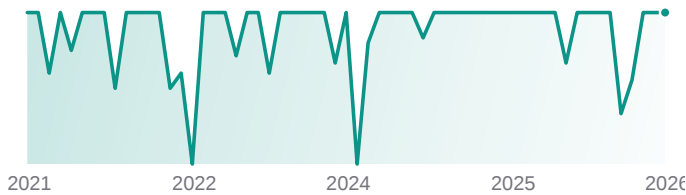
Buyer mix

Cash 25% · Investor 13% · Flip resale 0%



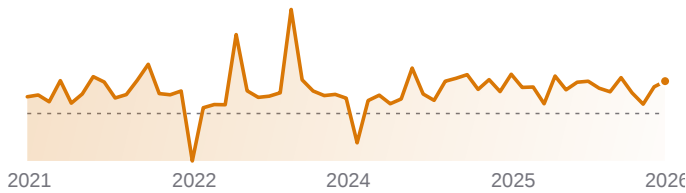
Sellers who sold at a gain

100%

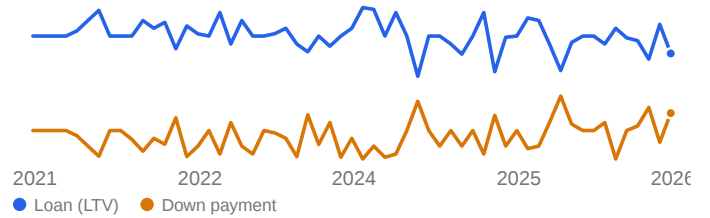


Median annualized return at resale

+7.4%

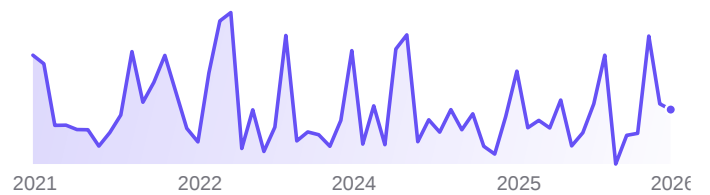


Financing (share of purchase price) Loan (LTV) 69% · Down payment 31%



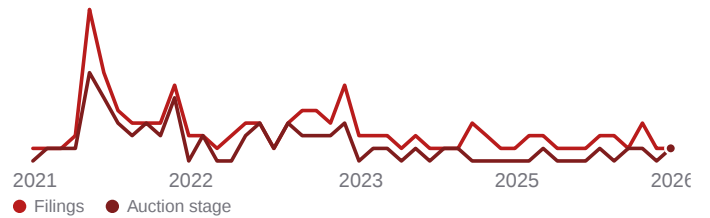
Typical hold before selling

8.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,141
Median value (AVM)	\$584K
Median size	1,890 ft²
Median bedrooms	3
Median year built	1985
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.8%
Owner occupied	83%
Company owned	8.7%
Median loan-to-value	48%
Typical ownership tenure	16.2 yrs

COMMUNITY

Population	7,517
Density	218 / mi²
Median household income	\$97K
Average household income	\$141K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	76
Homes occupied	95%
Bachelor's or higher	25%
Poverty rate	6.9%
Unemployment	1.6%
Average temp	53°F
Annual precip	47 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.