

Lakewood 08701

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

BUYER'S MARKET

\$522K

MEDIAN SALE PRICE

-9.0%

1-YR CHANGE

829

SALES (12 MO)

\$763K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



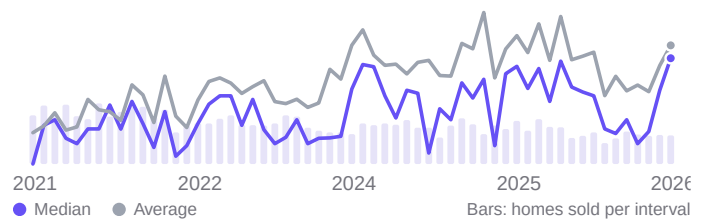
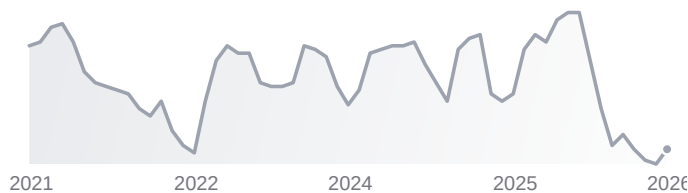
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$617K · Average \$652K

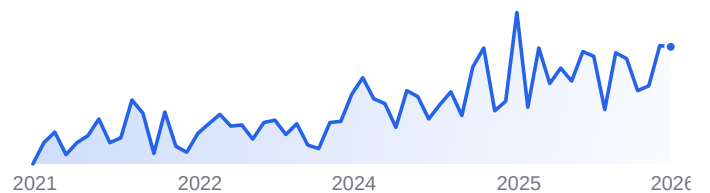
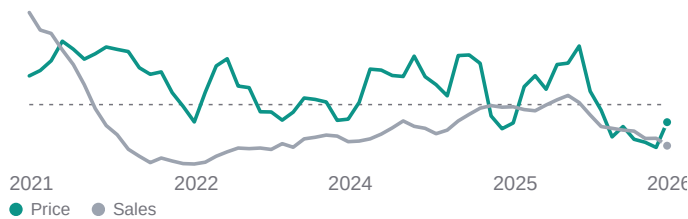


Growth (year over year)

Price -9.0% · Sales -20.9%

Price per square foot

\$302/ft²

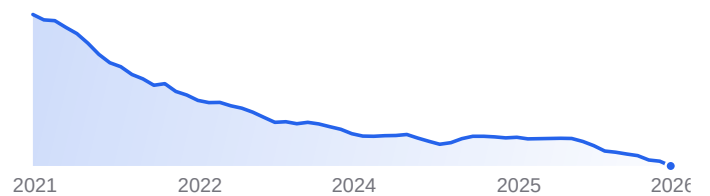
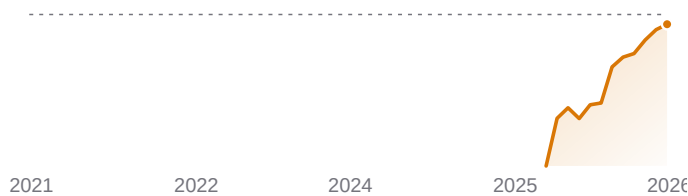


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

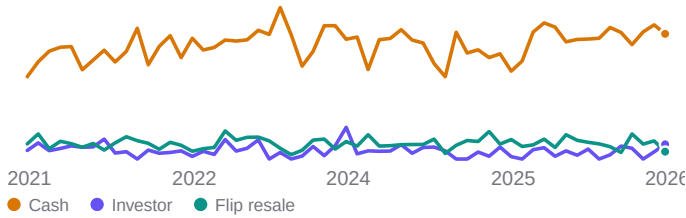
3.4%



BUYERS & OUTCOMES

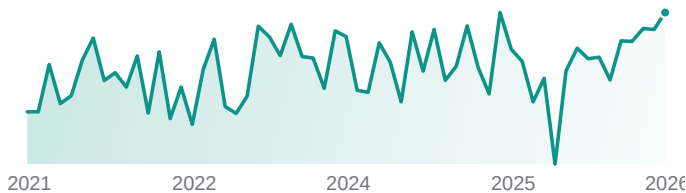
Buyer mix

Cash 51% · Investor 6.0% · Flip resale 3.0%



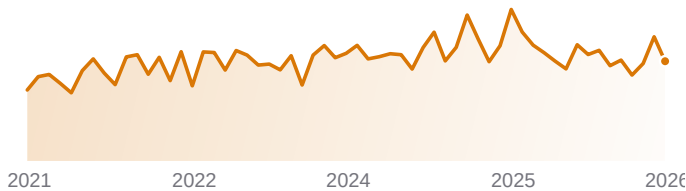
Sellers who sold at a gain

100%

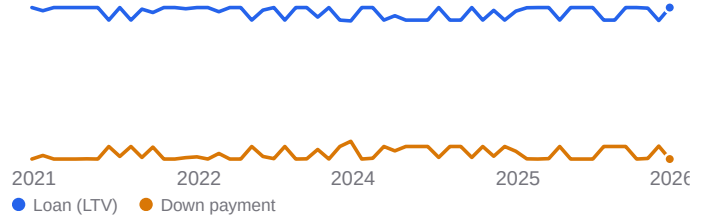


Median annualized return at resale

+7.2%

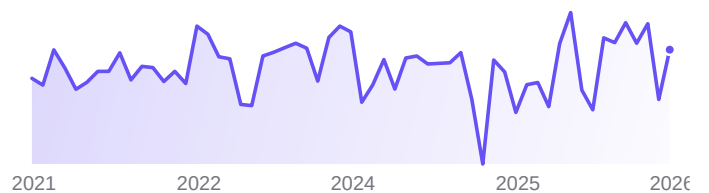


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



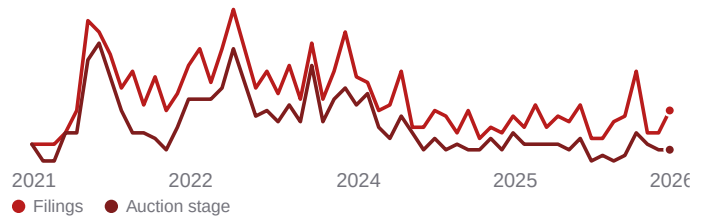
Typical hold before selling

9.5 yrs



Preforeclosure filings

Filings 9 · Auction stage 2



HOUSING STOCK

Homes	24,227
Median value (AVM)	\$763K
Median size	1,915 ft²
Median bedrooms	3
Median year built	1995
Single family	49%
Condos	24%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	1.7%
Owner occupied	68%
Company owned	20%
Median loan-to-value	28%

Typical ownership tenure

10.6 yrs

COMMUNITY

Population	140,779
Density	5,632 / mi²
Median household income	\$66K
Average household income	\$89K
Crime index (US avg 100)	55
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	71
Homes occupied	93%
Bachelor's or higher	20%
Poverty rate	23.4%
Unemployment	1.1%
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.