

Bayville 08721

ZIP code · NJ · New Jersey > Ocean County

SELLER'S MARKET

\$504K

MEDIAN SALE PRICE

+19.4%

1-YR CHANGE

335

SALES (12 MO)

\$511K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100

Buyer's market

Balanced

Seller's market

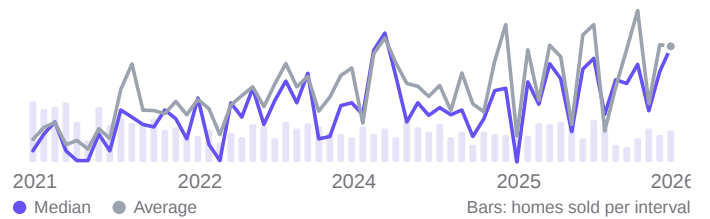
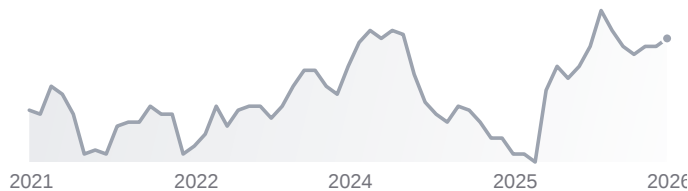
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$565K · Average \$567K

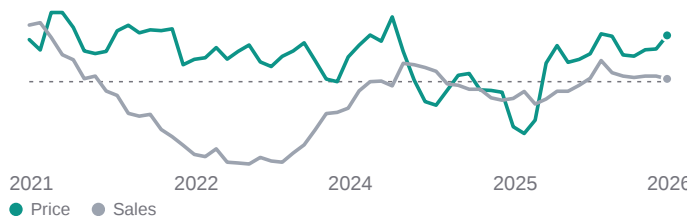


Growth (year over year)

Price +19.4% · Sales +1.2%

Price per square foot

\$318/ft²

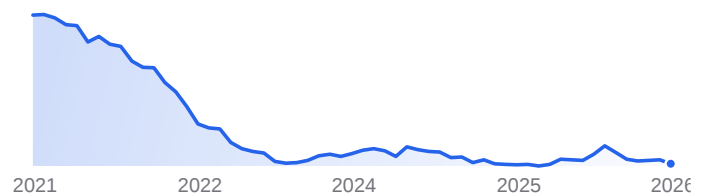
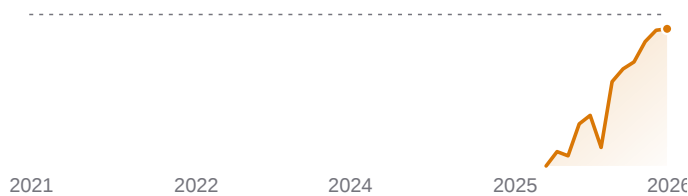


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

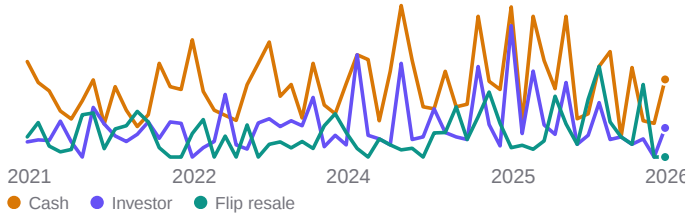
4.1%



BUYERS & OUTCOMES

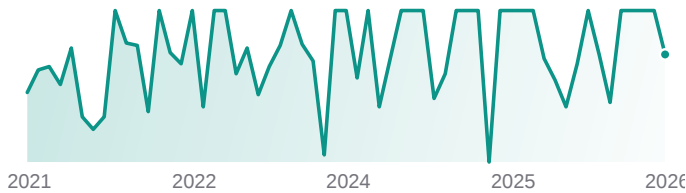
Buyer mix

Cash 28% · Investor 10% · Flip resale 0%



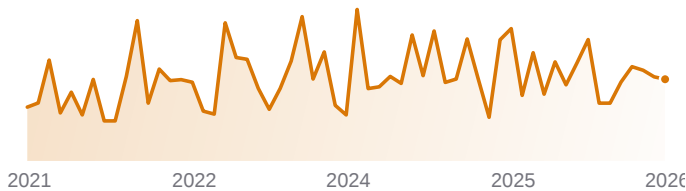
Sellers who sold at a gain

96%

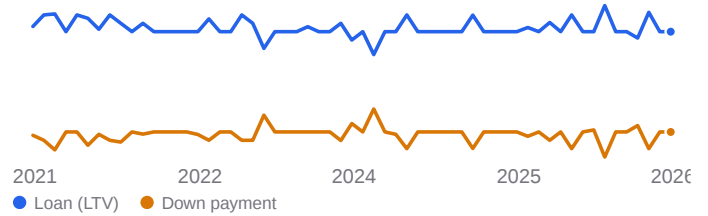


Median annualized return at resale

+6.4%

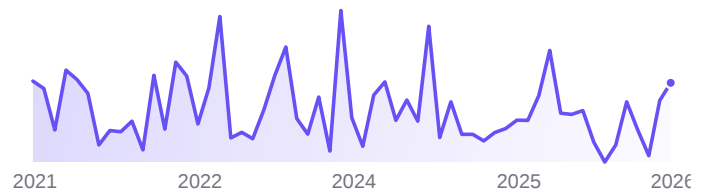


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



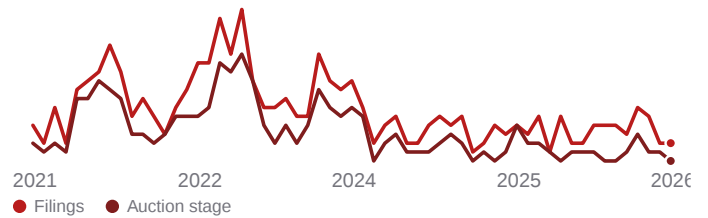
Typical hold before selling

11.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	8,118
Median value (AVM)	\$511K
Median size	1,662 ft²
Median bedrooms	3
Median year built	1985
Single family	99%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	0.7%
Owner occupied	82%
Company owned	9.4%
Median loan-to-value	42%

Typical ownership tenure

12.2 yrs

COMMUNITY

Population	22,790
Density	966 / mi²
Median household income	\$101K
Average household income	\$125K
Crime index (US avg 100)	68
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	63
Homes occupied	90%
Bachelor's or higher	21%
Poverty rate	6.6%
Unemployment	1.5%
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.