

Beachwood 08722

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

SELLER'S MARKET

\$488K

MEDIAN SALE PRICE

+10.1%

1-YR CHANGE

147

SALES (12 MO)

\$431K

MEDIAN VALUE (AVM)

Market temperature

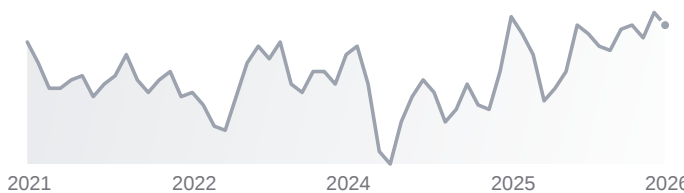
Seller's market · 69 / 100



MARKET TRENDS (5 YEARS)

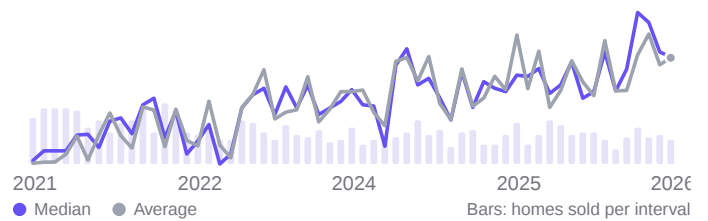
Market temperature (0–100)

69 / 100



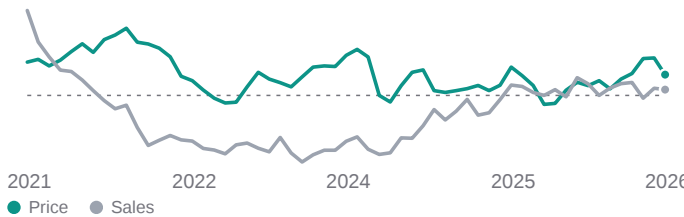
Sale prices

Median \$468K · Average \$466K



Growth (year over year)

Price +10.1% · Sales +2.8%



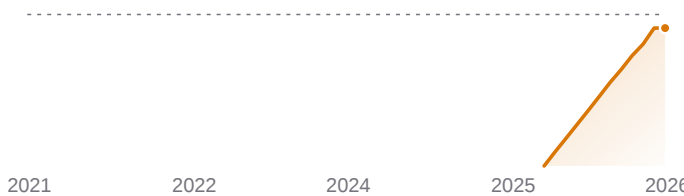
Price per square foot

\$299/ft²



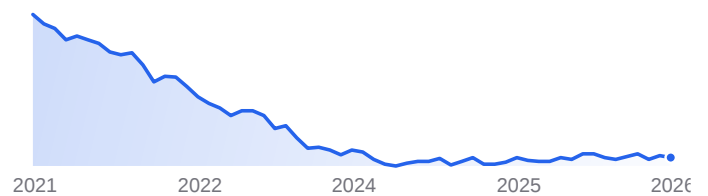
Sale premium vs estimated value

-0.5%



Annual turnover (share of homes sold)

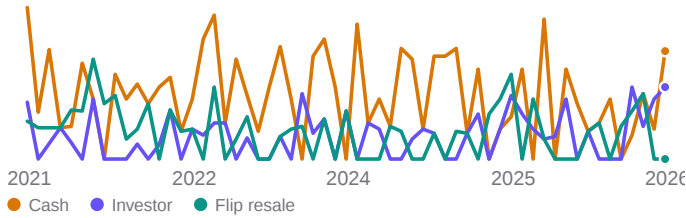
3.9%



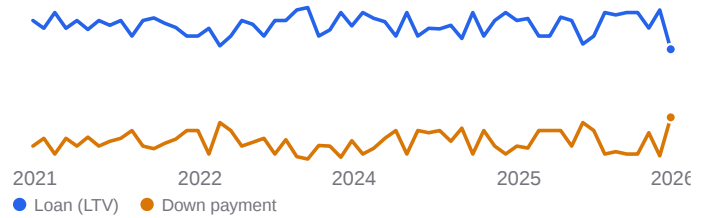
BUYERS & OUTCOMES

Buyer mix

Cash 30% · Investor 20% · Flip resale 0%

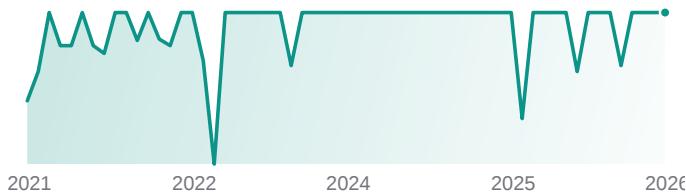


Financing (share of purchase price) Loan (LTV) 72% · Down payment 28%



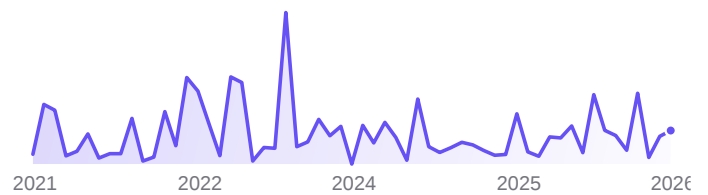
Sellers who sold at a gain

100%



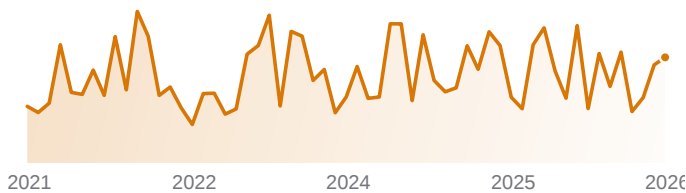
Typical hold before selling

9.2 yrs



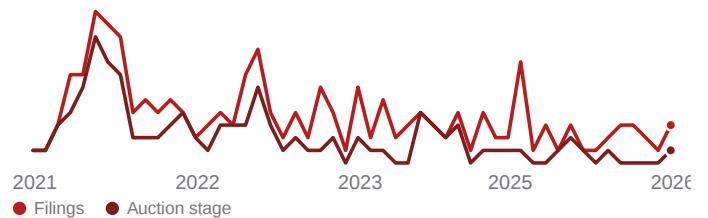
Median annualized return at resale

+8.0%



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	3,800
Median value (AVM)	\$431K
Median size	1,400 ft²
Median bedrooms	3
Median year built	1974
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	0.9%
Owner occupied	84%
Company owned	9.1%
Median loan-to-value	50%
Typical ownership tenure	13.3 yrs

COMMUNITY

Population	11,592
Density	4,230 / mi²
Median household income	\$107K
Average household income	\$133K
Crime index (US avg 100)	49
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	66
Homes occupied	97%
Bachelor's or higher	22%
Poverty rate	4.7%
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.