

Brick 08723

ZIP code · NJ · New Jersey > Ocean County

SELLER'S MARKET

\$491K

MEDIAN SALE PRICE

-0.7%

1-YR CHANGE

505

SALES (12 MO)

\$509K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



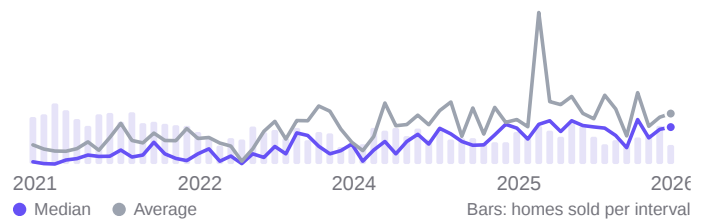
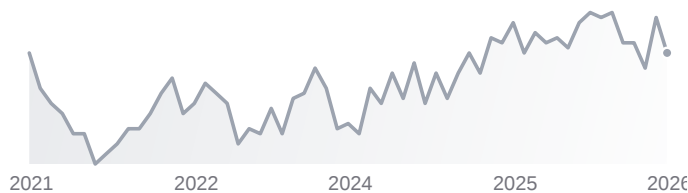
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$509K · Average \$564K

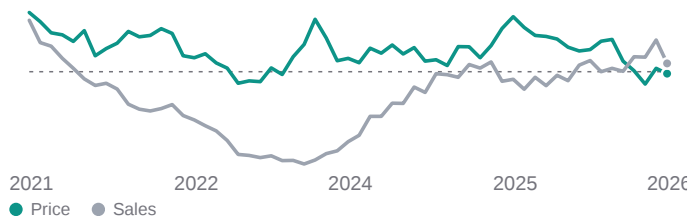


Growth (year over year)

Price -0.7% · Sales +3.3%

Price per square foot

\$330/ft²

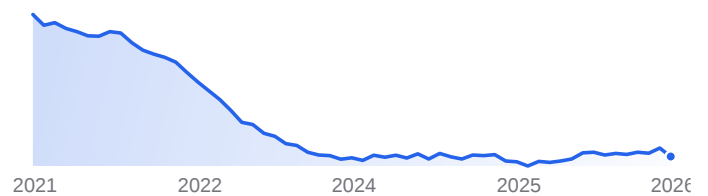
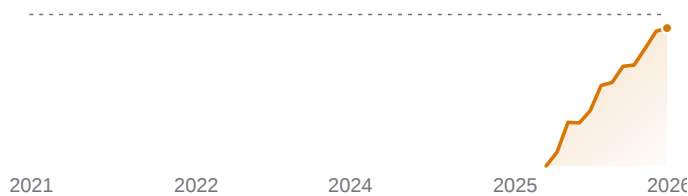


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

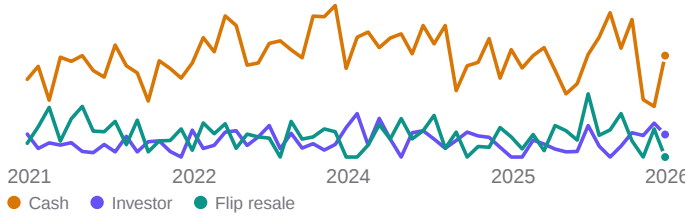
4.0%



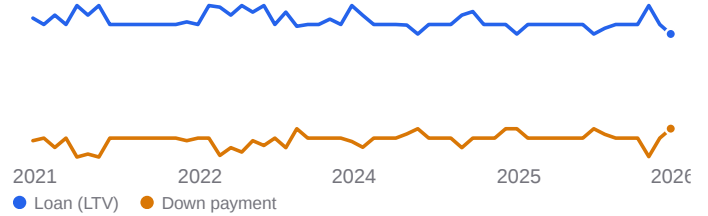
BUYERS & OUTCOMES

Buyer mix

Cash 32% · Investor 7.1% · Flip resale 0%

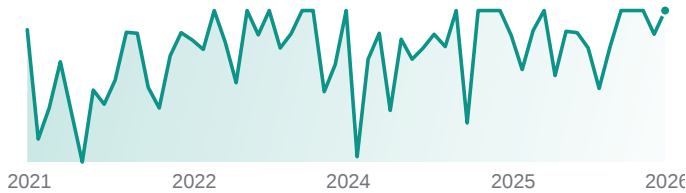


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



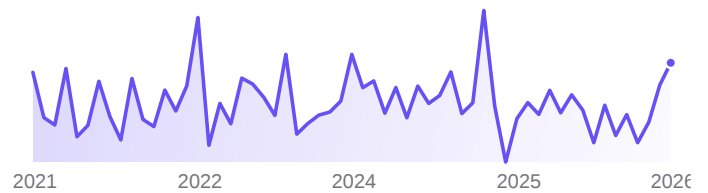
Sellers who sold at a gain

100%



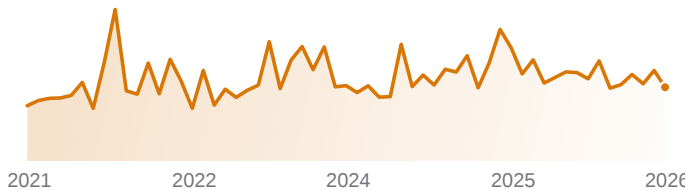
Typical hold before selling

10.7 yrs



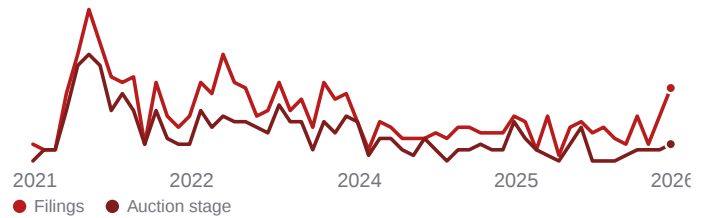
Median annualized return at resale

+6.1%



Preforeclosure filings

Filings 13 · Auction stage 3



HOUSING STOCK

Homes	12,703
Median value (AVM)	\$509K
Median size	1,524 ft²
Median bedrooms	3
Median year built	1972
Single family	95%
Condos	4.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	0.8%
Owner occupied	78%
Company owned	10%
Median loan-to-value	38%

Typical ownership tenure

12.0 yrs

COMMUNITY

Population	33,670
Density	1,972 / mi²
Median household income	\$96K
Average household income	\$118K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	66
Homes occupied	91%
Bachelor's or higher	21%
Poverty rate	5.3%
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.