

Brielle 08730

ZIP code · NJ · New Jersey > Monmouth County > Brielle

SELLER'S MARKET

\$1.2M

MEDIAN SALE PRICE

+25.1%

1-YR CHANGE

74

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

Balanced

Seller's market

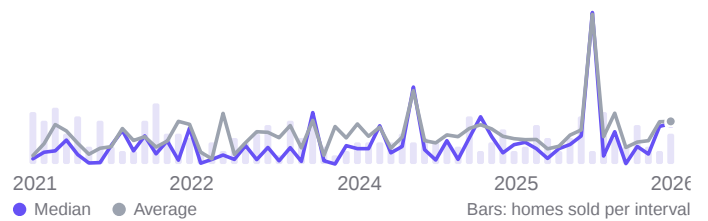
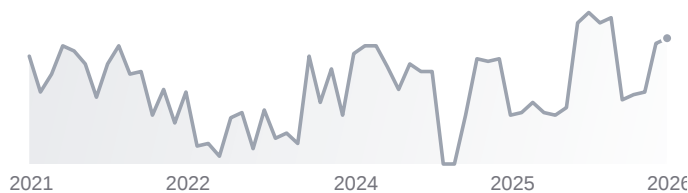
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

73 / 100

Sale prices

Median \$1.5M · Average \$1.5M

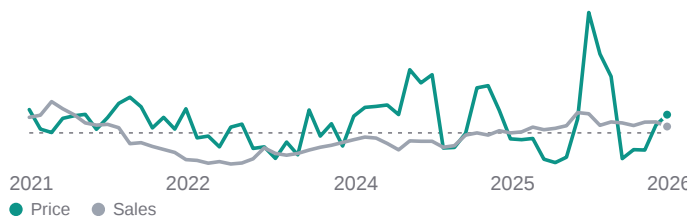


Growth (year over year)

Price +25.1% · Sales +8.8%

Price per square foot

\$472/ft²

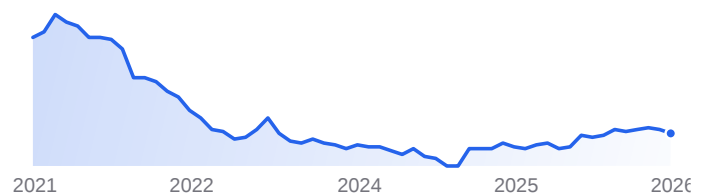


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

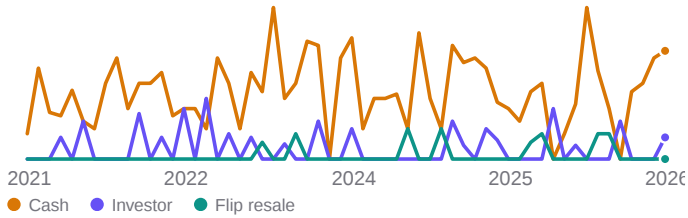
3.7%



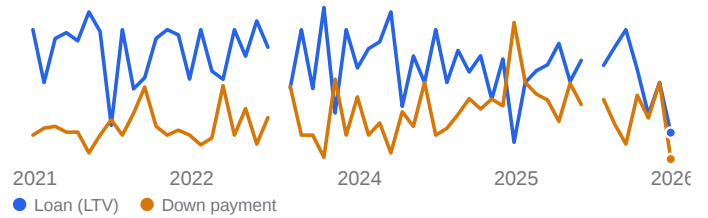
BUYERS & OUTCOMES

Buyer mix

Cash 71% · Investor 14% · Flip resale 0%

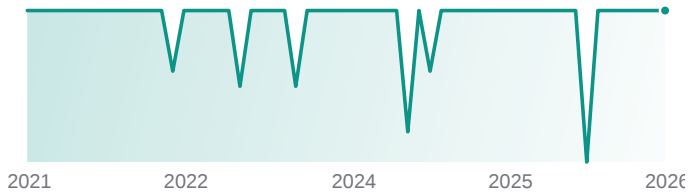


Financing (share of purchase price) Loan (LTV) 21% · Down payment 6.5%



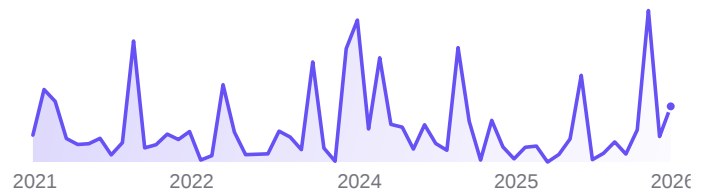
Sellers who sold at a gain

100%



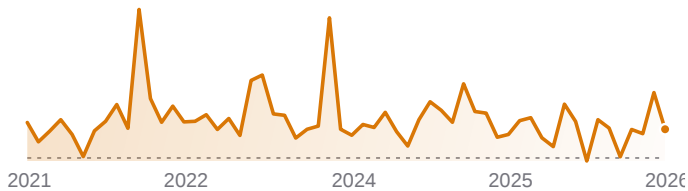
Typical hold before selling

10.7 yrs



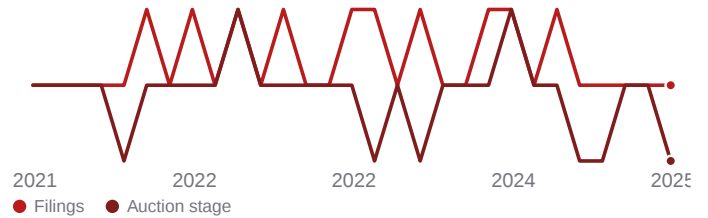
Median annualized return at resale

+6.3%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,008
Median value (AVM)	\$1.2M
Median size	2,120 ft²
Median bedrooms	3
Median year built	1970
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	1.1%
Owner occupied	82%
Company owned	9.4%
Median loan-to-value	28%
Typical ownership tenure	14.5 yrs

COMMUNITY

Population	4,938
Density	2,122 / mi²
Median household income	\$160K
Average household income	\$185K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	71
Homes occupied	91%
Bachelor's or higher	42%
Poverty rate	0.6%
Unemployment	1.2%
Average temp	53°F
Annual precip	48 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.