

Island Heights 08732

ZIP code · NJ · New Jersey > Ocean County > Island Heights

SELLER'S MARKET

\$508K

MEDIAN SALE PRICE

+1.8%

1-YR CHANGE

38

SALES (12 MO)

\$648K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



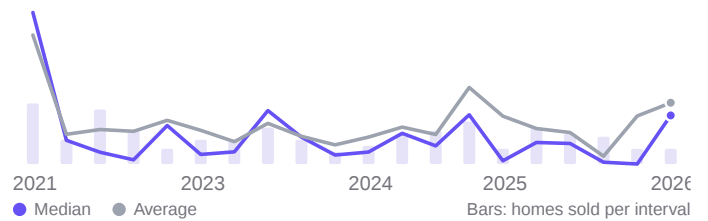
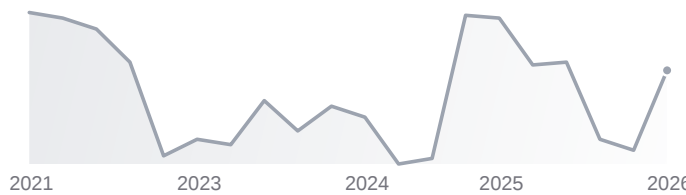
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$830K · Average \$962K

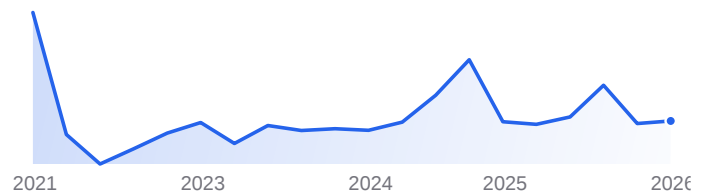
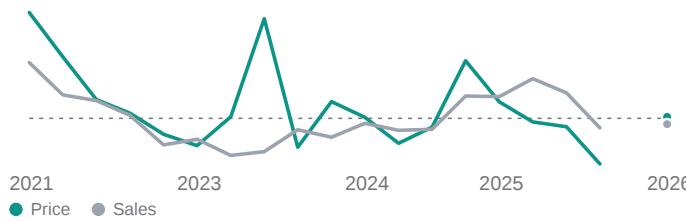


Growth (year over year)

Price +1.8% · Sales -7.3%

Price per square foot

\$340/ft²

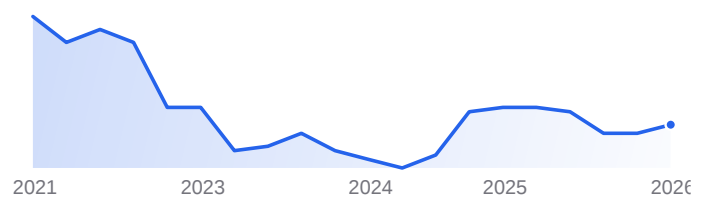
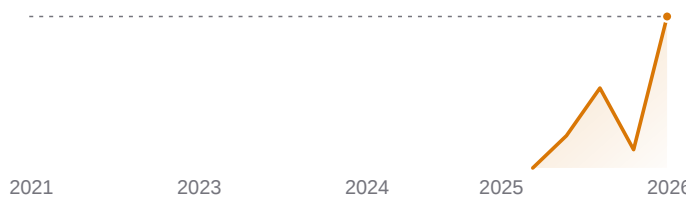


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

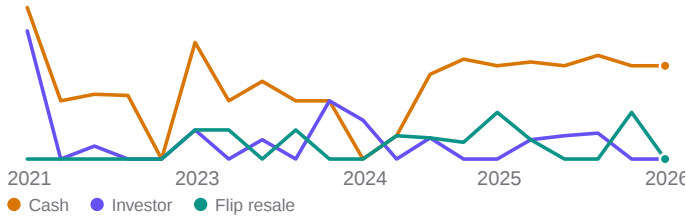
4.6%



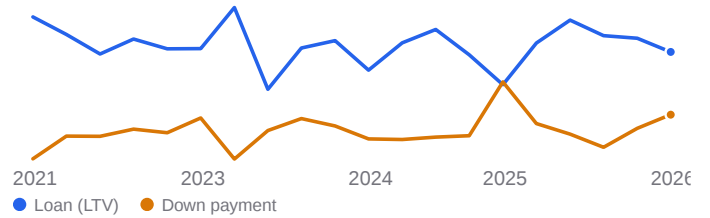
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 0% · Flip resale 0%

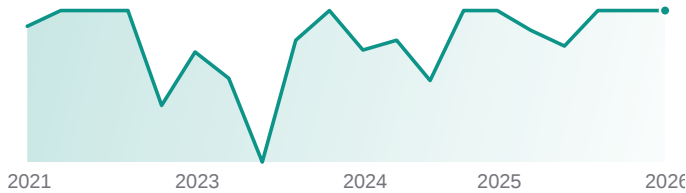


Financing (share of purchase price) Loan (LTV) 67% · Down payment 33%



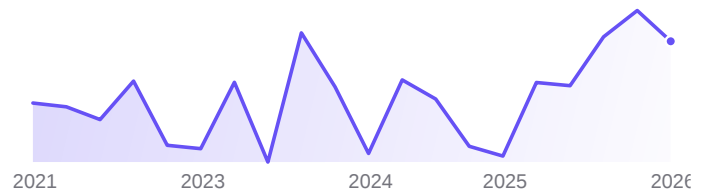
Sellers who sold at a gain

100%



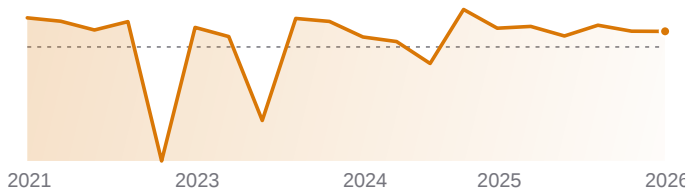
Typical hold before selling

12.7 yrs



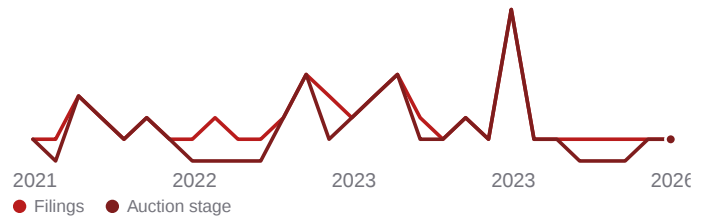
Median annualized return at resale

+6.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	824
Median value (AVM)	\$648K
Median size	1,830 ft²
Median bedrooms	3
Median year built	1956
Single family	96%
Condos	2.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.7%
Owner occupied	14%
Company owned	10.0%
Median loan-to-value	39%

Typical ownership tenure

16.3 yrs

COMMUNITY

Population	2,258
Density	1,833 / mi²
Median household income	\$98K
Average household income	\$138K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	67
Homes occupied	86%
Bachelor's or higher	32%
Poverty rate	3.7%
Unemployment	1.3%
Average temp	53°F
Annual precip	48 in
Sunshine	56%

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