

# Lakehurst 08733

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

SELLER'S MARKET

**\$268K**

MEDIAN SALE PRICE

**-3.3%**

1-YR CHANGE

**34**

SALES (12 MO)

**\$310K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

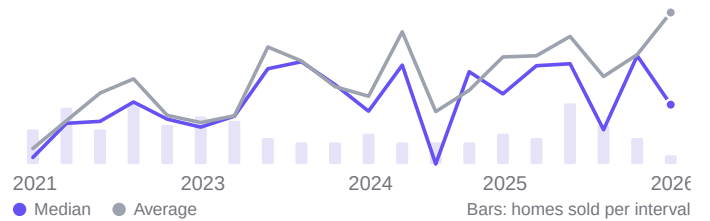
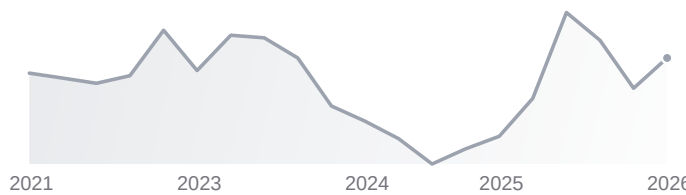
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$275K · Average \$378K

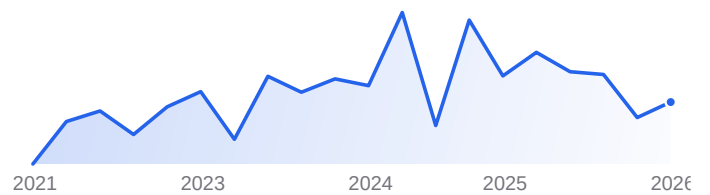
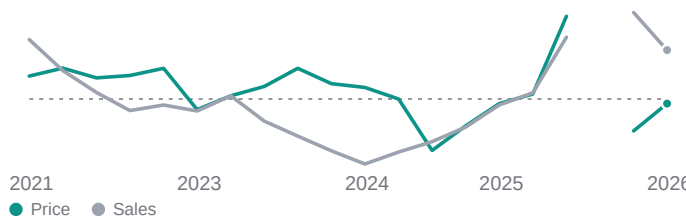


Growth (year over year)

Price -3.3% · Sales +36.0%

Price per square foot

\$234/ft²

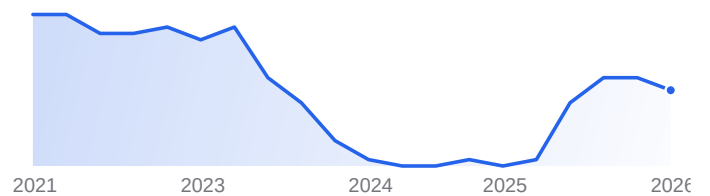


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

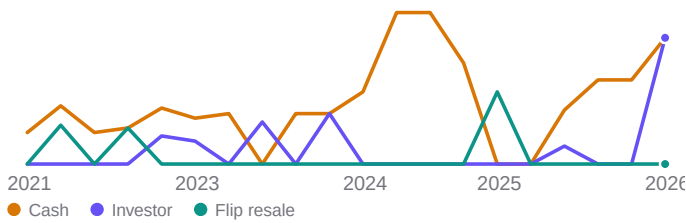
4.9%



## BUYERS & OUTCOMES

### Buyer mix

Cash 50% · Investor 50% · Flip resale 0%



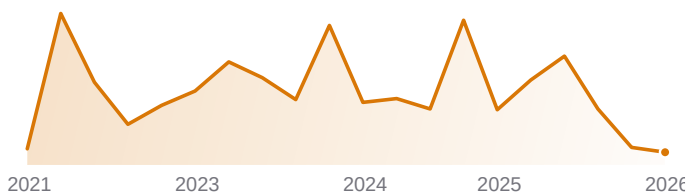
### Sellers who sold at a gain

100%

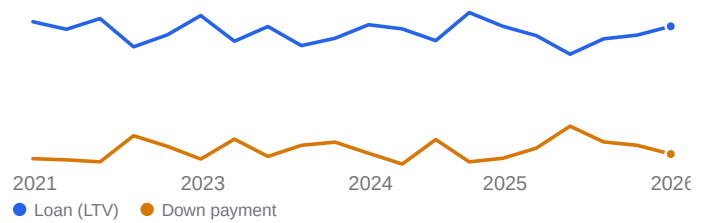


### Median annualized return at resale

+0.8%

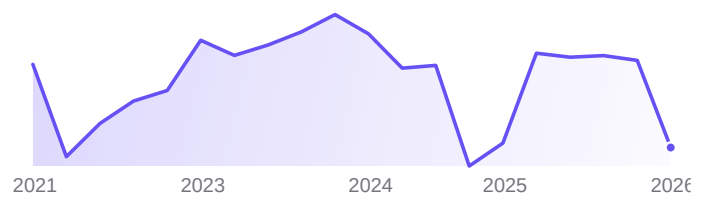


### Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.3%



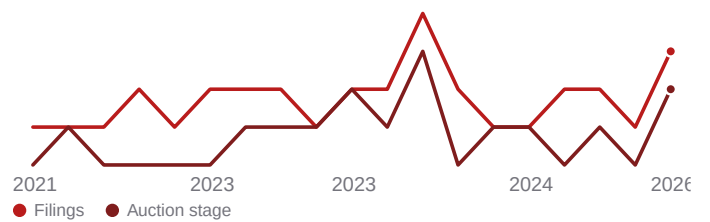
### Typical hold before selling

4.8 yrs



### Preforeclosure filings

Filings 3 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 701       |
| Median value (AVM) | \$310K    |
| Median size        | 1,170 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1959      |
| Single family      | 71%       |
| Condos             | 1.7%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 45%  |
| Underwater (LTV 125% or more) | 0.8% |
| Owner occupied                | 70%  |
| Company owned                 | 17%  |
| Median loan-to-value          | 54%  |

Typical ownership tenure

**12.7 yrs**

## COMMUNITY

|                                  |                             |
|----------------------------------|-----------------------------|
| Population                       | <b>2,911</b>                |
| Density                          | <b>561 / mi<sup>2</sup></b> |
| Median household income          | <b>\$75K</b>                |
| Average household income         | <b>\$87K</b>                |
| Crime index (US avg 100)         | <b>99</b>                   |
| Air pollution index (US avg 100) | <b>105</b>                  |
| Earthquake index (US avg 100)    | <b>68</b>                   |
| Homes occupied                   | <b>94%</b>                  |
| Bachelor's or higher             | <b>15%</b>                  |
| Poverty rate                     | <b>11.8%</b>                |
| Unemployment                     | <b>1.3%</b>                 |
| Average temp                     | <b>53°F</b>                 |
| Annual precip                    | <b>47 in</b>                |
| Sunshine                         | <b>56%</b>                  |

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.