

Lanoka Harbor 08734

ZIP code · NJ · New Jersey > Ocean County

SELLER'S MARKET

\$517K

MEDIAN SALE PRICE

+9.8%

1-YR CHANGE

116

SALES (12 MO)

\$548K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

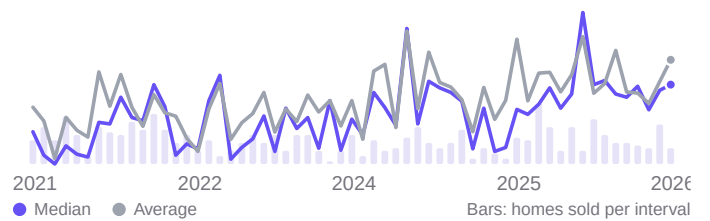
Market temperature (0–100)

71 / 100



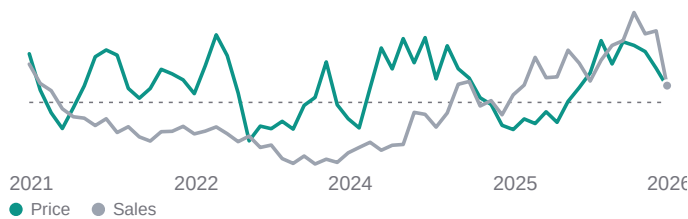
Sale prices

Median \$550K · Average \$629K



Growth (year over year)

Price +9.8% · Sales +10.5%



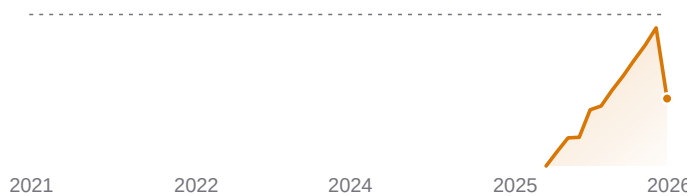
Price per square foot

\$222/ft²



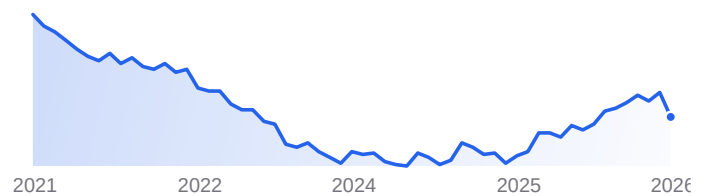
Sale premium vs estimated value

-2.7%



Annual turnover (share of homes sold)

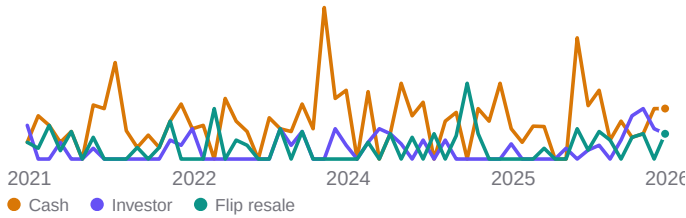
4.1%



BUYERS & OUTCOMES

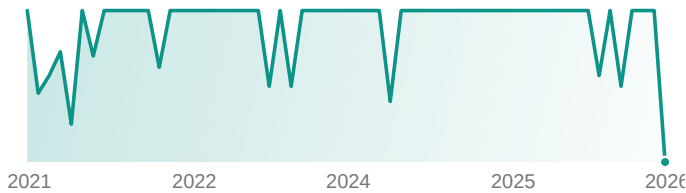
Buyer mix

Cash 33% · Investor 17% · Flip resale 17%



Sellers who sold at a gain

67%

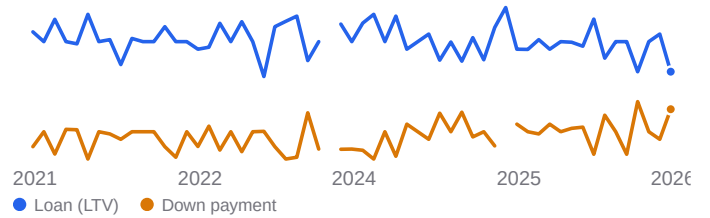


Median annualized return at resale

+1.1%

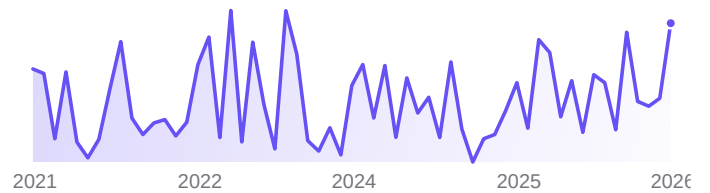


Financing (share of purchase price) Loan (LTV) 60% · Down payment 35%



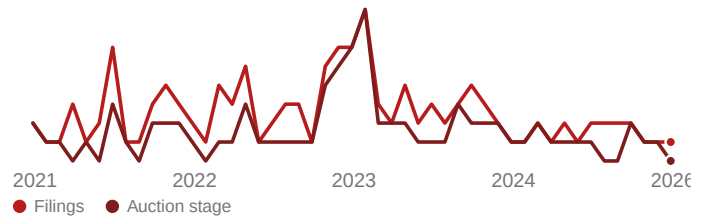
Typical hold before selling

20.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,864
Median value (AVM)	\$548K
Median size	1,842 ft²
Median bedrooms	3
Median year built	1984
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.1%
Owner occupied	84%
Company owned	7.3%
Median loan-to-value	43%
Typical ownership tenure	15.0 yrs

COMMUNITY

Population	6,984
Density	1,053 / mi²
Median household income	\$119K
Average household income	\$135K
Crime index (US avg 100)	50
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	57
Homes occupied	92%
Bachelor's or higher	25%
Poverty rate	0.8%
Unemployment	1.4%
Average temp	53°F
Annual precip	47 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.