

Lavallette 08735

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

BALANCED MARKET

\$1.2M

MEDIAN SALE PRICE

+21.3%

1-YR CHANGE

143

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

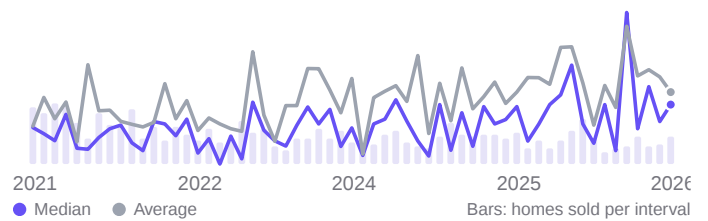
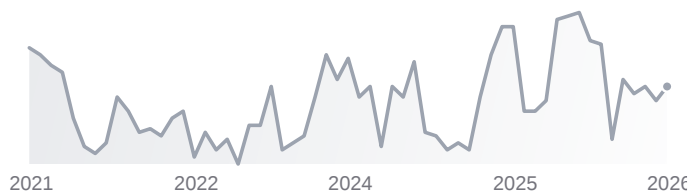
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$1.2M · Average \$1.3M

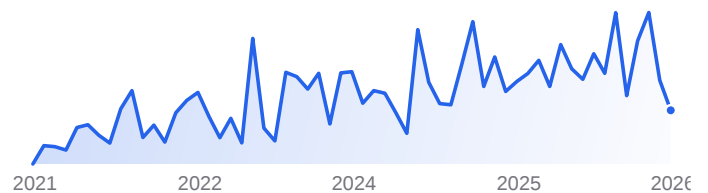
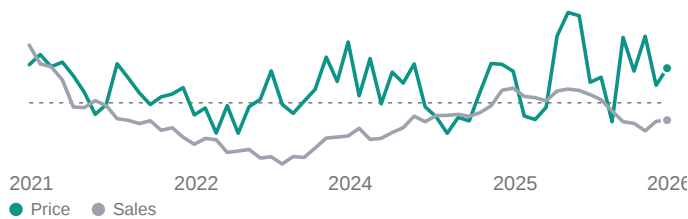


Growth (year over year)

Price +21.3% · Sales -10.6%

Price per square foot

\$773/ft²

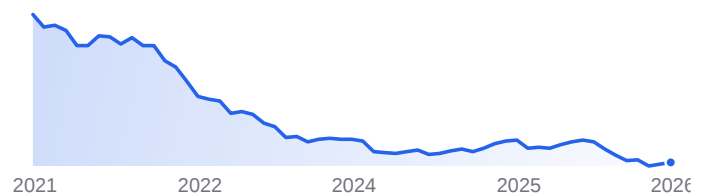
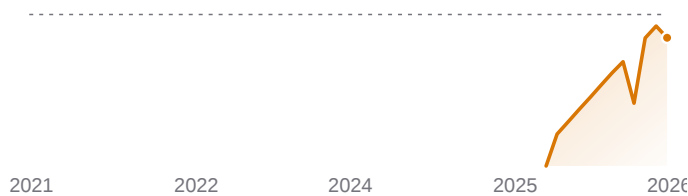


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

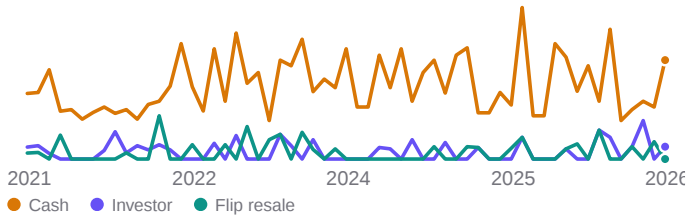
2.3%



BUYERS & OUTCOMES

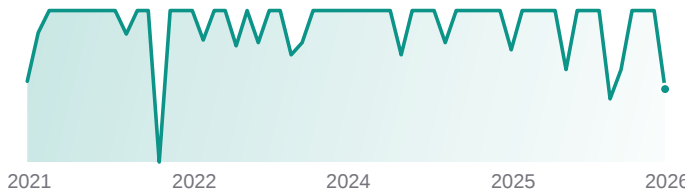
Buyer mix

Cash 57% · Investor 7.1% · Flip resale 0%



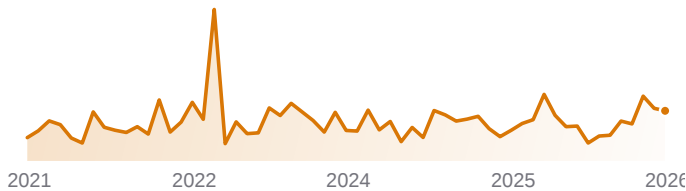
Sellers who sold at a gain

78%

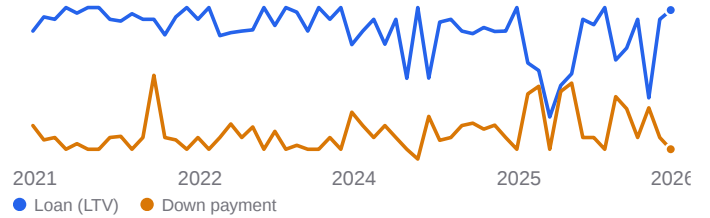


Median annualized return at resale

+10.0%



Financing (share of purchase price) Loan (LTV) 79% · Down payment 20%



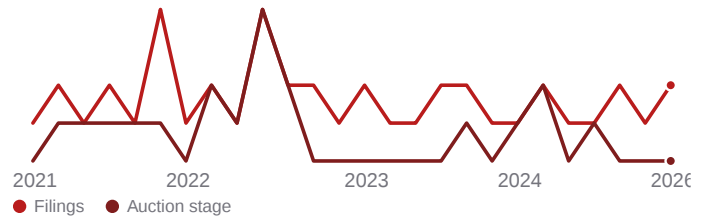
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	6,115
Median value (AVM)	\$1.2M
Median size	1,428 ft²
Median bedrooms	3
Median year built	1975
Single family	92%
Condos	4.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	84%
Underwater (LTV 125% or more)	0.4%
Owner occupied	25%
Company owned	21%
Median loan-to-value	16%

Typical ownership tenure

20.2 yrs

COMMUNITY

Population	3,209
Density	494 / mi²
Median household income	\$102K
Average household income	\$153K
Crime index (US avg 100)	191
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	64
Homes occupied	26%
Bachelor's or higher	33%
Poverty rate	3.8%
Unemployment	1.0%
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.