

Manasquan 08736

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

BALANCED MARKET

\$1M

MEDIAN SALE PRICE

+10.4%

1-YR CHANGE

186

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



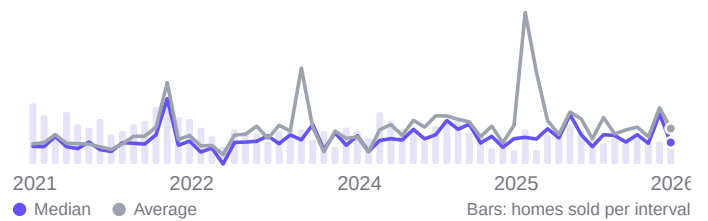
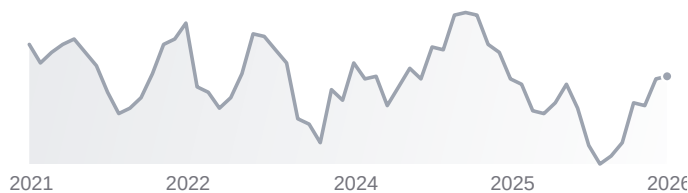
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$853K · Average \$1.1M

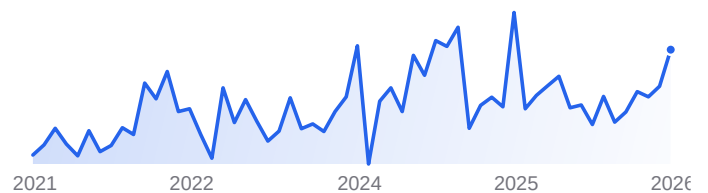
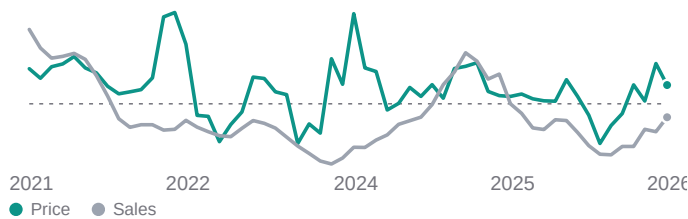


Growth (year over year)

Price +10.4% · Sales -7.5%

Price per square foot

\$554/ft²

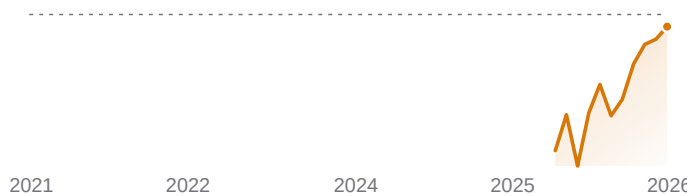


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

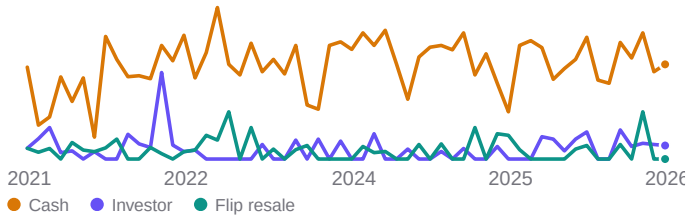
3.0%



BUYERS & OUTCOMES

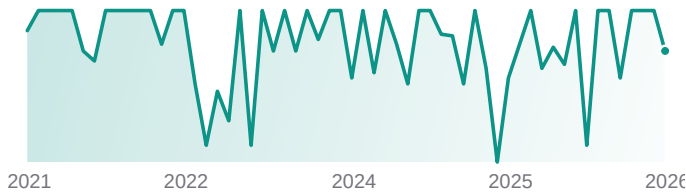
Buyer mix

Cash 50% · Investor 7.1% · Flip resale 0%



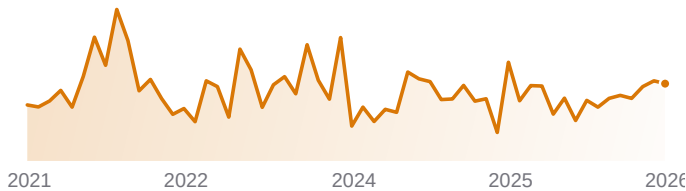
Sellers who sold at a gain

90%

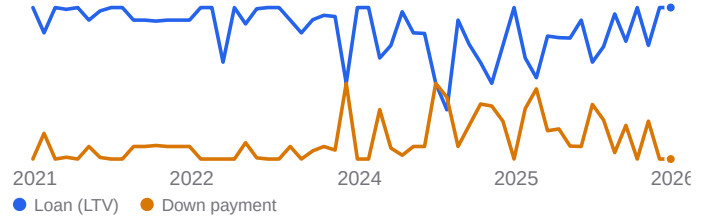


Median annualized return at resale

+7.9%

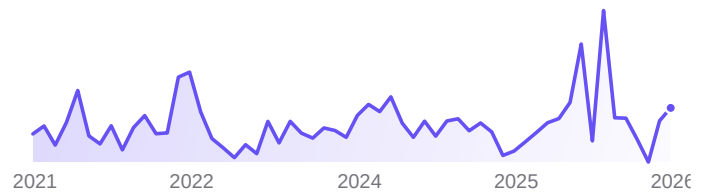


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



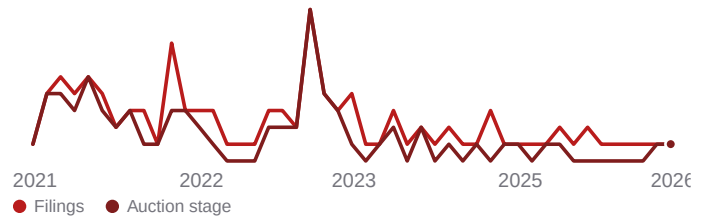
Typical hold before selling

10.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,151
Median value (AVM)	\$1.1M
Median size	1,992 ft²
Median bedrooms	3
Median year built	1973
Single family	99%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	0.7%
Owner occupied	66%
Company owned	14%
Median loan-to-value	26%

Typical ownership tenure

16.2 yrs

COMMUNITY

Population	11,584
Density	2,279 / mi ²
Median household income	\$155K
Average household income	\$203K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	77
Homes occupied	87%
Bachelor's or higher	44%
Poverty rate	2.4%
Unemployment	1.3%
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.