

Mantoloking 08738

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

SELLER'S MARKET

\$1.7M

MEDIAN SALE PRICE

+10.6%

1-YR CHANGE

56

SALES (12 MO)

\$2.7M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100



MARKET TRENDS (5 YEARS)

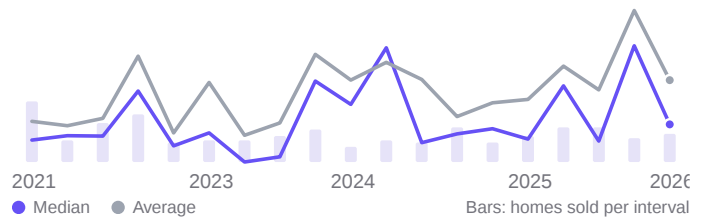
Market temperature (0–100)

71 / 100



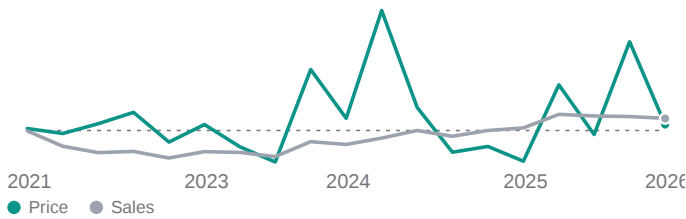
Sale prices

Median \$1.9M · Average \$2.9M



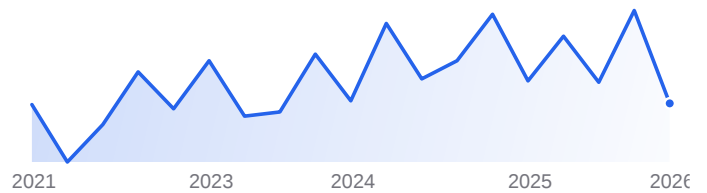
Growth (year over year)

Price +10.6% · Sales +21.7%



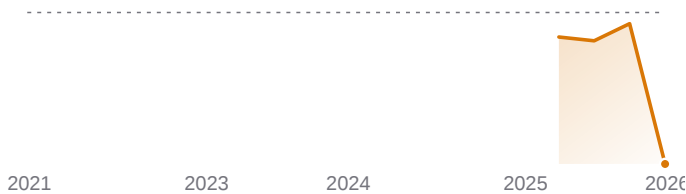
Price per square foot

\$761/ft²



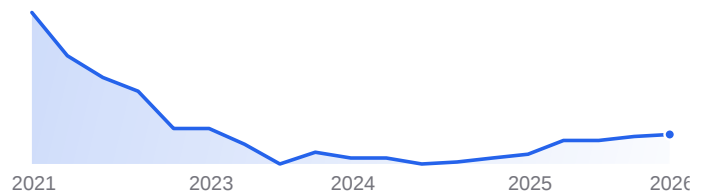
Sale premium vs estimated value

-56.5%



Annual turnover (share of homes sold)

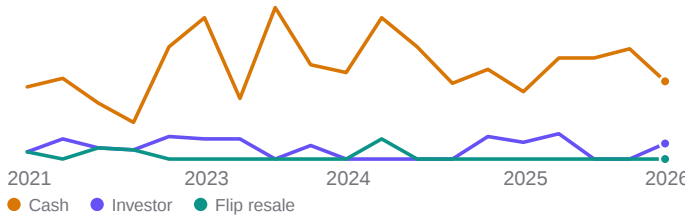
3.5%



BUYERS & OUTCOMES

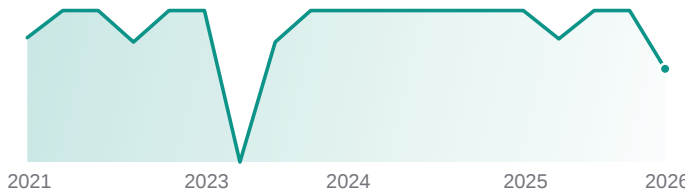
Buyer mix

Cash 38% · Investor 7.7% · Flip resale 0%



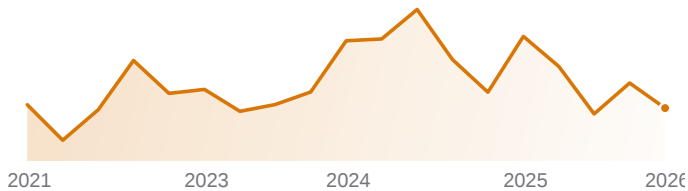
Sellers who sold at a gain

85%

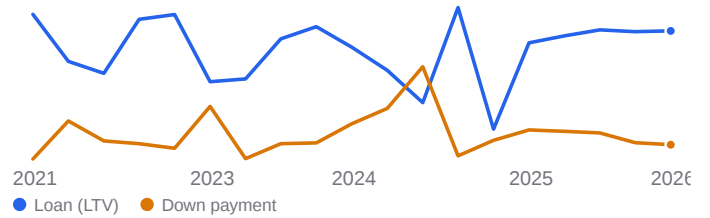


Median annualized return at resale

+6.6%

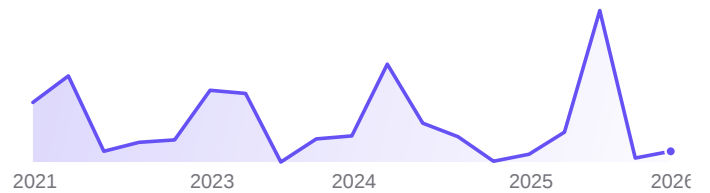


Financing (share of purchase price) Loan (LTV) 68% · Down payment 27%



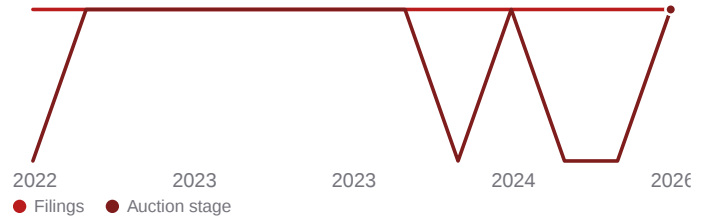
Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,612
Median value (AVM)	\$2.7M
Median size	2,723 ft²
Median bedrooms	4
Median year built	1978
Single family	97%
Condos	2.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	87%
Underwater (LTV 125% or more)	0.5%
Owner occupied	26%
Company owned	29%
Median loan-to-value	15%

Typical ownership tenure

13.4 yrs

COMMUNITY

Population	1,089
Density	314 / mi²
Median household income	\$203K
Average household income	\$315K
Crime index (US avg 100)	184
Air pollution index (US avg 100)	119
Earthquake index (US avg 100)	65
Homes occupied	30%
Bachelor's or higher	39%
Poverty rate	2.4%
Unemployment	1.2%
Average temp	53°F
Annual precip	47 in
Sunshine	56%

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