

Normandy Beach 08739

ZIP code · NJ · New Jersey > Ocean County

\$1.7M

MEDIAN SALE PRICE

1

SALES (12 MO)

\$1.8M

MEDIAN VALUE (AVM)

HOUSING STOCK

Homes	30
Median value (AVM)	\$1.8M
Median size	2,378 ft²
Median bedrooms	4
Median year built	1980
Single family	97%
Condos	3.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	0%
Owner occupied	57%
Company owned	20%
Median loan-to-value	30%
Typical ownership tenure	22.7 yrs

COMMUNITY

Population	23
Density	678 / mi²
Median household income	\$99K
Average household income	\$138K
Crime index (US avg 100)	197
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	68
Homes occupied	24%
Bachelor's or higher	37%
Poverty rate	5.1%
Unemployment	1.2%
Average temp	53°F
Annual precip	47 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through October 2022, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.