

Ocean Gate 08740

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

BALANCED MARKET

\$290K

MEDIAN SALE PRICE

-4.7%

1-YR CHANGE

38

SALES (12 MO)

\$470K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



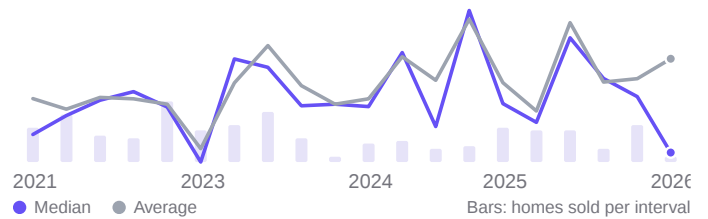
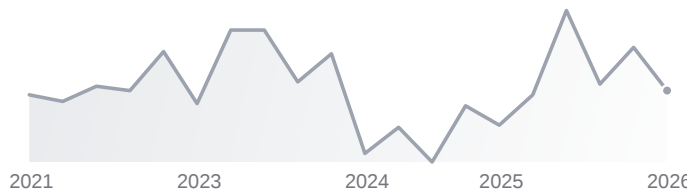
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$250K · Average \$420K

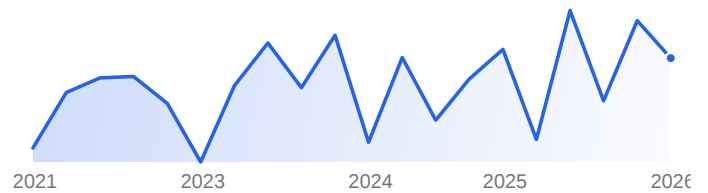
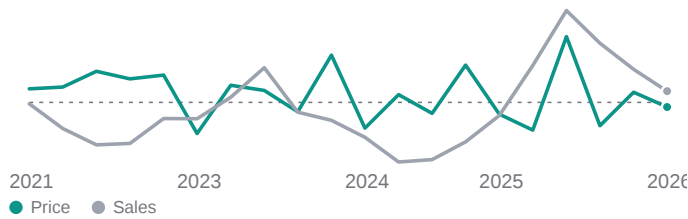


Growth (year over year)

Price -4.7% · Sales +11.8%

Price per square foot

\$302/ft²

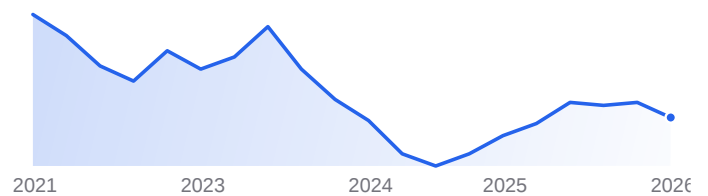
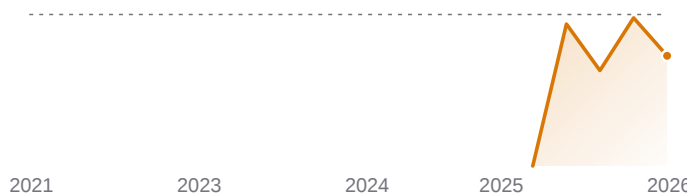


Sale premium vs estimated value

-20.5%

Annual turnover (share of homes sold)

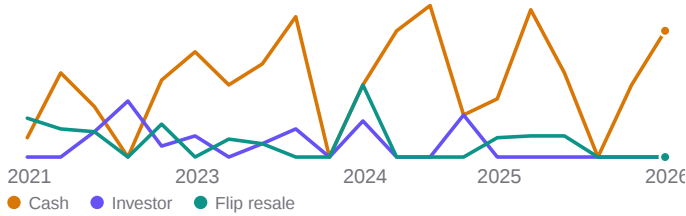
3.6%



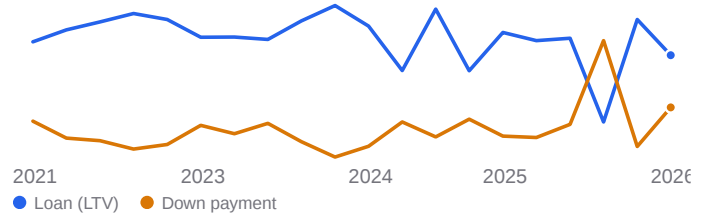
BUYERS & OUTCOMES

Buyer mix

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

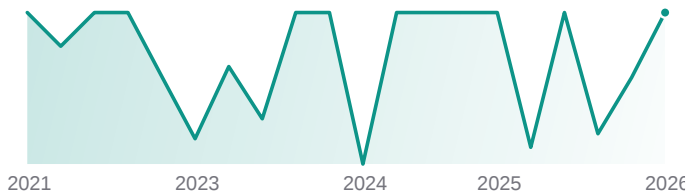


Financing (share of purchase price) Loan (LTV) 66% · Down payment 34%



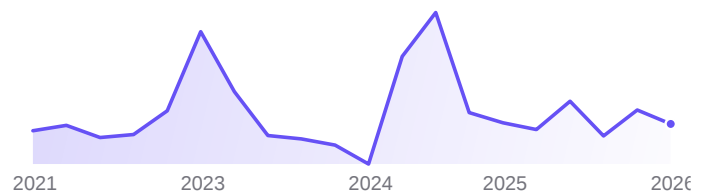
Sellers who sold at a gain

100%



Typical hold before selling

5.4 yrs



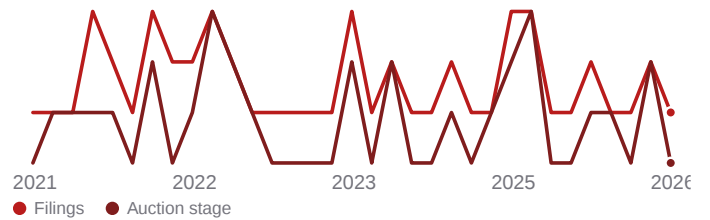
Median annualized return at resale

+11.7%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,065
Median value (AVM)	\$470K
Median size	1,288 ft²
Median bedrooms	3
Median year built	1950
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	0.6%
Owner occupied	19%
Company owned	12%
Median loan-to-value	34%
Typical ownership tenure	14.3 yrs

COMMUNITY

Population	1,935
Density	2,629 / mi²
Median household income	\$69K
Average household income	\$87K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	67
Homes occupied	76%
Bachelor's or higher	26%
Poverty rate	2.1%
Unemployment	1.2%
Average temp	53°F
Annual precip	48 in
Sunshine	56%

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