

# Pine Beach 08741

ZIP code · NJ · New Jersey > Ocean County > Pine Beach

BALANCED MARKET

**\$508K**

MEDIAN SALE PRICE

**+49.2%**

1-YR CHANGE

**31**

SALES (12 MO)

**\$534K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



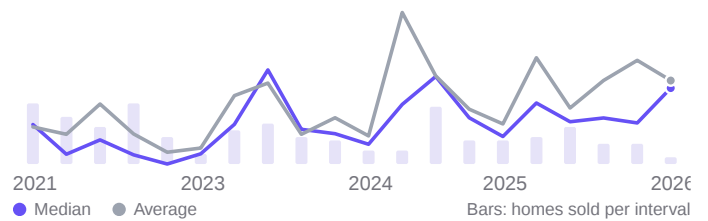
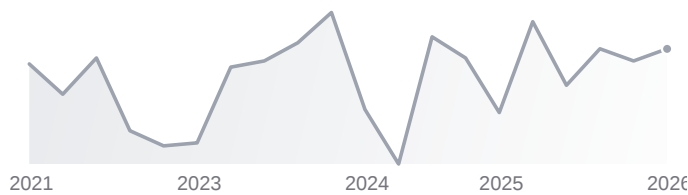
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$565K · Average \$591K

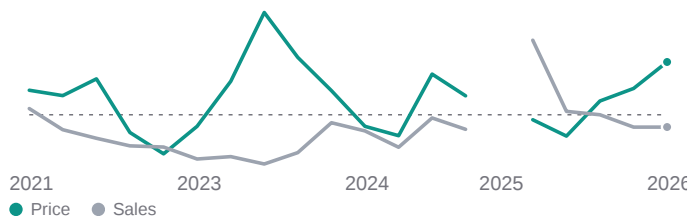


Growth (year over year)

Price +49.2% · Sales -11.4%

Price per square foot

\$384/ft²

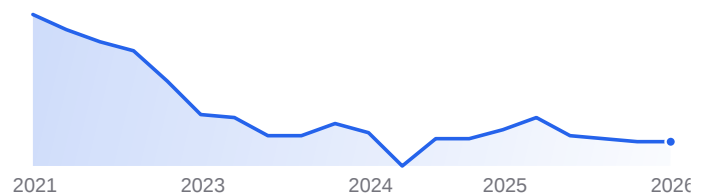
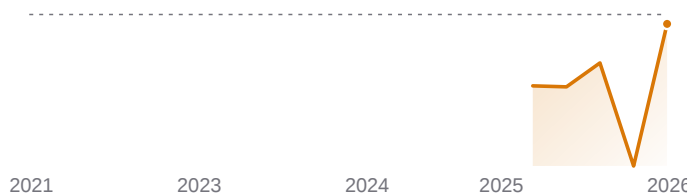


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

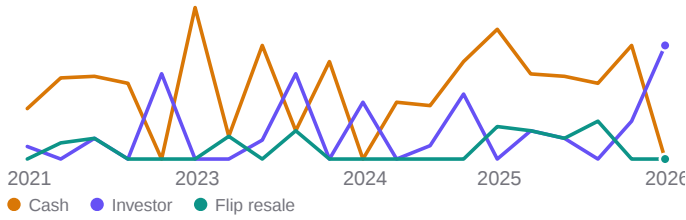
2.8%



## BUYERS & OUTCOMES

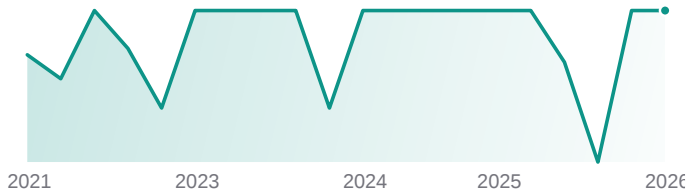
Buyer mix

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



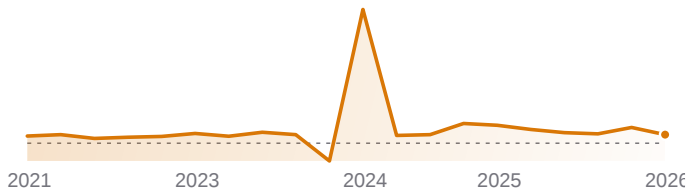
Sellers who sold at a gain

100%

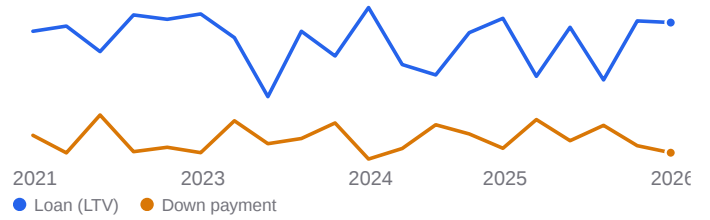


Median annualized return at resale

+4.9%

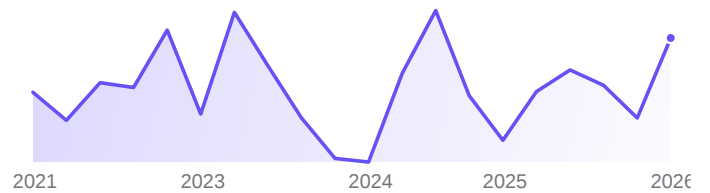


Financing (share of purchase price) Loan (LTV) 85% · Down payment 10%



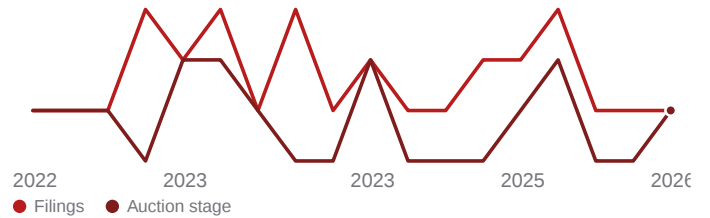
Typical hold before selling

15.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,109     |
| Median value (AVM) | \$534K    |
| Median size        | 1,697 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1960      |
| Single family      | 99%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 73%      |
| Underwater (LTV 125% or more) | 1.1%     |
| Owner occupied                | 80%      |
| Company owned                 | 9.4%     |
| Median loan-to-value          | 33%      |
| Typical ownership tenure      | 17.7 yrs |

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>3,440</b>       |
| Density                          | <b>2,472 / mi²</b> |
| Median household income          | <b>\$115K</b>      |
| Average household income         | <b>\$153K</b>      |
| Crime index (US avg 100)         | <b>100</b>         |
| Air pollution index (US avg 100) | <b>112</b>         |
| Earthquake index (US avg 100)    | <b>63</b>          |
| Homes occupied                   | <b>92%</b>         |
| Bachelor's or higher             | <b>29%</b>         |
| Poverty rate                     | <b>3.6%</b>        |
| Unemployment                     | <b>1.4%</b>        |
| Average temp                     | <b>53°F</b>        |
| Annual precip                    | <b>48 in</b>       |
| Sunshine                         | <b>56%</b>         |

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.