

Point Pleasant Beach 08742

ZIP code · NJ · New Jersey > Ocean County > Point Pleasant Beach

BALANCED MARKET

\$850K

MEDIAN SALE PRICE

+7.6%

1-YR CHANGE

365

SALES (12 MO)

\$829K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



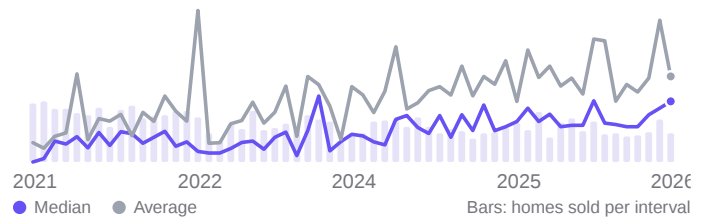
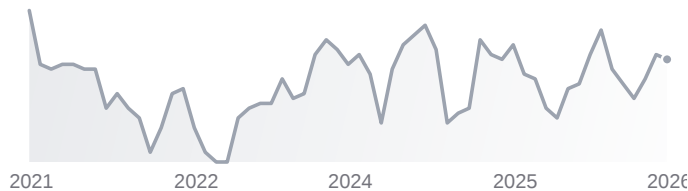
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

55 / 100

Sale prices

Median \$895K · Average \$1.1M

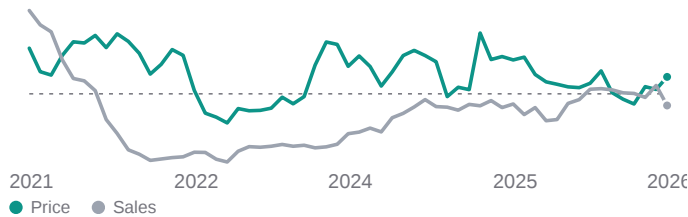


Growth (year over year)

Price +7.6% · Sales -5.2%

Price per square foot

\$548/ft²

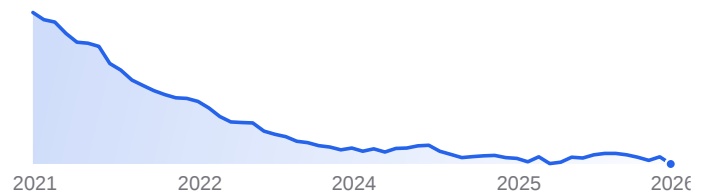
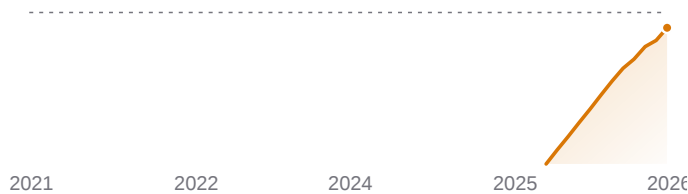


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

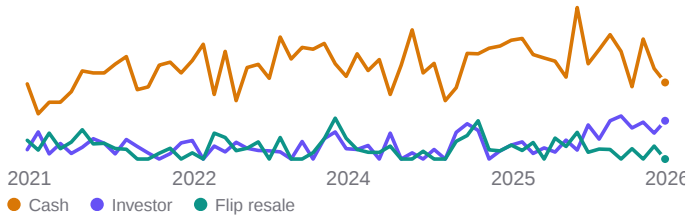
3.0%



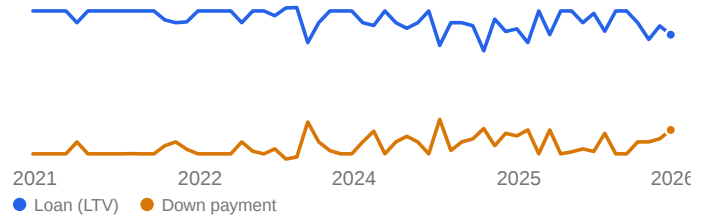
BUYERS & OUTCOMES

Buyer mix

Cash 30% · Investor 15% · Flip resale 0%

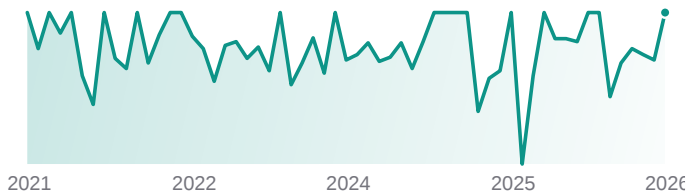


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



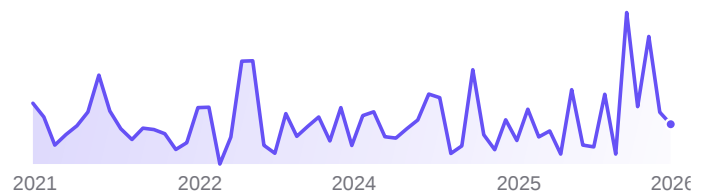
Sellers who sold at a gain

100%



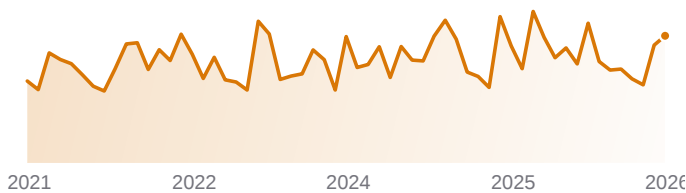
Typical hold before selling

8.4 yrs



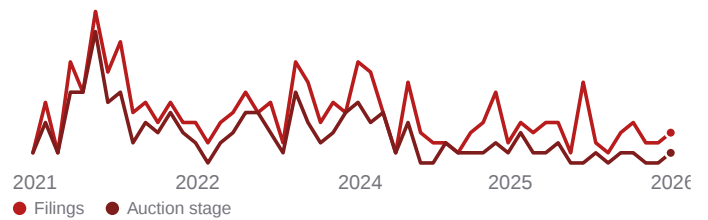
Median annualized return at resale

+8.6%



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	11,993
Median value (AVM)	\$829K
Median size	1,688 ft²
Median bedrooms	3
Median year built	1964
Single family	88%
Condos	8.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	0.8%
Owner occupied	66%
Company owned	14%
Median loan-to-value	33%

Typical ownership tenure

15.5 yrs

COMMUNITY

Population	26,817
Density	3,158 / mi ²
Median household income	\$118K
Average household income	\$144K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	67
Homes occupied	78%
Bachelor's or higher	36%
Poverty rate	4.4%
Unemployment	1.5%
Average temp	53°F
Annual precip	47 in
Sunshine	56%

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