

Sea Girt 08750

ZIP code · NJ · New Jersey > Monmouth County > Sea Girt

SELLER'S MARKET

\$2.6M

MEDIAN SALE PRICE

+158.6%

1-YR CHANGE

48

SALES (12 MO)

\$2.2M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



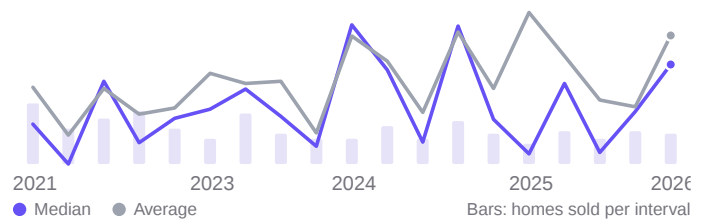
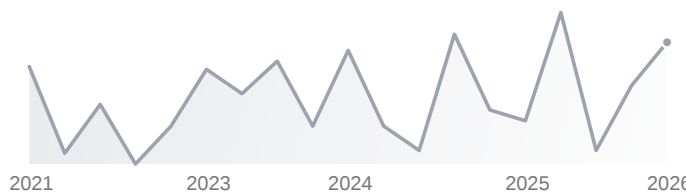
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$2.6M · Average \$3.2M

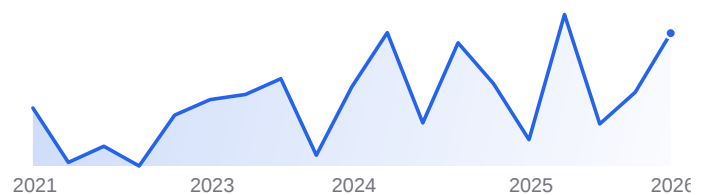
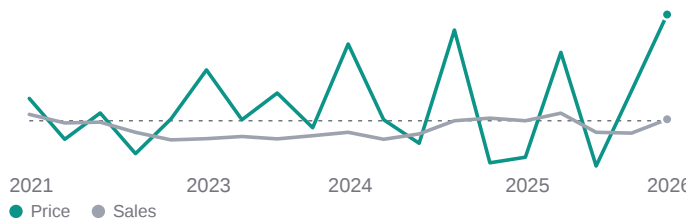


Growth (year over year)

Price +158.6% · Sales +2.1%

Price per square foot

\$1006/ft²

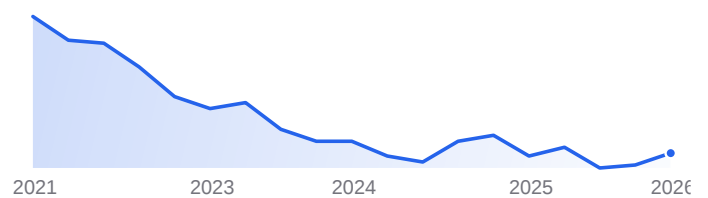
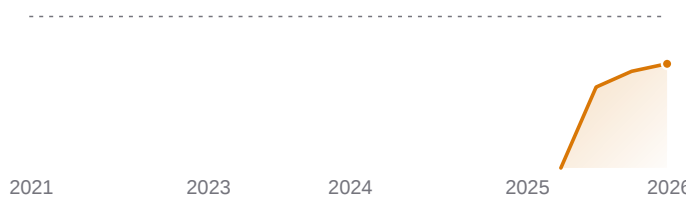


Sale premium vs estimated value

-3.4%

Annual turnover (share of homes sold)

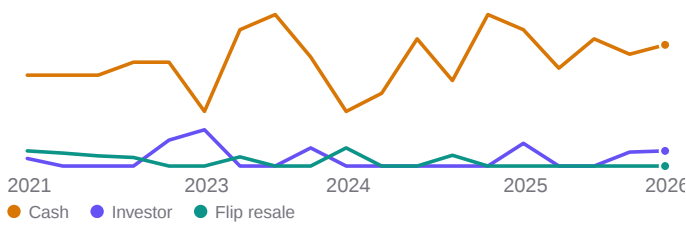
2.4%



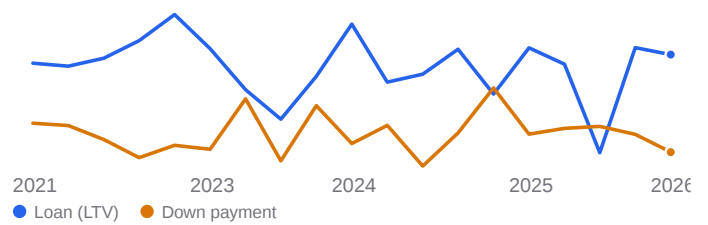
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 8.3% · Flip resale 0%

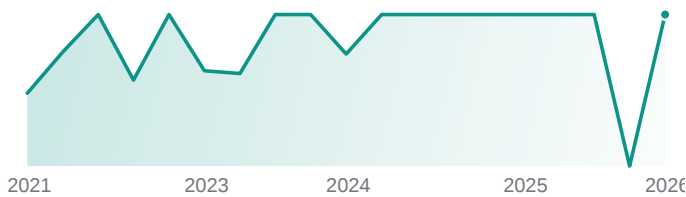


Financing (share of purchase price) Loan (LTV) 66% · Down payment 24%



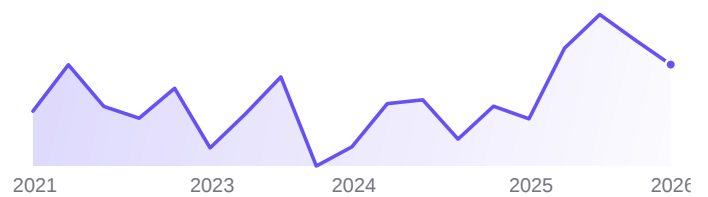
Sellers who sold at a gain

100%



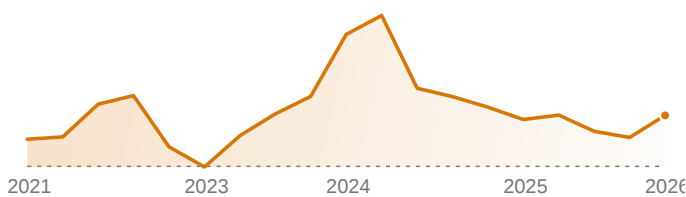
Typical hold before selling

8.7 yrs



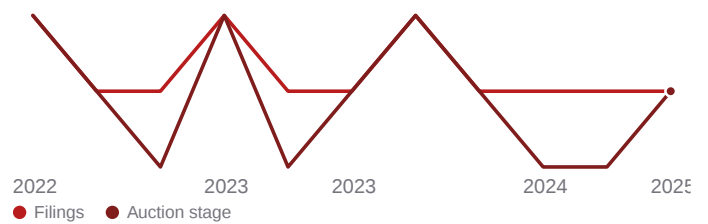
Median annualized return at resale

+9.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,978
Median value (AVM)	\$2.2M
Median size	2,508 ft²
Median bedrooms	4
Median year built	1969
Single family	95%
Condos	5.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	85%
Underwater (LTV 125% or more)	0.1%
Owner occupied	67%
Company owned	17%
Median loan-to-value	21%

Typical ownership tenure

19.1 yrs

COMMUNITY

Population	3,667
Density	1,658 / mi ²
Median household income	\$159K
Average household income	\$237K
Crime index (US avg 100)	140
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	71
Homes occupied	75%
Bachelor's or higher	42%
Poverty rate	1.7%
Unemployment	1.1%
Average temp	53°F
Annual precip	48 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.