

Seaside Park 08752

ZIP code · NJ · New Jersey > Ocean County > Seaside Park

BUYER'S MARKET

\$721K

MEDIAN SALE PRICE

-41.8%

1-YR CHANGE

69

SALES (12 MO)

\$1M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 22 / 100



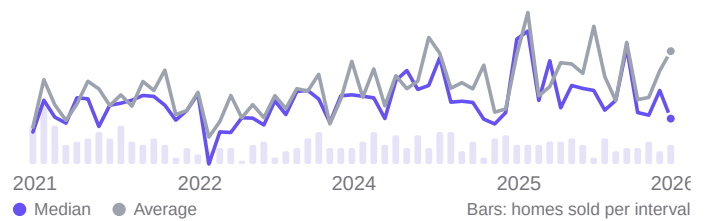
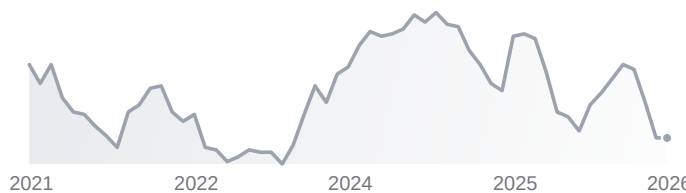
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

22 / 100

Sale prices

Median \$615K · Average \$1.3M

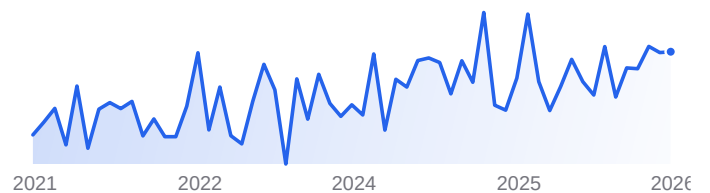
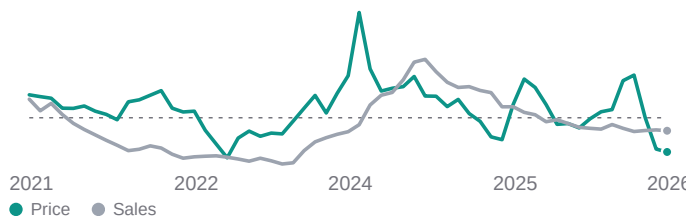


Growth (year over year)

Price -41.8% · Sales -15.9%

Price per square foot

\$766/ft²

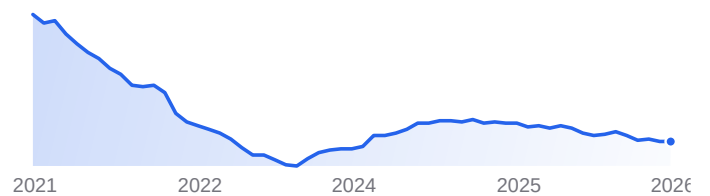
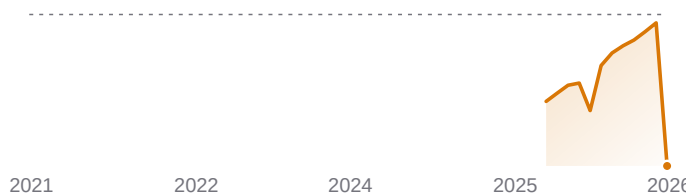


Sale premium vs estimated value

-12.7%

Annual turnover (share of homes sold)

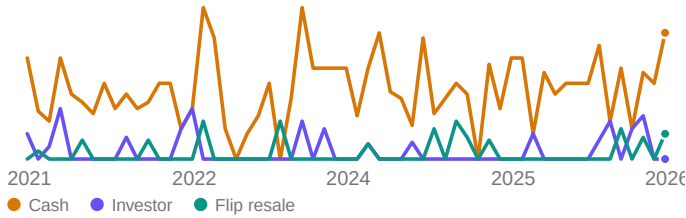
2.3%



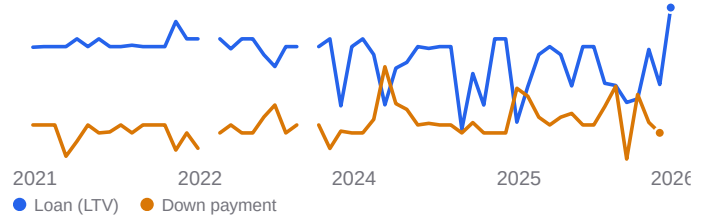
BUYERS & OUTCOMES

Buyer mix

Cash 83% · Investor 0% · Flip resale 17%

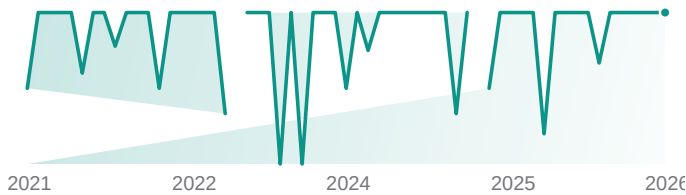


Financing (share of purchase price) Loan (LTV) 100% · Down payment 20%



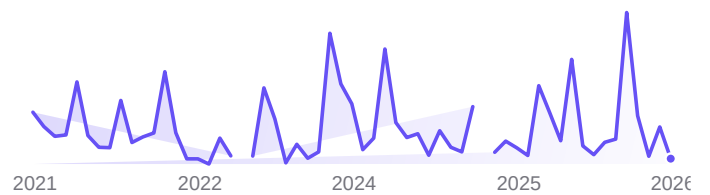
Sellers who sold at a gain

100%



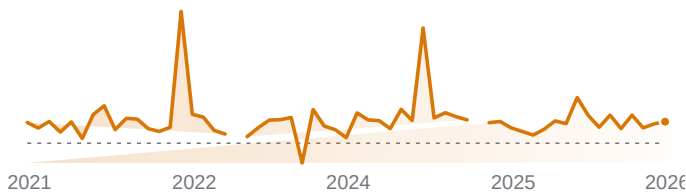
Typical hold before selling

1.3 yrs



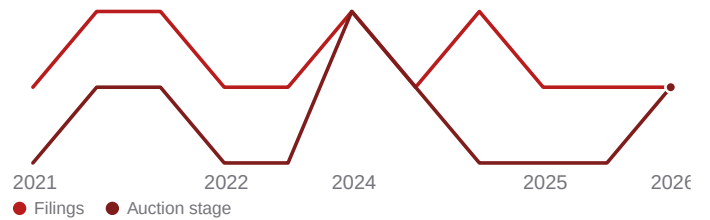
Median annualized return at resale

+7.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,956
Median value (AVM)	\$1M
Median size	1,456 ft²
Median bedrooms	3
Median year built	1960
Single family	67%
Condos	22%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	0.7%
Owner occupied	29%
Company owned	17%
Median loan-to-value	20%

Typical ownership tenure

16.1 yrs

COMMUNITY

Population	2,084
Density	142 / mi²
Median household income	\$82K
Average household income	\$148K
Crime index (US avg 100)	193
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	62
Homes occupied	29%
Bachelor's or higher	28%
Poverty rate	6.4%
Unemployment	1.1%
Average temp	53°F
Annual precip	46 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.