

Toms River 08753

ZIP code · NJ · New Jersey > Ocean County > Toms River

SELLER'S MARKET

\$541K

MEDIAN SALE PRICE

+10.5%

1-YR CHANGE

916

SALES (12 MO)

\$530K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



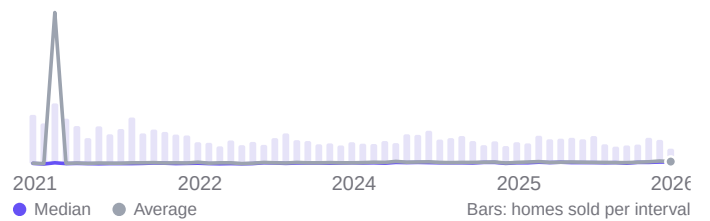
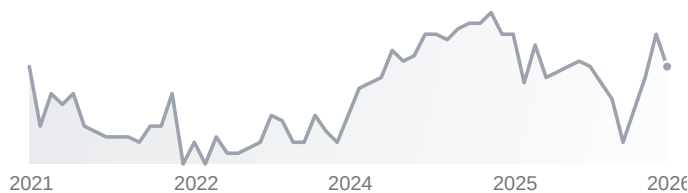
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

60 / 100

Sale prices

Median \$549K · Average \$610K

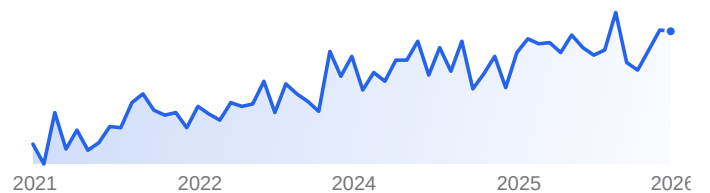
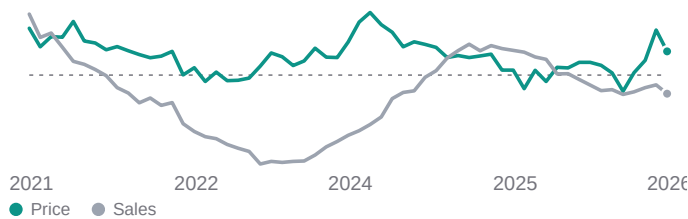


Growth (year over year)

Price +10.5% · Sales -8.2%

Price per square foot

\$325/ft²

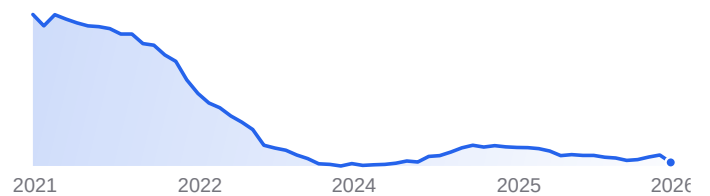
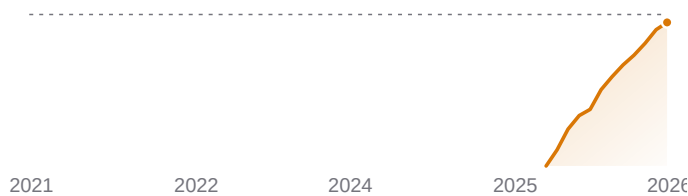


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

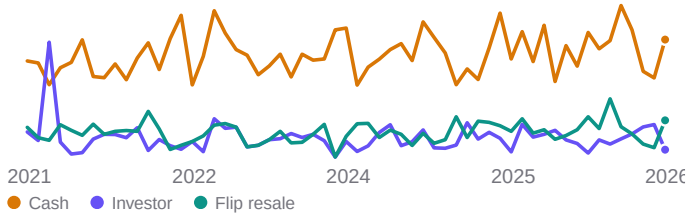
3.8%



BUYERS & OUTCOMES

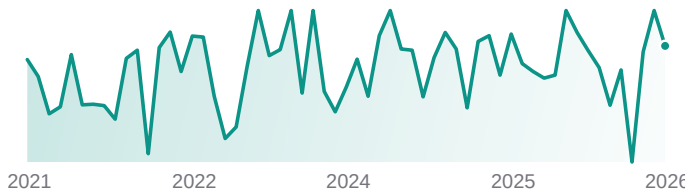
Buyer mix

Cash 31% · Investor 1.9% · Flip resale 9.6%



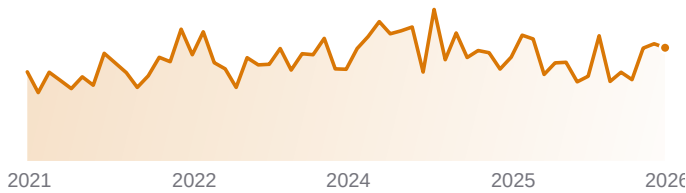
Sellers who sold at a gain

98%

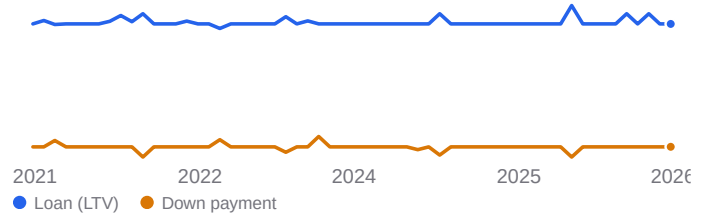


Median annualized return at resale

+7.1%

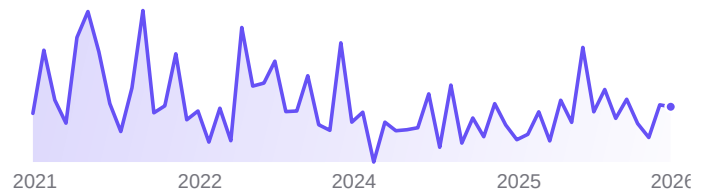


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



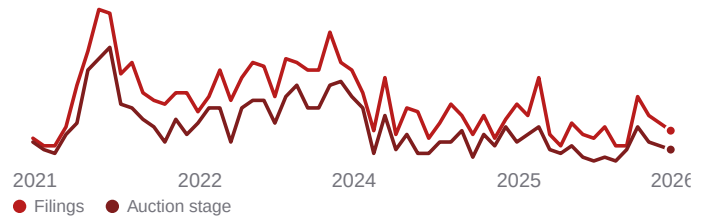
Typical hold before selling

8.6 yrs



Preforeclosure filings

Filings 8 · Auction stage 3



HOUSING STOCK

Homes	24,342
Median value (AVM)	\$530K
Median size	1,658 ft²
Median bedrooms	3
Median year built	1971
Single family	92%
Condos	5.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.0%
Owner occupied	76%
Company owned	10.0%
Median loan-to-value	42%

Typical ownership tenure

12.9 yrs

COMMUNITY

Population	66,911
Density	2,280 / mi²
Median household income	\$102K
Average household income	\$128K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	66
Homes occupied	92%
Bachelor's or higher	27%
Poverty rate	6.1%
Unemployment	1.4%
Average temp	53°F
Annual precip	48 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.