

Toms River 08755

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

BALANCED MARKET

\$456K

MEDIAN SALE PRICE

-8.5%

1-YR CHANGE

382

SALES (12 MO)

\$540K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



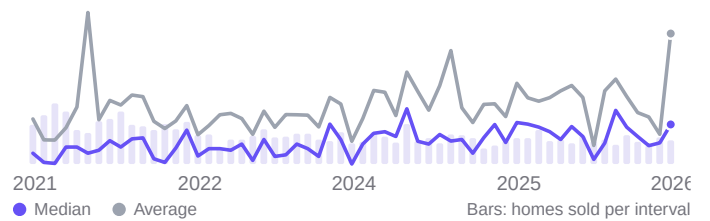
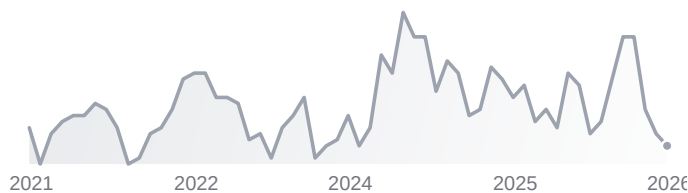
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$499K · Average \$796K

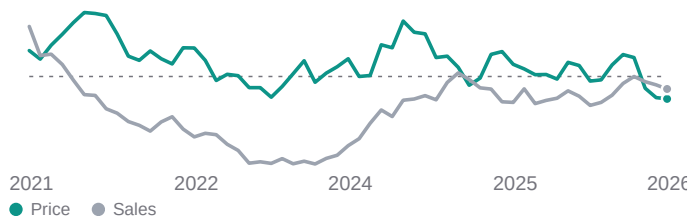


Growth (year over year)

Price -8.5% · Sales -4.7%

Price per square foot

\$307/ft²

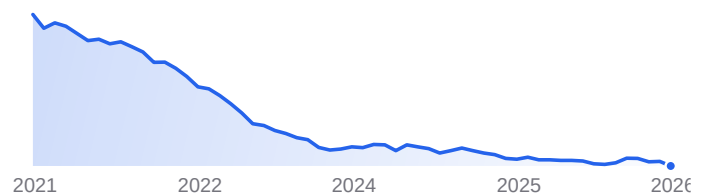
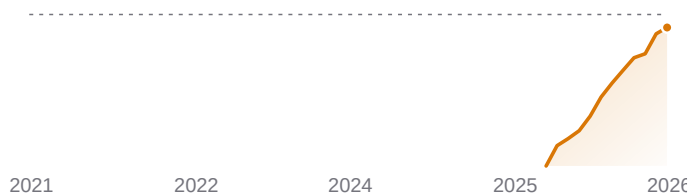


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

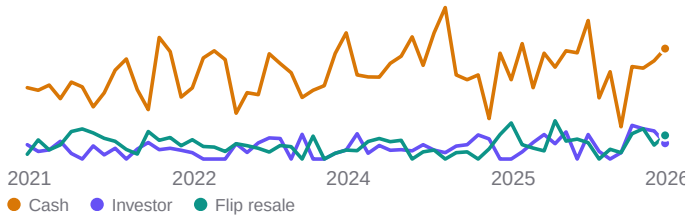
4.4%



BUYERS & OUTCOMES

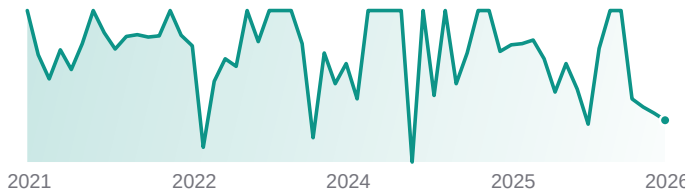
Buyer mix

Cash 44% · Investor 6.3% · Flip resale 9.4%



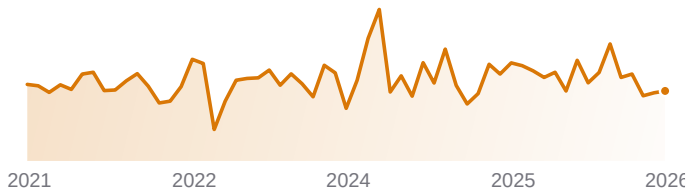
Sellers who sold at a gain

90%

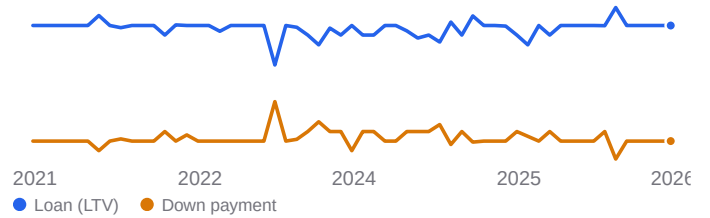


Median annualized return at resale

+4.7%

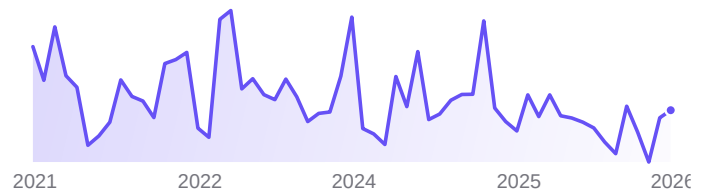


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



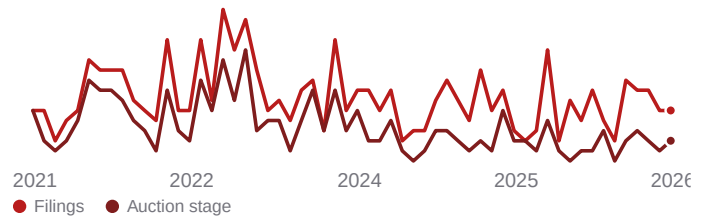
Typical hold before selling

8.4 yrs



Preforeclosure filings

Filings 5 · Auction stage 2



HOUSING STOCK

Homes	8,728
Median value (AVM)	\$540K
Median size	1,814 ft²
Median bedrooms	3
Median year built	1992
Single family	86%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	0.7%
Owner occupied	85%
Company owned	9.6%
Median loan-to-value	41%

Typical ownership tenure

8.6 yrs

COMMUNITY

Population	30,205
Density	1,879 / mi²
Median household income	\$83K
Average household income	\$118K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	69
Homes occupied	95%
Bachelor's or higher	21%
Poverty rate	7.3%
Unemployment	1.2%
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.